



Your inspection report is below

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Weatherford Tx. 76088
Professional TREC # 8726-PI
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Prepared for: A Happy Client

Concerning: 157 Your New Home, Aledo, TX, 76008

By, Randall C. Wooten Professional TREC # 8726

Date: 06/11/2026

REPAIR SUMMARY

This summary is provided as an additional service for you. It does not replace the main inspection report which is necessary for you to get a full understanding of the status of your inspection. The main report has photos, comments and other details that this summary doesn't contain. Please continue to the inspection report below for information.

I. Structural Systems

A. Foundations

B. Grading and Drainage

C. Roof Covering Materials

D. Roof Structure and Attics

- Attic above the garage: Floor decking in attic improperly installed over electrical wiring running over ceiling joist, pinching electrical wiring between deck and ceiling joist, fire hazard.
- Attic: Floor decking in attic is not properly secured in place, multiple areas where stepping on ends of boards can result in flooring popping up.
- Attic: There is evidence in the attic of rodents present in the attic due to droppings or tunnels in insulation being present. Recommend having a pest control specialist to inspect the attic. I could not determine if infestation was current or previous activity
- Attic: Attic floor is insulated with approximately six-inches of fiberglass, blown insulation. Current standards call for minimum of ten-inches, and you may wish to consider adding more for energy efficiency. R -38 is today's standard

E. Walls (Interior and Exterior)

- Downstairs middle bedroom: There is not a door stop behind the door which has resulted in minor damage to sheetrock from the knob hitting wall.
- Rear Bedroom: There was a hole in the wall due to the door missing the door stop and the knob hitting wall. Recommend replacing the door stop to prevent additional damage to the wall.
- Exterior East side: Expansion joint(s) in brick veneer need caulking. Ensure any mortar present in expansion joint is first removed before sealing.
- Master bathroom: Past water damage to the baseboards.

F. Ceilings and Floors

- Garage: The attic pull down ladder breaks the fire barrier between the garage and the attic space. Most pull down ladders are not rated to maintain separation.

- Garage: Several texture tape joints have come loose from the sheetrock on the ceiling. A damaged tape joint was also noted in laundry room.

G. Doors (Interior and Exterior)

- Master Bedroom: The middle dead bolt does not extend into the door frame.
- Garage: Starting Feb 1, 2022, The TREC requires inspectors to list as deficient, doors between living area and garages that do not have self closing hinges. Regardless of when the home was built or standards at time of construction.
- Back Patio: Pet damage on the door and trim.
- Upstairs middle bedroom: Both sides of the door skin was damaged.
- Garage: The pet door installed in the garage entry door breaks the required fire separation between garage and living quarters.
- Exterior west side: There is moisture/pest related wood rot on the side trim of the overhead garage door near the bottom.

H. Windows

- Roof: Exterior wood trim board of window has moisture related damage.
- SE bedroom: Thermal pane window seal was in the beginning stages of failure and small amounts of moisture have begun to enter between the panes of glass. In time, the windows will need to be replaced as the windows become foggy.
- Upstairs: Starting 2-1-2022 The TREC now requires reporting the absence of fall protection, in windows that are located less than 24 inches from the finished interior floor and greater than 72 inches from the exterior finished grade as a deficiency. While this may not have violated building practice at the time of construction. These are now a known safety hazard.
- Exterior west side: There should be weep holes above all metal lintels, this is to allow water to run off the steel and not pool behind bricks. This standard was added in 2018
- Exterior: Some of the screens were damaged.
- Garage: Thermal pane window seal was in the beginning stages of failure and small amounts of moisture have begun to enter between the panes of glass. In time, the windows will need to be replaced as the windows become foggy.

I. Stairways (Interior and Exterior)

- Upstairs: The guardrail at the top of the stairway is loose and needs to be tightened.
- Upstairs: Handrail at the top of stairway does not terminate into wall or to a post or a safety terminal.

J. Fireplaces and Chimneys

- Living room: The lever to open and close the damper was missing.

K. Porches, Balconies, Decks, and Carports

- Front Entry: The posts that supports the front porch cover were mounted directly on the concrete. This had lead to pest infestation, wood rot. Recommend being mounted on metal mounting plate.

L. Other

- Exterior: Large crack was noted in front sidewalk.

II. Electrical Systems

A. Service Entrance and Panels

- Garage: White wires within the panel box that are used as "hot" conductors should be identified. This is commonly done by black tape or marker on the insulation of white wires. Standards require the wires be identified on both ends.
- Garage: There were no covers on the SE lugs in the panel box. This installation is typical for age of service.
- Garage: The neutrals (grounded, current carrying conductor- white wires) and ground wires (bare-copper non-current carrying wire) are on same bus bar. Newer standards require them to be separated. This manner of installation does not prevent stray current from being conducted on the grounding wires since it is connected to neutrals. This installation is typical for the age of service.
- Garage: Starting 2-1-2022, surge protection is now required for all dwelling unit electric services. In the 2023 NEC, a Type 1 or Type 2 surge protective device (SPD) will be required for dwelling unit services. The SPD may be integral to or adjacent to the electrical service. Additionally, an SPD will be required when an existing service is replaced. TREC requires this listed as defect if not present regardless of when the home was built.
- Garage: Starting 2-1-2022 The TREC now requires the absence of arc-fault protection in the following locations: kitchens; family rooms; dining rooms; living rooms; parlors; libraries; dens; bedrooms; sunrooms; recreation rooms; closets; hallways; and laundry area; to be listed as deficient regardless of when the home was built or standards at the time of construction.

