



**Fort Worth/Dallas
Home Inspection**

INSPECTION REPORT

**5505 SHADY DRIVE
FORT WORTH, TX 76135**



www.fwdhi.com



Fort Worth/Dallas Home Inspection

517 INLAND CIRCLE • AZLE, TX 76020 • 817-400-6547



PROPERTY INSPECTION REPORT

Prepared For: _____
John Masserling
(Name of Client)

Concerning: _____
5505 Shady Dr, Fort Worth, TX 76135
(Address or Other Identification of Inspected Property)

By: Michael Coviello #20659 _____ 3/26/2020
(Name and License Number of Inspector:) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. 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.

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.

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:

- 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

JOB NUMBER: 32620-20659

CLIENT INFO:

John Masserling
5453 Treliminary Dr
Austin, TX 76545

AGENT INFO:

Jack Lemoner
222 Resen Drive,
Forney, TX 76391

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

This report is CONFIDENTIAL and for client's use ONLY.

We know you have a choice in home inspection and we sincerely thank you for choosing Fort Worth/Dallas Home Inspection for your home inspection needs.

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, mycotoxin, 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

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

- (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.

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 systems in place and should not be considered to show any or all of the deficiencies found. There will be some pictures that do not depict any deficiencies, there will be some pictures that do depict deficiencies and there will be some deficiencies in the structure that are not represented by any digital images at all.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client’s responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made. **THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. THE INSPECTION MAY NOT REVEAL ALL DEFICIENCIES.**

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

PROPERTY CONDITIONS & PROPERTY STATUS

Inspection Date: 3/26/2020 @ 12:00 PM

Client name/Client's mailing address: John Masserling / 5453 Treliminary Dr, Austin, TX 76545

Address of Inspected Structure: 5505 Shady Dr, Fort Worth, TX 76135

Individuals Present at Inspection: No one was present.

Estimated Age: The home was built in approximately 2001.

Building Information: The structure is single family residence.

Number of Stories: Single-story structure.

Water Source: Public water source.

Sewage Type: Public sewer.

Utilities Status: All utilities were on.

Occupancy: The residence was occupied at the time of inspection. As a result, this is a limited view of many areas in the home. Although efforts were made to inspect as much as the residence as possible, because of the presence of personal items, many areas are not visible and/or accessible. Furniture, clothes and personal items were not moved during the inspection.

For the purposes of the inspection, the building front door is considered to be facing: North.

Weather conditions during inspection: Sunny.

Outside temperature at start of inspection: Approximately 83 °F.

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

This foundation evaluation provides only a snapshot of the foundation on the particular day it was inspected and does not predict future performance. Forces and stresses exerted on a foundation can vary significantly depending on the season or weather. For example, varying stresses can result in a door that closes normally in the dry summer, but binds after a significant amount of rain in the fall. These varying foundation stresses can be minimized by proper drainage and the establishment of a consistent and proper foundation watering regimen. Opinions are based on general observations made without the use of specialized tools, therefore, the opinions expressed are one of apparent conditions and not of absolute fact. 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. Should you have concerns regarding the foundation's condition, you are strongly encouraged to consult with a licensed professional engineer for further evaluation.

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

Type of Foundation(s): Concrete slab on grade, reinforced with post-tension cables.

Foundation opinion: The structure appeared to have experienced a common degree of settling for its age and location. In our opinion, the cracking we observed at interior and/or exterior areas is not affecting the serviceability of the structure. The foundation appeared to be performing as designed at the time of inspection. If a detailed structural evaluation is desired, we recommend further review by a Licensed Professional Structural Engineer.

Wedge cracks or corner pops were noted at some of the foundation corners. The large majority of slab-on-ground foundations will eventually develop "corner pops" or wedge cracks. The name comes from the fact that these cracks develop at or very close to the outside corners of the foundation and frequently form a wedge at the corner. These cracks develop as a result of the expansion of the brick veneer as it is warmed by the sun. These cracks do not indicate anything unusual about the foundation. If the cracking at a corner becomes extreme, the concrete wedge may become loose and can eventually fall off. In the most extreme case, the wedge will no longer support the brick; if this were to occur, the corner should be repaired.

A tree on the North side was in contact with or very close to the dwelling. Trees too close to a structure can cause significant damage during high winds or as the tree grows. We recommend removal or significant trimming of the tree, which may help to prevent future damage to the residence.

Open cable tensioning ports were noted at the East side(s). We recommend proper cleaning and sealing of any open ports to protect the cable ends from moisture and corrosion.