B. Branch Circuits, Connected Devices, and Fixtures

- Front Entry: The push button was damaged, but the doorbell did sound
- Attic above the garage: Junction box was missing the cover plate. They are intended to contain fire and prevent electric shock from exposed wires. Recommend installing cover plates over junction boxes where missing.
- Starting 2-1-2022 The TREC requires inspectors to list as deficient any electrical receptacle that is located in laundry room and not GFCI protected. There was no GFCI protection for electric dryer receptacle in the laundry room. GFCI protected electric receptacles should be located in this area by modern standards.
- Exterior: Electrical connection at well head has been incorrectly made outside of a junction box, which is a potential shock-hazard. All such connections should be made inside a junction box.
- Starting 2-1-2022 The TREC requires all electric receptacles that are located within six feet of the outside edge of a sink, shower, or bathtub; be GFCI protected. This includes hall outlets and other wall outlets. This was not required when this home was constructed.
- Starting 2-1-2022 The TREC requires inspectors to list as deficient any electrical receptacle that is less than 5' 6" from the ground that is not marked as tamper resistant. Regardless of when the home was built or standards at the time of construction.

C. Smoke detectors

- Attic south side: The smoke alarm was missing from the mounting bracket and should be replaced for safety.

D. Other

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

- Upstairs thermostat: I recommend having a licensed HVAC technician further inspect the system; and make any needed repairs. Electric heat was tested with little change at registers.

B. Cooling Equipment

- Exterior west side: The vapor line insulation was missing or damaged near the condensing unit. Recommend repairs for energy efficiency.
- Attic south side: Evidence of past water in the pan, does not need immediate repairs.
- Attic: The running P trap was not insulated in the attic. The P trap holds cold water from the A coil. The condensation that will form on the pipe exterior often drips onto insulation and the sheet rock below. The standards state. Mechanical system piping capable of carrying fluids above 105°F or below 55°F shall be insulated to a minimum of R-3.
- Upstairs thermostat: Air-conditioning responded, but failed to achieve a 15°F - 22°F degrees, differential temperature split between the air entering the system and that coming out. This system should be further evaluated and/or serviced by licensed HVAC technician. Equipment is not functioning as intended.

C. Duct Systems, Chases, and Vents

D. Other

IV. Plumbing Systems

A. Plumbing Supply, Distribution Systems and Fixtures

- Upstairs Bathroom: The shower stem need adjustment. The water would only get moderately warm.
- Hall bathroom: Small chip on the tub porcelain.
- Kitchen: Kitchen faucet leaked at stem while in use.
- Master bathroom: Tub fixture leaked around the stem while in use and should be repaired.
- Master bathroom: The finish of the sink was damaged, does not appear to be leaking but should be monitored as time passes.

B. Drains, Wastes, and Vents

- Upstairs Bathroom: There is a leak under the sink at the drain line connection to the sink.
- Upstairs Bathroom: Sink drain fittings shall have a smooth interior waterway of the same diameter as the piping served. Drainage fittings shall have no ledges, shoulders or reductions which can slow or obstruct drainage flow in the piping.
- Master bathroom: Drain stopper was not attached to tub.
- Hall bathroom: Drain stopper was not attached to tub.
- Exterior: Minor damage to clean out caps.

C. Water Heating Equipment

D. Hydro-Massage Therapy Equipment

- Master bathroom: Access Cover - Not Present
Access shall be provided to circulation pumps in accordance with the fixture or pump manufacturer's installation instructions. minimum size of field-fabricated access openings, of not less than 12 inches by 12 inches. Where pumps are located more than 2 feet from the access opening, an opening of not less than 18 inches by 18 inches shall be installed. A door or panel shall be permitted to close the opening. The access opening shall be unobstructed and be of the size necessary to permit the removal and replacement of the circulation pump.
- Master bathroom: Hydro-therapy tub was turned on and jets activated resulting in the circulation of organic debris in bath water. Recommend flushing system per manufacturer's instructions for sanitary reasons.

E. Gas Distribution Systems and Gas Appliances

F. Other

V. Appliances

A. Dishwashers

B. Food Waste Disposers

C. Range Hood and Exhaust Systems

D. Ranges, Cooktops, and Ovens

E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

- Interior: Fans terminate in the attic. Typical installation for age of home.

G. Garage Door Operators

H. Dryer Exhaust systems

I. Other

VI. Optional Systems

A. Landscape Irrigation (Sprinkler) Systems

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

- Exterior: Recommend having a pool and spa specialist to inspect and make any necessary repairs. The LED display was not visible. Repairs are needed.
- Exterior: The gauge lens was damaged.
- Exterior: GFCT'S Pool Light Protection - Present I could not confirm the light was functional due to defective LED
- Exterior: Due to the presence of a pool, the gate should be fitted with hardware to make it self closing and latching. This is a child safety and liability issue. Suggest installing specialized alarms (available at pool supply) on all exterior doors that provide access to pool.
- Exterior: The pumps were functional but I could not see which aux was labeled as pump and what was labeled as cleaner.
- Exterior: Sealant between coping and the deck need improvements.

C. Outbuildings

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

- Exterior: The well plumbing was not adequately insulated. I recommend having plumbing pipes, insulated to protect against freezing in winter.

E. Private Sewage Disposal Systems

- Exterior west side: The audible alarm failed to sound when test switch was moved. The visual does function.
- Exterior west side: The board was not secured within the control head box.

F. Other Built-in Appliances

G. Other



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HOW TO READ THIS REPORT:

- Items noted in **RED** are issues that are safety related and/or a recommendation to utilize a licensed company/technician to inspect and make necessary repairs.
- Items noted in **BLACK BOLD** type are issues that required repair.
- Items noted in regular type are observations made at the time of the inspection and require no action.
- Alert Inspections DOES NOT inspect for the presence mold, fungus, mildew, or organic growth.

PLEASE NOTE

This report is paid for by and prepared for the client named above. This report is not transferable

(Directional references based on the front of structure)



PROPERTY INSPECTION REPORT

Name of Client: A Happy Client

Date of Inspection: 06/11/2026

Address of Inspected Property: 157 Your New Home, Aledo, TX, 76008

Name of Inspector: Randall C. Wooten

TREC License # 8726-PI

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 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 in the report were inspected.

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES AND CONTRACTUAL AGREEMENTS

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

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

Please Note: items identified as Deficient (D) DO NOT obligate any party to make repairs or take other actions.

The decision to correct a hazard or deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: Inspector

Water: on

Temperature: 90

Precipitation: cloudy but dry

Electric: on

Gas: N/A

I	NI	NP	D
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I. Structural Systems

☒ ☐ ☐ ☐ A. Foundations

This inspector is NOT A structural engineer. If any concern exists about the future performance, Client should have a professional engineer, licensed by the State of Texas, perform an evaluation and advise you concerning his or her findings.

The foundation was assessed using the following criteria (lack or presence of):

Separation at frieze board corners. Separation of brick veneer around windows and doors.

Separation of brick veneer at garage or door trim. Multiple and large cracks in brick veneer / mortar.

Upheaval in flatwork / floors (i.e. garage floor, sidewalks, driveway, patios, interior tile floors).

Interior cracks in sheetrock radiating from door / window corners.

Doors not operating properly (i.e. hanging on jambs) or doors that are out of square.

Separation / cracking of framing members in attic. The inspection of the foundation may report it to be functioning as designed, or to be in need of evaluation and/or repairs at the time of the inspection.

The opinion rendered by the Inspector DOES NOT warrant or guarantee the future performance or failure of the foundation. It is a TREC required opinion, based upon a visual and cursory observation of the circumstances and condition at the time of the inspection. The highly plastic clay soils, typically found in the North Texas area, expand and contract with varying rain amounts and watering patterns. With this alternating expansion and contraction of the soils, residences and other structures will predictably experience some degree of foundation distress.

Comments:

- It is the opinion of this inspector that the foundation appears to be performing, at this time, but recommend monitoring any movement in the future that may require any future possible repairs due to cracking that was present.
- Structure front door faces: south
- Foundation Type - Slab on Grade; this includes post tension and floating slabs.

☒ ☐ ☐ ☐ B. Grading and Drainage

Site drainage patterns are assessed strictly through a visual, non-invasive inspection of the visible grading around the structure. No topographic surveys, soil testing, or elevation measurements are carried out.

Important Client Notice:

Drainage conditions vary with the weather, and a visual inspection cannot predict how the site will handle heavy water flow. The client should monitor drainage during future heavy rain to confirm that water is directed away from the foundation.

Comments:

- Exterior: The grading and drainage within six feet of the home appear adequate. The roof mounted gutters were in good condition, without water in the gutters. I could not determine if the pitch toward the drains is correct.

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☐ ☒ ☐ ☐ **C. Roof Covering Materials**

The inspector will evaluate the visible roof covering, flashings, skylights, and roof penetrations. This opinion represents the condition at the time of inspection and is NOT a warranty against future leaks or moisture damage. Because this evaluation relies largely on finding visible signs of active or previous water penetration in the attic, leaks may not be detectable when it is not raining, and full access to all attic areas may be limited. The remaining life expectancy of the roofing material is not covered by this report. If the buyer has concerns regarding life expectancy or future performance, a roofing specialist should be consulted during the option period. Furthermore, clients are strongly encouraged to have their insurance company physically inspect the roof prior to the expiration of the option period to evaluate its insurability. Alert Inspections does not inspect roofs for insurance company insurability.

Comments:

- Roof: Roof not inspected by Alert, Seller having roof replaced prior to closing.

☒ ☐ ☐ ☒ **D. Roof Structure and Attics**

This inspection evaluates the visible roof structure, sheathing, and insulation depth, with observations conducted strictly from solid walking surfaces. Per TREC standards, an attic is deemed accessible if the opening is at least 20" x 30" and clear vertical headroom is at least 30". The inspector is not required to enter areas that present reasonable safety concerns or risk structural damage. Clients are strongly cautioned if entering the attic; these spaces are typically dark, and safe walkways or flooring may be completely obscured by insulation, framing, or mechanical equipment.

Comments:

- Attic above the garage: Attic framing members are wood 2x6 both the joist and the roof rafters. There was no radiant barrier on bottom of roof decking.
- Attic above the garage: As is typical with most homes there was no insulation over the garage space and porches.
- Attic: The visible portions of the conventional house roof framing (roof rafters, ceiling joists and plywood sheathing) appeared in acceptable condition.
- Attic: Attic was inspected by entering it and inspecting it from the decked surfaces. (The edges of walkway are not marked) Some areas were not visible from decking. These areas are specifically excluded from inspection report.
- Attic: Ventilation within the attic appears to be adequate.

Deficiencies:

- Attic above the garage: Floor decking in attic improperly installed over electrical wiring running over ceiling joist, pinching electrical wiring between deck and ceiling joist, fire hazard.

I	NI	NP	D
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- Attic: Floor decking in attic is not properly secured in place, multiple areas where stepping on ends of boards can result in flooring popping up.



- Attic: There is evidence in the attic of rodents present in the attic due to droppings or tunnels in insulation being present. Recommend having a pest control specialist to inspect the attic. I could not determine if infestation was current or previous activity
- Attic: Attic floor is insulated with approximately six inches of fiberglass, blown insulation. Current standards call for minimum of ten inches, and you may wish to consider adding more for energy efficiency. R -38 is today's standard



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

This inspection evaluates the visible surfaces of interior and exterior walls, flashing, and trim for deficiencies related to structural performance and water penetration. Accessible eaves, soffits, and fascia are observed from the ground. Landscaping or foliage actively impacting or threatening the structure will be reported as a deficiency. Clients are advised that in occupied homes, full visual access is limited; the inspector cannot evaluate wall surfaces or trims blocked by furniture, stored personal items, wall coverings, rain gutters, or mechanical systems installed.

I	NI	NP	D
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Comments:

- **Garage:** There is evidence of recent patching and to the interior finish and prior interior finish repairs. This condition may limit the inspector's visual observations and ability to render accurate opinions as to the performance of the structure. Any past defects could reappear as time passes.



Deficiencies:

- **Downstairs in the middle bedroom:** There was not a door stop behind the door which has resulted in minor damage to sheetrock from the knob hitting wall.



- **Rear Bedroom:** There was a hole in the wall due to the door missing the door stop and the knob hitting wall. Recommend replacing the door stop to prevent additional damage to the wall.