Trim trees



Corner pop



Open cable port

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Corner pop

-
-
-
-

B. Grading and Drainage

Comments:

Our opinion is based on visual observations of the general lot drainage. The slope is inspected only visually; we do not use measuring devices. Proper drainage is defined as grass and landscaping which is oriented in such a way as to move water AWAY from the foundation. Corrective measures may be required if water stands within 10 feet of the foundation for more than 24 hours. Our inspection does not predict and/or guarantee future performance. If measurements and/or a professional drainage evaluation is desired, a qualified Professional Engineer or drainage specialist should be consulted.

We observed a negative grading slope at the South side(s) of the structure. This will likely cause water to drain toward the foundation. Reshaping of the area around the foundation to move water away from the structure may be required. If further review is desired, evaluation by drainage specialist is recommended.

The soil line was too high at the South side(s) of the residence. With slab foundations, we advise that approximately 2-4 inches of slab show between the brick or siding and the soil. High soil lines can cause moisture retention in exterior walls, and can be conducive for a potential WDI (termite) infestation.

Low soil and/or soil erosion was noted near the foundation on the East and West side(s) of the structure. We recommend adding soil to these low lying areas to minimize any potential water ponding.

Partial or no gutters were noted. The buyer might wish to consider having full gutters added to the home in the future in order to aid in the removal of storm water from the roof and away from the foundation. Full gutter systems are an important tool in maintaining even moisture content in the soil around the foundation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Add soil



Add soil



Slopes toward house



High soil

C. Roof Covering Materials

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comments:

Determining life expectancy or remaining life of the roof is beyond the scope of this inspection. If it is estimated, it is provided as only a courtesy. NOTE: This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance company inspect the roof prior to closing, to fully evaluate its insurability.

Types of Roof Covering:

Three-tab or fiberglass type shingles. Note: The average life expectancy under normal installation/conditions is about 15-20 years.



Roof view



Roof view



Roof view



Roof view



Roof view



Roof view

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Viewed From:

The roof was inspected by walking on it. Portions of the underside of the roof were also inspected from the attic.

The roof coverings appeared to be performing as intended at the time of inspection, however, one or more deficiencies were observed. See additional information below:

Damaged/Missing shingles were noted at the West surface(s) of the roof. Recommend repair by a qualified roofing professional.

Poor adhesion was noted on the roof surface(s) (ie: lifted shingle edges/corners) on the West surface(s). We recommend evaluation and/or repair by a qualified roofing professional to ensure serviceability of the roof.

There is evidence of roof repairs where sealants were used was noted on the roof surface. When these sealants deteriorate, leaks can occur; properly installed roofing material usually does not require surface sealants. Future repairs may be required to ensure continued serviceability.

Apparent hail damage was noted on the West surface(s). We recommend an evaluation by your insurance carrier and a qualified roofing contractor to insure the roof is serviceable and insurable.

Hail "dings" were noted on some of the metal projections (metal vents, etc.) on the roof. While no hail damage was apparent on the roof shingles themselves, the extent of hail damage is not always apparent until weathering causes granule loss. In order to help assure a smooth transition between old and new insurers, we recommend a review by your insurance carrier prior to closing on the property.

The storm collar at the furnace vent pipe was not properly installed and/or positioned over the roof jack. The storm collar needs to be properly positioned over the roof jack and sealed to help prevent water intrusion into the roof structure.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Composition roof covering showed signs of wear due to exposure. Some of these signs were: Damaged or missing shingles and heavy aggregate loss.



Sealant repair



Hail damage



Hail damage



Re-seal storm collar

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

D. Roof Structures and Attics

Comments:

Attics with deep insulation cannot be safely inspected due to the limited visibility of the framing members that the inspector must walk on. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area. Additionally, full attic access may also be limited by personal effects, low clearance, framing and equipment.

Viewed From:

The attic was viewed from the attic platform regions only.

The access to the attic(s) was located in the Closet.

Access to the attic was limited by the presence of vaulted ceilings and insulation.

Approximate Average Depth of Insulation:

Blown-in cellulose insulation (horizontal) was observed and was approximately 4-6 " deep.

Roll-type fiberglass batt insulation was noted, approximately 6-8" thick.

Ventilation was provided by soffit vents.

Framing type: Conventional framing was present.

Sheathing type: Oriented Strand Board (OSB) sheathing is present.

Roof deflections (uneven roof decking surfaces) were noted on the North side(s) of roof. They do not appear to be affecting the serviceability of the roof. Roof deflection can have numerous causes, such as, but not limited to: rafter settlement/shifting, loose decking, previous repairs or minor foundation settlement. If further review is desired, we recommend evaluation by a qualified professional roofing contractor.