- **Exterior East side:** Expansion joint(s) in brick veneer need caulking. Ensure any mortar present in expansion joint is first removed before sealing.

I	NI	NP	D
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- Master bathroom: Past water damage to the baseboards.

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F. Ceilings and Floors

This inspection evaluates visible ceilings, floors, and stairways for deficiencies related to structural performance, safety hazards, and water penetration. This assessment focuses strictly on functional and structural integrity; normal wear and tear, minor aging, and cosmetic blemishes are outside the scope of this inspection and will not be noted in the report.

Comments:

- Upstairs: Past repair seen on the ceiling at tape joint.



- Interior: The floors have typical cosmetic damage that is associated with time and use.
- Garage: Past repair seen on the ceiling. Cause of the repair is unknown. Need for more repair is not evident.



I	NI	NP	D
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Deficiencies:

- **Garage:** The attic pull down ladder breaks the fire barrier between the garage and the attic space. Most pull down ladders are not rated to maintain separation.
- **Garage:** Several texture tape joints have come loose from the sheetrock on the ceiling also noted in laundry room.

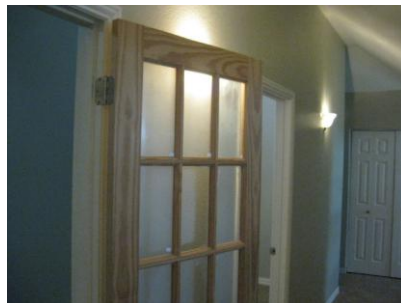


☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

This inspection evaluates the physical condition and operation of accessible interior and exterior doors, including overhead garage doors and their associated automatic openers. The assessment focuses on proper fit, hardware functionality, and the presence of basic safety features (such as auto-reverse mechanisms on garage doors). This evaluation represents a visual snapshot at the time of inspection; doors or entryways blocked by personal property or stored items are strictly excluded from this evaluation.

Comments:

- Upstairs middle bedroom: Doors were not painted or stained.



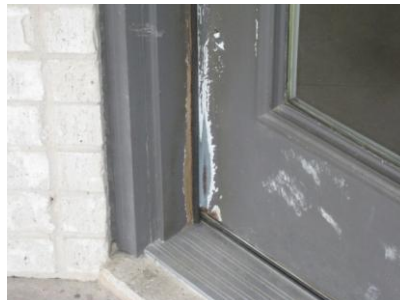
I	NI	NP	D
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Deficiencies:

- **Master Bedroom: The middle dead bolt does not extend into the door frame.**



- **Garage: Starting Feb 1, 2022, The TREC requires inspectors to list as deficient, doors between living area and garages that do not have self-closing hinges. Regardless of when the home was built or standards at time of construction.**
- **Back Patio: Pet damage on the door and trim.**



- **Upstairs middle bedroom: Both sides of the door skin was damaged.**



- **Garage: The pet door installed in the garage entry door breaks the required fire separation between garage and living quarters.**

I	NI	NP	D
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- **Exterior west side: There is moisture/pest related wood rot on the side trim of the overhead garage door near the bottom.**



☒ ☐ ☐ ☒ **H. Windows**

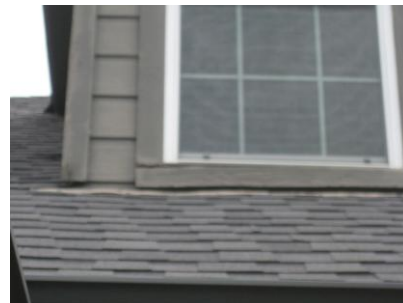
This inspection covers the presence, general condition, and operation of accessible windows, screens, and locks. Please be advised that signs of lost seals in thermal pane windows can fluctuate or disappear entirely with changes in temperature and humidity; therefore, some failed seals may not be evident at the time of inspection. Windows are evaluated strictly for obvious, visible fogging. If any failed thermal seals are identified, we recommend that a window specialist inspect all windows in the home for a comprehensive evaluation. Additionally, windows obstructed by furniture, storage, or fragile personal property will not be operated. Storm windows are excluded from functional testing.

Comments:

- Interior: The windows were very dirty. This made it difficult to determine if vapor seals were damaged.

Deficiencies:

- **Roof: Exterior wood trim board of window has moisture related damage.**

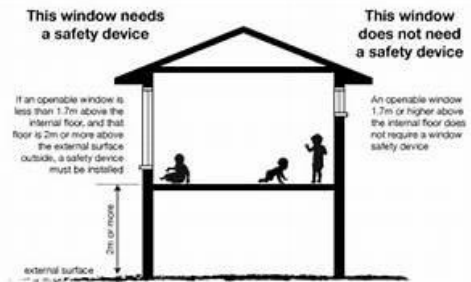
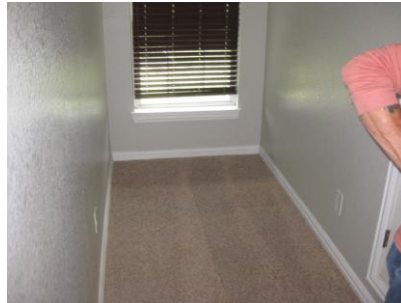


I	NI	NP	D
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- **SE bedroom: Thermal pane window seal was in the beginning stages of failure and small amounts of moisture have begun to enter between the panes of glass. In time, the windows will need to be replaced as the windows become foggy.**



- **Upstairs: Starting 2-1-2022 The TREC now requires reporting the absence of fall protection, in windows that are located less than 24 inches from the finished interior floor and greater than 72 inches from the exterior finished grade as a deficiency. While this may not have violated building practice at the time of construction. These are now a known safety hazard.**



- **Exterior west side: There should be weep holes above all metal lintels, this is to allow water to run off the steel and not pool behind bricks. This standard was added in 2018**



- **Exterior: Some of the screens were damaged.**

I	NI	NP	D
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- **Garage:** Thermal pane window seal was in the beginning stages of failure and small amounts of moisture have begun to enter between the panes of glass. In time, the windows will need to be replaced as the windows become foggy.