The attic ventilation was inadequate or not present. We recommend that the attic ventilation be evaluated and corrected by a qualified roofer or attic ventilation specialist. In cold weather, the trapped hot, moist air will condense on the roof members, increasing the chances of wood damage. In hot weather, the trapped attic heat will make your air conditioner run longer and work harder in order to house to keep the house comfortable. Proper ventilation will also increase the life of the roofing shingles. The minimum specifications are 1 sq. ft. net free ventilating area for every 150 sq. ft. of attic floor space.

E. Walls (Interior and Exterior)

Comments:

Interior Walls:

The interior walls were covered with the following materials: The view of some interior walls was limited due to the storage of personal effects and furnishings.

Common cracking was noted in some interior walls.

Nail heads were observed to be pushing through the drywall in one or more locations.

Exterior walls:

Because the siding/brick veneer on the structure obscures our view of the materials behind it ,and because this is a non-destructive inspection, it is not possible to definitively determine the condition of any of the materials behind the siding or brick veneer.

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

The exterior walls were constructed of the following materials: Brick and/or block (stone) veneer over wood framing and wood and/or particle board siding.

Trim was composed of painted wood.

Soffits/eaves were composed of the following material(s): Fiberboard and wood.

Cracked caulking was noted at several areas around the structure; we recommend re-caulking these areas to prevent moisture penetration.

The exterior trim paint was cracked/peeling in some area(s). The regions should be scraped and painted to protect the trim from decay and deterioration. If the structure was built before 1978, lead-based paint use was fairly common. If children are going to visit/reside in the structure or you have any health concerns, you might want to consider having the paint inspected/tested by a lead paint specialist.

Some wood deterioration/moisture damage was noted at various locations. We recommend repairs/replacement as required, to help prevent additional damage.

Areas of damaged fascia and/or soffit were evident. Recommend evaluation and/or repair by a qualified contractor.

Common cracks were observed; they are a cosmetic concern. Suggest sealing all brick and mortar cracks to prevent water penetration as a routine maintenance effort.

A hole in the mortar was observed at the West side(s) of the structure. We recommend evaluation and repairs as required to prevent further damage.

Common cracks were observed; they are a cosmetic concern. Suggest sealing all brick and mortar cracks to prevent water penetration as a routine maintenance effort.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Damaged soffit



Trim needs paint



Trim rot

F. Ceilings and Floors

Comments:

Ceilings:

The ceilings were covered with the following materials: Painted drywall.

Nail pops were noted in the ceilings. They result from a variety of causes, including: normal settlement, poor ventilation or the shrinkage of the wood framing behind the drywall. Repair is usually relatively simple and inexpensive.

There were common cracked tape joints on the interior ceilings at multiple locations. This can be caused by expansion and contraction of construction materials and/or structural movement. Recommend repair as required.

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



Common cracking

Nail pop

Common cracking

Floors:

We are typically unable to definitively determine the condition of the flooring if it is covered by carpets/rugs or other floor coverings and/or stored articles.

The floors were covered with the following materials: Carpeting and vinyl sheet flooring or vinyl floor tiling.

All visible flooring was in serviceable condition at the time of the inspection.

Garage floors:

All visible components appeared to be in serviceable condition at the time of the inspection.

G. Doors (Interior and Exterior)

Comments:

Interior Doors:

All visible components appeared to be serviceable condition at the time of the inspection.

Exterior Doors:

The following door(s) showed signs of binding when opened/closed: Front.

Pet damage (scratching/clawing or chewing) was noted at the following door(s): Garage entry; repair, sealing and painting may be required to prevent further damage to the door.

There was a pet door in the garage entry door. Pet doors should not be installed in fire-rated garage entry doors because they violate the integrity of the fire barrier. Recommend repair/replacement by a qualified contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Overhead Garage Doors:

Garage door was metal.

The overhead garage door appeared to operate as intended and appeared to be in satisfactory condition at the time of the inspection.

Peeling paint was observed at the garage door trim. We suggest scraping, priming and painting to protect against future damage.

There was rotted and/or deteriorated wood at the overhead garage door trim. We recommend repair or replacement to help prevent further damage.

The garage door was padlocked; the key could not be located and as a result, the garage door could not be opened and/or tested.

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



Trim rot



Garage door

H. Windows

Comments:

Window type: Double-pane thermal windows.

Some windows would not open easily using normal force and some adjustment may be necessary. We recommend repair by a window specialist to ensure proper operation.

One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation and/or a fog like film to develop between the panes of glass. Obviously fogged windows were observed in the following rooms/areas: living room

The master bedroom window was cracked.

We recommend that all the windows be re-checked by a window specialist to estimate repair and/or replacement costs.