☒ ☐ ☐ ☒

I. Stairways (Interior and Exterior)

This inspection covers the general condition, structural performance, and safety of accessible interior and exterior stairways, guardrails, and handrails. The evaluation focuses on identifying major safety hazards, such as loose handrails, unstable steps, improper riser uniformity, or unsafe spacing between balusters. This point-in-time visual assessment does not cover hidden framing defects or stairs obstructed by the occupant's stored items.

Comments:

- **Garage:** Minor defect in the Luan cover. The structural components of the attic stairway were intact.

Deficiencies:

- **Upstairs:** The guardrail at the top of the stairway is loose and needs to be tightened.



I	NI	NP	D
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- **Upstairs: Handrail at the top of stairway does not turn into wall or to a post or a safety terminal.**

☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

This inspection covers only the readily visible, accessible components of the fireplace and chimney structure. Inspection of the internal chimney flue or liner is excluded as it is beyond the scope of a TREC inspection. A Level 2 inspection by a certified chimney specialist is recommended prior to use.

Comments:

- Living room: Fireplace Type - Metal Insert/Prefab
- Attic: Chimney Type - Metal Flue Pipe

Deficiencies:

- **Living room: The lever to open and close the damper was missing.**



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

The scope of this inspection includes a visual evaluation of the structural components of all porches, balconies, and associated railings, in addition to the adjacent walkways and driveways

Deficiencies:

- **Front Entry: The posts that support the front porch cover were mounted directly on the concrete. This had led to pest infestation, wood rot. Recommend being mounted on metal mounting plate.**



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☒ ☐ ☐ ☒ **L. Other**

Inspection will include a representative number of installed cabinets.

Comments:

- Kitchen: While the inspection was limited due to the nature of stored items. The kitchen cabinets and counter tops were in acceptable condition with typical defects consistent with the age of the home.

Deficiencies:

- **Exterior: Large crack was noted in front sidewalk.**



II. Electrical Systems

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Inspection includes the service entrance, main panels, sub-panels, and visible wiring types. Front covers are removed for internal evaluation unless blocked by finish materials, restricted access, or unsafe conditions.

Comments:

- Garage: Two 200 amp electric service. Copper was used for both the service and the branch wiring.

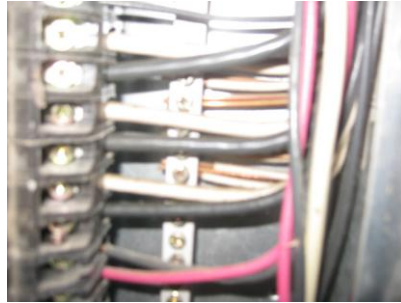


- Garage: There was room for additional circuit breakers in the panel box if needed.
- Exterior west side: Oncor service meter with underground supply.
- Exterior west side: Grounding Electrode Conductor - Present
- Garage: Electrical disconnect present in boxes.

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Deficiencies:

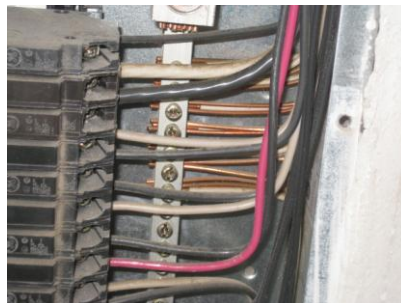
- **Garage: White wires within the panel box that are used as "hot" conductors should be identified. This is commonly done by black tape or marker on the insulation of white wires. Standards require the wires to be identified on both ends.**



- **Garage: There were no covers on the SE lugs in the panel box. This installation is typical for age of service.**



- **Garage: The neutrals (grounded, current carrying conductor- white wires) and ground wires (bare-copper non-current carrying wire) are on same bus bar. Newer standards require them to be separated. This manner of installation does not prevent stray current from being conducted on the grounding wires since it is connected to neutrals. This installation is typical for the age of service.**



- **Garage: Starting 2-1-2022, surge protection is now required for all dwelling unit electric services. In the 2023 NEC, a Type 1 or Type 2 surge protective device (SPD) will be required for dwelling unit services. The SPD may be integral to or adjacent to the electrical service. Additionally, an SPD will be required when an existing service is replaced. TREC requires this to be listed as defect if not present regardless of when the home was built.**

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- **Garage: Starting 2-1-2022 The TREC now requires the absence of arc-fault protection in the following locations: kitchens; family rooms; dining rooms; living rooms; parlors; libraries; dens; bedrooms; sunrooms; recreation rooms; closets; hallways; and laundry area; to be listed as deficient regardless of when the home was built or standards at the time of construction.**

☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Inspection includes accessible receptacles, switches, and fixtures. Outlets with open grounds, reversed polarity, or a lack of operation will be reported as deficient. In occupied homes, some outlets may be inaccessible and untested due to furniture or stored items.

Deficiencies:

- **Front Entry: The push button was damaged, but the doorbell did sound**
- **Attic above the garage: Junction box was missing the cover plate. They are intended to contain fire and prevent electric shocks from exposed wires. Recommend installing cover plates over junction boxes where missing.**



- **Starting 2-1-2022 The TREC requires inspectors to list as deficient any electrical receptacle that is in laundry room and not GFCI protected. There was no GFCI protection for electric dryer receptacles in the laundry room. GFCI protected electric receptacles should be in this area by modern standards.**
- **Exterior: Electrical connection at well head has been incorrectly made outside of a junction box, which is a potential shock-hazard. All such connections should be made inside a junction box.**



- **Starting 2-1-2022 The TREC requires all electric receptacles that are located within six feet of the outside edge of a sink, shower, or bathtub; be GFCI protected. This includes hall outlets and other wall outlets. This was not required when this home was constructed.**

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- Starting 2-1-2022 The TREC requires inspectors to list as deficient any electrical receptacle that is less than 5' 6" from the ground that is not marked as tamper resistant. Regardless of when the home was built or standards at the time of construction.

☒ ☐ ☐ ☒ **C. Smoke detectors**

Inspection verifies the presence of detectors in required locations. Carbon monoxide detectors expire after 6 years; smoke detectors after 10 years. Monthly testing and biannual battery replacement are recommended. Testing only confirms audible operation at the time of inspection. Alert Home Inspections provides no warranty on future performance or effectiveness.

Deficiencies:

- Attic south side: The smoke alarm was missing from the mounting bracket and should be replaced for safety.



☐ ☐ ☒ ☐ **D. Other**

III. Heating, Ventilation and Air Conditioning Systems

☒ ☐ ☐ ☒ **A. Heating Equipment**

The heating system type will be noted, and evaluation is limited to an operational test. Component interiors (fans, burners, heat exchangers) are not accessible without disassembly and are excluded from this inspection.

If the system lacks a documented history of annual professional maintenance, servicing by a licensed HVAC technician is recommended prior to closing. We suggest replacing thermostat batteries upon move-in and annually thereafter.

Comments:

- Attic west side: Mfg. Lennox
serial # 1522G69562
date July 2022

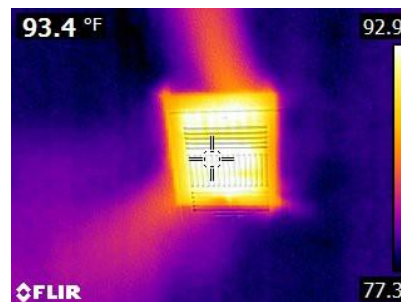
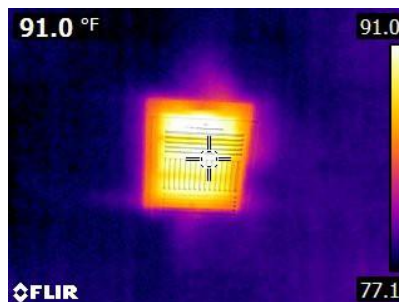
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- Attic south side: Mfg. Mastic was on the label and the info could not be read
serial # 6004J36168
date Unknown

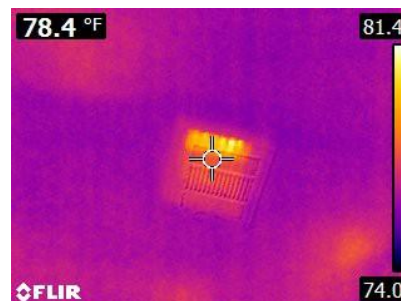


- Attic west side: The electric forced air heating unit responded to normal user controls at the time of the inspection.



Deficiencies:

- Upstairs thermostat: **I recommend having a licensed HVAC technician further inspect the system; and make any repairs needed.** Electric heat was tested with little change at registers.



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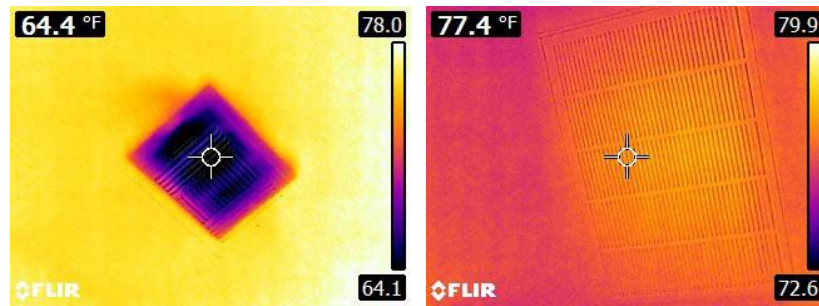
☒ ☐ ☐ ☒ **B. Cooling Equipment**

Cooling system evaluation consists of an operational test only. Assessing efficiency, age adequacy, refrigerant leaks, or using pressure gauges is outside the scope of a standard TREC inspection. Internal components (fans, evaporator coils) are not accessible without disassembly and are excluded from this inspection.

If the system lacks a documented history of annual professional maintenance, servicing by a licensed HVAC technician is recommended prior to closing.

Comments:

- Living room thermostat: At the time of inspection the compressor/condensing unit responded to normal user controls and achieved an acceptable differential temperature split between the air entering the system and that coming out, of 15° - 22° F. Temp split was measured at registers.



- Exterior west side: Mfg. American Standard
serial # 61058HK5F
date March 2006
Coolant type-R-22
This equipment is beyond the typical life expectancy range. Standards suggest Air Conditioners will last 8-15 years.



- Exterior west side: The American standard system was charged with R 22, which is no longer being produced at previous levels. The government has changed the refrigeration standards for residential air conditioners. As availability of R-22 declines, the price will continue to increase dramatically, causing service and maintenance cost to increase.
- Exterior west side: Mfg. Comfort Aire
serial # 1922H53392
date May 2022
Coolant type- R410A

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Deficiencies:

- Exterior west side: The vapor line insulation was missing or damaged near the condensing unit. Recommend repairs for energy efficiency.



- Attic south side: Evidence of past water in the pan, does not need immediate repairs.

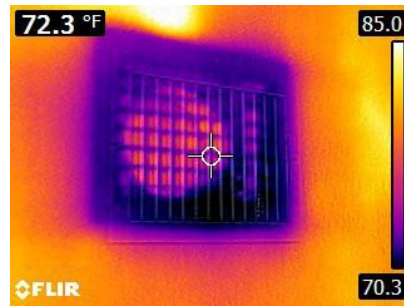


- Attic: The running P trap was not insulated in the attic. The P trap holds cold water from the A coil. The condensation that will form on the pipe exterior often drips onto insulation and the sheet rock below. The standards state. Mechanical system piping capable of carrying fluids above 105°F or below 55°F shall be insulated to a minimum of R-3.



- Upstairs thermostat: Air-conditioning responded, but failed to achieve a 15°F - 22°F degrees, differential temperature split between the air entering the system and that coming out. **This system should be further evaluated and/or serviced by licensed HVAC technician. Equipment is not functioning as intended.**

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☒ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**

Inspection includes a random visual evaluation of the type, condition, and routing of visible ducts and filters. Register airflow velocity, volume/capacity, internal duct cleanliness, and the balance or evenness of heating and cooling throughout the home are strictly outside the scope of this inspection.