The side glass window(s) were not labeled as being safety glass. If the glass can not be confirmed as safety glass, you may want to replace for optimum safety. You should consult with a glass specialist for evaluation/replacement estimates.

Some screens were missing or damaged; screens are not itemized by room.

The was damaged window glazing bead (the plastic trim around exterior window panes) at various locations.

A stack of several window screens was noted in the guest bedroom closet We did not verify if they fit the windows at this residence.

One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation and/or a fog like film to develop between the panes of glass. Obviously fogged windows were observed in the following rooms/areas: southwest bedroom, Master bath, back living room, garden door window. We recommend that all the windows be re-checked by a window specialist to estimate repair and/or replacement costs.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Cracked window



Failed seal



Screens



Damaged bead

I. Stairways (Interior and Exterior)

Comments:

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

J. Fireplaces and Chimneys

Comments:

The inspection of fireplaces and chimneys is limited to readily accessible and visible portions of the fireplace and chimney and should not be considered all-inclusive and/or technically exhaustive. If further review is desired, we recommend consulting with a contractor specializing in fireplaces and chimneys. Chimneys that are used frequently should be cleaned and inspected regularly by a qualified chimney professional, such as a chimney sweep.

Fireplace:

Fireplace(s) was located in the living room.

The fireplace was constructed of metal.

The fireplace(s) currently has gas logs installed. When gas logs are used in a fireplace, a safety damper clamp is strongly recommended to be installed at all times. This clamp keeps the flue open, so that one cannot inadvertently flood the home with dangerous and potentially lethal products of combustion, such as carbon monoxide. With a fireplace damper safety clamp, you can keep a small opening at the fireplace flue at all times, which lowers the risk of accidental asphyxiation.

The gas logs did not operate; recommend evaluation and repair as required by a qualified contractor.

The damper appeared to be in satisfactory condition and to operate as intended.

The fireplace(s) was equipped with gas logs. When gas logs are used in a fireplace, it is strongly recommended to clamp open the damper with a damper clamp (a small c-clamp or similar device). The purpose of this requirement is to prevent hazardous combustion gases from unknowingly venting into the living area.



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

Chimney:

Peeling paint was observed on the chimney surface; we suggest scraping, priming and painting to protect the chimney from premature weathering.

Wood deterioration damage was noted at the chimney siding and/or trim; we recommend repair and/or replacement to help prevent further damage.



Chimney trim rot



Needs paint



Trim rot/small crack

K. Porches, Balconies, Decks, and Carports

Comments:

Patio: All visible components appeared to be in satisfactory condition at the time of the inspection.

L. Other

Comments:

Areas of leaning or damaged fencing was noted on the West side of property; we recommend repair to restore full serviceability.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Fence is rotting

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Our opinion of the service entrance and panels is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Arc-Fault Circuit Interrupters (AFCI) may not have been required when the home was built. We suggest that client consider upgrading with AFCI's for all receptacles per TREC guidelines (except those which are GFCI protected) to enhance safety. Any upgrades should be performed by a licensed electrician.

The main service was approx. 200 amps, 240 volts.

Service was underground.

The service entrance was on the West side of the structure.

The main panel was located in the in the garage.

A main disconnect was present.

Electrical Deficiencies:

Comments:

The electrical conduit going into the electrical meter box was broken or not connected to the meter box; we recommend repairs to prevent wiring damage and ensure safety.

Improper clearance was provided at the panel (a minimum of 36" in front of the panel); repairs or resolution is recommended to allow ease of access to the panel to ensure safety.

Missing cable clamps (also referred to as bushings or grommets) were noted where the wires enter and leave the electrical panel. These clamps or grommets are required when wiring passes through the main panel box so as to prevent wire damage (they protect the wire insulation from abrasion by the metal edges of the panel openings). While no damaged wiring insulation was observed, we

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

recommend correction, as required to ensure safety.

Missing panel screws were noted; all panel screws should be installed to ensure safety.

Double-tapped neutrals were present on the busbar: two or more neutral conductors should not be installed on the same neutral terminal of the busbar and is considered a safety hazard. We recommend that a licensed electrician perform any corrections required to ensure safety of the circuits.



Damaged conduit



Need cable clamp



Electrical panel



Electrical panel

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

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

The branch circuit conductor was copper. The electrical system is a standard two-wire type with ground.

Comments:

Branch Circuits, Connected Devices and Fixtures:

Our opinion of the branch circuits and connected devices is based on visual observations and accepted testing methods of accessible and unobstructed areas of the structure at the time of the inspection. Lights and equipment activated by photocell switches and low voltage lighting systems are beyond the scope of this inspection. Only reasonably accessible electrical outlets are tested. We do not definitively determine the intended function of a wall switch that we cannot ascertain within a reasonable amount of time. We do not carry spare light bulbs or test light fixtures with apparent burned-out bulbs.

The exterior light fixtures should be caulked or sealed at the wall surface to prevent moisture penetration into the fixture box.

Some missing or damaged outlet covers were observed; recommend replacement to help ensure safe operation.

Unable to verify bonding/grounding of CSST gas piping, as recommended by manufacturer of CSST gas piping systems. (All bond connections should be accessible for inspection, repair or replacement. This condition should be further investigated and corrected if necessary). For additional information regarding electrical bonding and grounding of CSST, go to: <http://www.csstsafety.com/CSST-solution.html.com>

GFCI:

GFCI outlets (the outlets with the test and reset buttons) are designed to protect people against electric shock. They are located in areas that can be exposed to water or moisture, such as near sinks, at countertops, in a garage, or at exterior locations. Older homes not equipped with GFCI plugs are not required to convert to them, but doing so helps protect persons from electrical shock. GFCI's are not designed for use with motor loads such as refrigerators or freezers. Care should be taken to help guard against accidental defrosting of these types of appliances in locations such as garages. Note: Because of the possibility of the GFCI to activate after it is tested, we do NOT test garage GFCI outlets with appliances plugged into them.

GFCI protection was present at the following locations: all bathroom, exterior, kitchen counter (regardless of proximity to the sink), and garage (all garage outlets, including ceiling and dedicated equipment) outlets.

We recommend installing GFCI protected outlets in the following areas: All garage (under current electrical standards, all garage receptacles should have GFCI protection; the new National Electrical Code (NEC) no longer has an exception for "non-appliance dedicated" outlets) and laundry sink (under current electrical standards, all of the receptacles in the laundry room area should have GFCI protection).

Smoke detectors/Carbon monoxide detectors:

Smoke detectors are tested for an audible alarm by pressing the test button on each accessible detector. According to the National Fire Protection Association (NFPA), almost two-thirds of home fire deaths result in properties without working smoke alarms. NFPA also recommends that smoke detector batteries be replaced once a year and the entire smoke detector be replaced every 10 years. Carbon monoxide detectors are recommended for properties with gas supply systems and/or attached garages. For more information, please see the following website: www.nfpa.org.

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

Smoke detectors were located in each bedroom, hallway and in all stories present.

Doorbell:

The door bell appear to operate as intended and all visible components appeared to be in satisfactory condition at the time of the inspection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- A. Heating Equipment**



Comments:

The inspector's opinion and operation of the heating equipment is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Inspection of gas heat exchanger and/or electric heating coil that requires disassembly of the heating unit, is beyond the scope of this inspection and would require a licensed and qualified HVAC technician. We recommended having heating systems professionally checked before each heating season. Air filters should be changed at regular intervals. Checking humidifiers, electronic air filters, and air flow (CFM) is beyond the scope of this inspection. When heat pump units are present, only the Emergency Heat mode (EM Heat) is tested when exterior ambient temperatures are 70°F or higher due to potential damage to system (per TREC recommendations).

Type of Systems:

Forced air furnace located in the attic.

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

Energy Sources:

Gas furnace.

A gas shut off was observed.

A flexible supply line was observed.

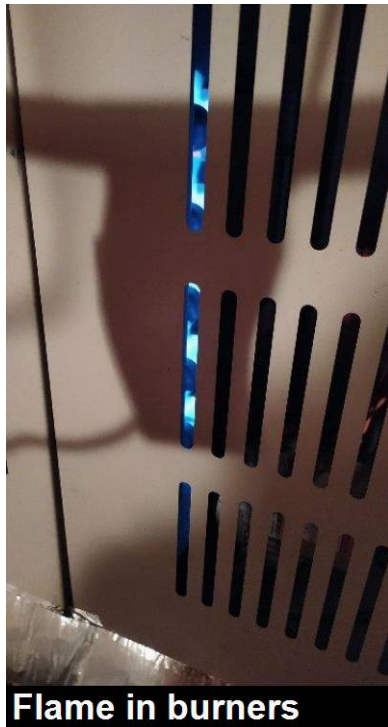
The evaluation of the HVAC system is an operational test of the equipment. A system's fan, burner and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is not known. For maximum equipment lifetime, we recommend that a licensed HVAC professional perform yearly preventative maintenance on the equipment to help ensure safe and optimum operation of the furnace and air conditioning system(s).

Manufacturer:

Furnace information:

Manufacturer: Lennox.

The furnace(s) appeared to operate as intended and all visible components appeared to be in serviceable condition at the time of the inspection.