Comments:

- Attic: The visible portions of the HVAC air ducts were found to be in satisfactory condition on the day of the inspection.
- Attic: Type - Flex, with fiberglass insulation

☒ ☐ ☐ ☐ **D. Other**

Comments:

- Interior: Filter size was 25x30x1
- Interior: Filter size was 16x25x1

IV. Plumbing Systems

☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems and Fixtures**

Inspection covers visible, accessible water supply components. The inspector is not a licensed plumber. A hydrostatic test by a plumbing professional is recommended for any galvanized supply lines prior to closing. Water treatment/softener systems are excluded. Shut-off valves found in the 'off' position will not be operated. Shower pans are evaluated visually under standard flow conditions; full flood-testing is not performed

Comments:

- Exterior west side: The water filter/softener was not tested; these are specifically excluded by TREC.

Deficiencies:

- **Upstairs Bathroom: The shower stem need adjustment. The water would only get moderately warm.**

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- **Hall bathroom: Small chip on the tub porcelain.**



- **Kitchen: Kitchen faucet leaked at stem while in use.**



- **Master bathroom: Tub fixture leaked around the stem while in use and should be repaired.**



- **Master bathroom: The finish of the sink was damaged, does not appear to be leaking but should be monitored as time passes.**



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☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**

Inspection is limited to the performance of visible wastewater and vent pipes. Buried or underground lines are inaccessible and excluded. A camera scope or hydrostatic test by a licensed plumber is recommended, especially for properties with cast iron drain lines. Bathtub overflow drains are not tested due to the risk of dried-out gaskets leaking, and washing machine standpipes are excluded from functional testing.

Comments:

- Master bathroom: Evidence of past water leak. Rust on trim ring and stains on wall. The area was dry at time of inspection.
- Exterior: Drain line clean outs were noted to be located on exterior walls and in backyard.

Deficiencies:

- **Upstairs Bathroom: There is a leak under the sink at the drain line connection to the sink.**



- **Upstairs Bathroom: Sink drain fittings shall have a smooth interior waterway of the same diameter as the piping served. Drainage fittings shall have no ledges, shoulders or reductions which can slow or obstruct drainage flow in the piping.**



- **Master bathroom: Drain stopper was not attached to tub.**



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- **Hall bathroom: Drain stopper was not attached to tub.**



- **Exterior: Minor damage to clean out caps.**



☒ ☐ ☐ ☐ **C. Water Heating Equipment**

This inspection covers the water heating equipment and the temperature and pressure relief (TPR) system. Where accessible, the system type, capacity, and age will be identified. Traditional water heaters with an age exceeding 10 years are considered near or past their engineered life expectancy. While they may still function, they carry an increased risk of failure; we recommend budgeting for replacement and consulting a licensed plumber for a comprehensive evaluation.

Comments:

- Garage: Mfg. name AO Smith
50 gallon Electric
serial # J04J03902
Mfg. date-Aug 2004
- Garage: The water heater performed as expected; heated water was delivered to all interior fixtures.



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- Garage: The water heater is pretty old and even though it is heating water today it may be nearing its end. Recommend budgeting for a new appliance in the near future due to being past normal, 10-11 years of life expectancy.

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D. Hydro-Massage Therapy Equipment

This inspection covers the operational performance of built-in hydrotherapy and whirlpool bathroom equipment. Evaluation is limited to accessible components and visible surfaces under standard operating conditions. Internal plumbing lines, framing, and electrical connections located behind finished walls or tub surrounds are not visible and are excluded from this inspection

Comments:

- Master Bathroom Closet: GFCI Protection - Present

Deficiencies:

- **Master bathroom: Access Cover - Not Present**

Access shall be provided to circulation pumps in accordance with the fixture or pump manufacturer's installation instructions. minimum size of field-fabricated access openings, of not less than 12 inches by 12 inches. Where pumps are located more than 2 feet from the access opening, an opening of not less than 18 inches by 18 inches shall be installed. A door or panel shall be permitted to close the opening. The opening access shall be unobstructed and be of the size necessary to permit the removal and replacement of the circulation pump.



- **Master bathroom: Hydro-therapy tub was turned on and jets activated resulting in the circulation of organic debris in bath water. Recommend flushing system per manufacturer's instructions for sanitary reasons.**



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E. Gas Distribution Systems and Gas Appliances

The inspection of the gas system is limited to a visual evaluation of the condition of all accessible and visible gas piping and connections. This does not constitute a pressurized gas leak or pressure-drop inspection. If a technically exhaustive pressure test of the gas lines is desired, a licensed plumber should be contacted.

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F. Other

V. Appliances

☒ ☐ ☐ ☐

A. Dishwashers

This inspection covers the operational performance and visible condition of the dishwasher, including the door gasket, control panels, soap dispenser, and interior components such as trays, rollers, and spray arms. Please note that the drain line routing is frequently obscured by cabinetry or appliances and may not be fully visible for inspection.

Comments:

- Kitchen: Dishwasher responded to normal user controls and ran through all of its cycles in normal mode. The dishwasher appeared to function properly at the time of inspection.

☒ ☐ ☐ ☐

B. Food Waste Disposers

This inspection covers the splashguards, grinding components, and exterior condition of the disposal unit. Appliance systems occasionally experience manufacturer safety recalls. We recommend utilizing the manufacturer's model and serial number to check for any active recalls through the Consumer Product Safety Commission (CPSC) or an authorized appliance verification service prior to closing.

Comments:

- Kitchen: The food waste disposal tested good and performed as expected.

☒ ☐ ☐ ☐

C. Range Hood and Exhaust Systems

This inspection covers the operational performance of the vent fan, light, and the visible exterior components of the range hood. Appliance systems occasionally experience manufacturer safety recalls. We recommend utilizing the equipment's brand, model, and serial number to verify its current safety recall status through the Consumer Product Safety Commission (CPSC) or an authorized verification service prior to closing.

Comments:

- Kitchen: All components of the range hood and light were found to be in working condition on the day of the inspection.