B. Cooling Equipment

Type of Systems:

Central electric unit with the condenser located at the West exterior.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comments:

The evaluation of the HVAC system is an operational test of the equipment. This operational test measures the temperature differential (also called Delta-T). An acceptable Delta-T is considered to be within a 14-22 °F range, when the temperature difference is measured between the supply and return in close proximity to the coils of the system being tested. Any Delta-T outside of the accepted industry standard of 14-22 °F is considered to be "deficient" and indicative that the system is not operating at optimum levels. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning as designed. Occasionally, a Delta-T within the acceptable range may indicate normal operation even though there is an equipment malfunction.

Manufacturer:

Unit 1:

Manufacturer: Lennox; Approx. age: 19 years.

Rust was observed in the secondary drain pan. This is an indication that the primary drain line is or has been clogged at some point in time; we recommend review/repair by qualified HVAC contractor.

The exterior condenser coils were dirty and should be cleaned to help ensure satisfactory operation and efficiency of the air conditioner.

The cooling fins on the exterior condenser are damaged; we recommend straightening them to help ensure adequate air flow of the system.

We recommend leveling the condenser pad. A pad that was out of level can cause undue stress on the air conditioning equipment and can cause premature failure.

The exterior condenser unit was in contact with the ground soil. For optimum performance of the system and optimum lifetime, we recommend lowering the soil level so there is no contact of the soil with the condenser.

The return air temperature was 77 °F and the supply air temperature was 63°F, giving a temperature differential (TD) of 14 F, which was within a satisfactory range.



Damaged fins



Rust in pan



Label

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

C. Duct Systems, Chases, and Vents

Comments:

Flexible fiberglass ducting was used for distribution/return ducting throughout the residence.

One or more area(s) of duct works were crushed or air flow appeared to be restricted; we recommend repairs or rerouting of the duct as required to help ensure satisfactory operation.



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter:

The water meter was located at the North of structure, near the curb.

Location of main water supply valve:

The main shut off was located at the meter.

Static water pressure reading:

The water pressure was checked at an exterior hose bib and was measured to be approximately 80 PSI, which is acceptable. Water pressure from 40 to 80 PSI is considered within normal/acceptable range.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Hose bib

Comments:

We do not operate water shut-off valves under sinks or to toilets and we do not disconnect supply hoses to washing machines. Additionally, determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located inside construction voids or are otherwise concealed, and reporting any deficiency that does not appear or is evident during our limited cursory and visual survey is outside the scope of our inspection.

Water was a municipal (public) water source.

Piping, where visible, was copper. The kitchen, bathroom, and exterior fixtures were operated. We do not disconnect the supply hoses to the washer, if present, nor do we operate any plumbing valves as they are prone to leak if opened or closed; they can leak at any time and should be considered part of normal maintenance.

The water meter leak indicator showed no flow to the structure when no demand was called for at the plumbing supply system (ie: when all faucets and fixtures were closed and not being operated).

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Exterior hose bibs:

All visible components appeared to be in satisfactory condition at the time of the inspection.

Kitchen:

All visible components appeared to be in satisfactory condition at the time of the inspection.

Bathrooms:

Not all of the water flow is diverted to the common shower when the shower head is activated. Recommend replacement or repair to help ensure economical operation of the shower.

The common toilet bowls were loose at the floor anchor bolts. The wax ring under the toilet should have a snug, secure fit in order to keep it from leaking water and/or sewer gasses. We recommend that it be re-secured and re-sealed to help prevent water leakage and other damage.

The common toilet ran continuously. We recommend repairs to help ensure satisfactory operation.

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



B. Drains, Wastes, and Vents

Comments:

This was a limited cursory and visual survey of the drains, wastes, and vents. It was based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Our opinions are based on general observations, made without the use of specialized tools or procedures. As a result, the opinions expressed are of apparent conditions and not of absolute fact. Our observation of leaks under sinks can be obscured by the presence of personal items. For the functional flow test, water is run at multiple fixtures for an extended period of time. Note: The washing machine drain is not tested and only visible and accessible waste lines are inspected. Clean-out ports, areas behind walls, and/or exterior underground drain lines are beyond the scope of our inspection.

Waste lines, where visible, are plastic (ABS and/or PVC).

All visible components appeared to be in satisfactory condition at the time of the inspection.

Kitchen:

Signs of previous leakage (stains and/or moisture damage) were noted under the kitchen sink).

Bathrooms:

Signs of previous leakage (stains and/or moisture damage) were noted under the vanity sink(s).

C. Water Heating Equipment

Comments:

Temperature and Pressure Relief (TPR) valve(s) are not operated. TPR manufacturers recommend that homeowners test these valves every six months. If the valves do not operate as intended, we recommend repair and/or replacement to assure that the valve can operate under high temperature and high pressure conditions. Additionally, manufacturers of all TPR valves state that they should be replaced every two years. If the date code on the TPR valve is over two years old, you are strongly encouraged to replace it for optimum safety. The approximate age of the water heater is provided only as a courtesy and is not guaranteed to be accurate.

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

Energy sources:

The unit was gas.

An approved flex supply line and gas shut off were observed.

Capacity:

The water heater was a 40 gallon unit.



Manufacturer:

Whirlpool. Approx. age: 5 years.

The water heater(s) appeared to operated as intended and all visible components appeared to be in satisfactory condition at the time of the inspection.

D. Hydro-Massage Therapy Equipment

E. Other

Comments:

A CSST gas line (plastic encased flexible gas line) was present in the residence. It does not appear to be bonded. Verification of proper bonding is beyond the scope of this inspection. We recommend that proper bonding be verified by a qualified electrician.

A gas line was present in the residence. It does not appear to be properly bonded. Verification of proper bonding is beyond the scope of this inspection. We recommend that proper bonding be verified by a qualified electrician.

V. APPLIANCES

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

A. Dishwashers

Comments:

Inspection of the dishwasher is limited to operating it in the NORMAL wash cycle only.



Rust was observed on the racks of the dishwasher.

There was no drip loop installed on the dishwasher drain line. A drip loop is when the dishwasher drain hose is looped up and (preferably) securely fastened to the underside of the counter. It is installed to help prevent backflow of wastewater from the sink into the dishwasher. We recommend evaluation and/or repair by a qualified plumber or handyman.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



B. Food Waste Disposers

Comments:

The food waste disposer operated as intended and all visible components were in satisfactory condition at the time of our inspection.

C. Range Hood and Exhaust Systems

Comments:

The range exhaust hood was an air recirculation type vent hood, which is NOT ducted to the exterior. We recommend that the filter element inside the hood be regularly cleaned to remove any build up of flammable grease inside of the filter.

The light on the range exhaust did not operate.(usually the bulb needs to be replaced).

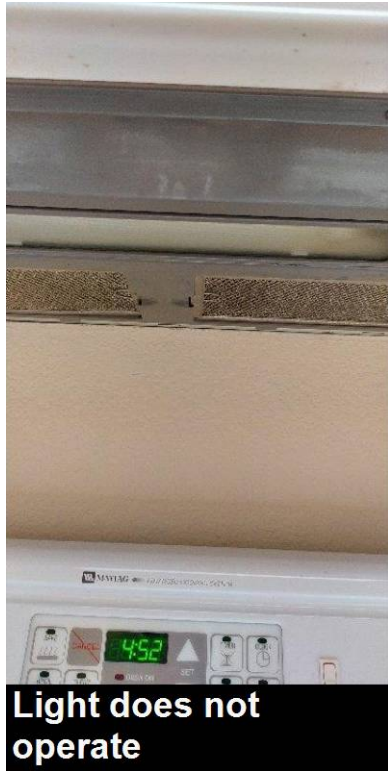
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



D. Ranges, Cooktops and Ovens

Comments:

Ovens are temperature tested in BAKE mode only. Convection, roast, or self-clean modes are not tested. For safety reasons, gas ranges are not pulled away from the wall to view the utility connections located behind the unit.

The oven was gas.

A lower oven setting of 350 °F gives an ACTUAL temperature of 390 °F. We recommend adjusting or repairing the thermostat as necessary to obtain a temperature within 25 °F of the 350 °F set point.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Gas oven



Burners lit

Comments:

Comments:

As per TREC standards of practice, only BUILT-IN microwave ovens are tested, not countertop models.



Microwave

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

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

All visible components appeared to be in satisfactory condition at the time of the inspection.

G. Garage Door Operators

Comments:

All visible components appeared to be in satisfactory condition at the time of the inspection.

The garage door(s) reversed when a reasonable force was applied. To ensure safe operation, it is recommended that these systems be tested on a monthly basis.

The garage door lock(s) are not disabled. When a garage door opener is installed, the mechanical door lock should be disabled to help prevent damage to the door, should the opener be activated when the garage door lock is engaged.



H. Dryer Exhaust Systems

Comments:

We recommended that dryer vent ducting be cleaned several times a year to help prevent excessive lint build-up, which can be a fire hazard.

The dryer vent appeared to be in satisfactory condition at the time of the inspection.

VI. OPTIONAL SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

A. Landscape irrigation systems

Comments:

The sprinkler system is inspected and is operated in manual mode only.



Sprinkler controller

Comments:

Zone 1: Front beds

Zone 2: North yard

Zone 3: East yard

Zone 4: West yard

Zone 5: South yard

Zone 6: South yard

The sprinkler system appeared to operate satisfactorily and appeared to be in satisfactory condition at the time of the inspection.

A rain/freeze sensor was not installed. Some municipalities require these devices; we recommend installation by a qualified irrigation contractor.

Comments:

A backflow prevention valve was observed.

The cover allowing access to the backflow prevention device box is partially buried and/or flooded with water and was not opened. If further evaluation is desired, we recommend inspection and repair if necessary by a qualified contractor.

An exterior rain/freeze sensor could not be located; we recommend repairs or installation to help ensure satisfactory operation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Sprinkler



Sprinkler



Backflow buried



Sprinkler

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

SUMMARY REPORT



John Masserling
5453 Treliminary Dr
Austin, TX 76545

RE: 5505 Shady Dr
Fort Worth, TX 76135

IMPORTANT: This summary report is not the entire report. The complete home inspection report includes additional information of interest to the client. It is recommended that the client read the entire home inspection report as soon as possible. It is also strongly recommended that you have appropriate licensed contractors evaluate each concern further as well as the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection, PRIOR to the close of escrow. Please call our office for any clarifications or further questions.

I. STRUCTURAL SYSTEMS

Grading and drainage:

We observed a negative grading slope at the South side(s) of the structure. This will likely cause water to drain toward the foundation. Reshaping of the area around the foundation to move water away from the structure may be required. If further review is desired, evaluation by drainage specialist is recommended.

The soil line was too high at the South side(s) of the residence. With slab foundations, we advise that approximately 2-4 inches of slab show between the brick or siding and the soil. High soil lines can cause moisture retention in exterior walls, and can be conducive for a potential WDI (termite) infestation.

Roof Covering:

Damaged/Missing shingles were noted at the West surface(s) of the roof. Recommend repair by a qualified roofing professional. Poor adhesion was noted on the roof surface(s) (ie: lifted shingle edges/corners) on the West surface(s). We recommend evaluation and/or repair by a qualified roofing professional to ensure serviceability of the roof. Apparent hail damage was noted on the West surface(s). We recommend an evaluation by your insurance carrier and a qualified roofing contractor to insure the roof is serviceable and insurable.

Roof Structures:

The attic ventilation was inadequate or not present. We recommend that the attic ventilation be evaluated and corrected by a qualified roofer or attic ventilation specialist. In cold weather, the trapped hot, moist air will condense

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

on the roof members, increasing the chances of wood damage. In hot weather, the trapped attic heat will make your air conditioner run longer and work harder in order to house to keep the house comfortable. Proper ventilation will also increase the life of the roofing shingles. The minimum specifications are 1 sq. ft. net free ventilating area for every 150 sq. ft. of attic floor space.

Fireplace:

The gas logs did not operate; recommend evaluation and repair as required by a qualified contractor.

II. ELECTRICAL SYSTEMS

Service Entry/Panels:

The electrical conduit going into the electrical meter box was broken or not connected to the meter box; we recommend repairs to prevent wiring damage and ensure safety. Missing cable clamps (also referred to as bushings or grommets) were noted where the wires enter and leave the electrical panel. These clamps or grommets are required when wiring passes through the main panel box so as to prevent wire damage (they protect the wire insulation from abrasion by the metal edges of the panel openings). While no damaged wiring insulation was observed, we recommend correction, as required to ensure safety. Double-tapped neutrals were present on the busbar: two or more neutral conductors should not be installed on the same neutral terminal of the busbar and is considered a safety hazard. We recommend that a licensed electrician perform any corrections required to ensure safety of the circuits.

GFCI:

We recommend installing GFCI protected outlets in the following areas: All garage (under current electrical standards, all garage receptacles should have GFCI protection; the new National Electrical Code (NEC) no longer has an exception for "non-appliance dedicated" outlets) and laundry sink (under current electrical standards, all of the receptacles in the laundry room area should have GFCI protection).

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Ductwork:

One or more area(s) of duct works were crushed or air flow appeared to be restricted; we recommend repairs or rerouting of the duct as required to help ensure satisfactory operation.

IV. PLUMBING SYSTEM

Bathrooms:

The common toilet bowls were loose at the floor anchor bolts. The wax ring under the toilet should have a snug, secure fit in order to keep it from leaking water and/or sewer gasses. We recommend that it be re-secured and re-sealed to help prevent water leakage and other damage.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting **Fort Worth/Dallas Home Inspection** for your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us at 817-400-6547.

Thank you,



Michael Coviello #20659

Fort Worth/Dallas Home Inspection