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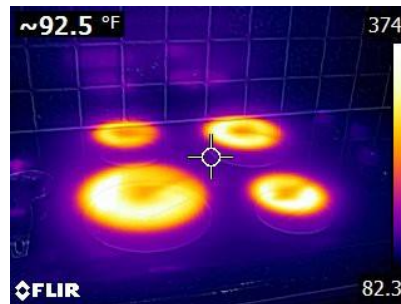
- Kitchen: Vent Pipe Termination - Recirculating

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

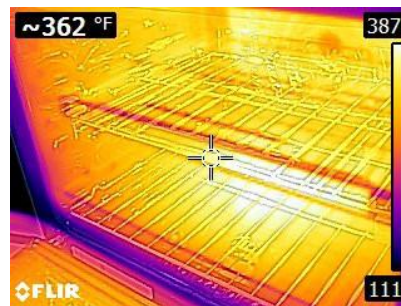
This inspection covers the knobs, elements, drip pans, handles, glass panels, and interior/exterior components of the range, cooktop, and oven. The oven is functionally tested for temperature accuracy. Freestanding ranges are also evaluated for the presence of a safety anti-tip bracket. Cooking appliances are subject to occasional manufacturer recalls; we recommend verifying the equipment's current safety status using the model and serial numbers through the Consumer Product Safety Commission (CPSC) or an authorized verification service.

Comments:

- Kitchen: All components of the stovetop were found to be in satisfactory condition on the day of the inspection.



- Kitchen: Oven tested at 350 ° F bake set point, 362 ° F was the actual reading (maximum 25 ° F variance).



- Kitchen: Type of Cooktop and Oven - Electric

☒ ☐ ☐ ☐ **E. Microwave Ovens**

This inspection covers the knobs, handles, glass panels, door alignment, and safety seals of the built-in microwave oven. The unit is functionally tested for operational performance. Appliance systems occasionally experience manufacturer safety recalls. We recommend utilizing the equipment's brand, model, and serial number to verify its current safety status through the Consumer Product Safety Commission (CPSC) or an authorized verification service prior to closing.

Comments:

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- Kitchen: The microwave functioned properly at the time of inspection. Water was heated and the resulting temperature was 156° F.



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

This inspection covers the operational performance of the mechanical exhaust fan, evaluating it for unusual sound, proper speed, and excessive vibration levels. Mechanical exhaust vents should be cleaned periodically to maintain proper airflow. Please note that the inspection also verifies that the system terminates properly to the exterior of the structure.

Comments:

- Interior: Each of the exhaust fans performed on the day of the inspection.

Deficiencies:

- Interior: Fans terminate in the attic. Typical installation for age of home.

☒ ☐ ☐ ☐ **G. Garage Door Operators**

This inspection covers the condition and operation of the garage door operator utilizing the manual wall push button. The system is also evaluated for required safety features, including the operation of the photoelectric sensors and the automatic auto-reverse safety mechanism. Portable remote-control transmitters are not evaluated as part of this inspection.

Comments:

- Garage: Automatic garage door opener contact auto reversing feature and the infrared auto reversing feature functioned satisfactorily at the time of the inspection.

☒ ☐ ☐ ☐ **H. Dryer Exhaust systems**

This inspection covers the visible condition and routing of the dryer exhaust duct. Evaluation is strictly limited to accessible areas. Per TREC guidelines, the system is monitored to ensure it utilizes approved rigid or semi-rigid metal piping, transitions safely, and terminates completely at the exterior of the structure with an approved cap or damper

Comments:

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- Laundry room: Dryer was attached to the vent. The condition of the vent interior is undetermined. When the house is re-occupied the vent should be cleaned as needed before dryer is reconnected.

☐ ☐ ☒ ☐ **I. Other**

VI. Optional Systems

☐ ☐ ☒ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

When requested, the inspection of the lawn sprinkler system covers the manual operation of all accessible zones and stations. The inspector does not evaluate the automatic programming functions of the timer, the operation of rain or freeze sensors, or the internal mechanical effectiveness of anti-siphon valves and backflow prevention devices. The evaluation is strictly limited to a visual check for the presence of a backflow device and the manual operation of the sprinkler heads.

☒ ☐ ☐ ☒ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

This inspection covers the visible condition of the pool/spa decking, coping stones, tile, skimmers, and valves, as well as the manual function of accessible equipment and lighting. It does not evaluate underground piping, main drains, or any structural components below the water line, as these are hidden from view. Electrical systems are checked purely for visible hazards and required GFCI safety protection. Pool heaters are explicitly excluded from this evaluation and require a specialized pool technician for comprehensive testing.

Comments:

- Exterior: NOTE: Diving Boards and/or Slides - The U.S. Consumer Product Safety Commission strongly recommends that all diving boards and/or slides be removed from pools for reasons of safety.
- Exterior: The filter type is DE filter.

Deficiencies:

- Exterior: **Recommend having a pool and spa specialist to inspect and make any necessary repairs. The LED display was not visible. Repairs are needed.**



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- Exterior: The gauge lens was damaged.



- Exterior: GFCI'S Pool Light Protection - Present I could not confirm the light was functional due to defective LED
- Exterior: Due to the presence of a pool, the gate should be fitted with hardware to make it self closing and latching. This is a child safety and liability issue. Suggest installing specialized alarms (available at pool supply) on all exterior doors that provide access to pool.



- Exterior: The pumps were functional, but I could not see which aux was labeled as pump and what was labeled as cleaner.



- Exterior: Sealant between coping and the deck need improvements.



I	NI	NP	D
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☐ ☐ ☒ ☐ **C. Outbuildings**

The inspection of detached outbuildings is an optional ancillary service performed only upon client request and with prior agreement. It involves additional fees and covers the visible structural performance, evidence of water penetration, and accessible electrical, plumbing, and HVAC components. Please note that underground utility supply lines running between the main structure and the outbuilding are hidden from view and excluded from this evaluation.

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

When requested, the inspection of the water well covers the visible pump and storage equipment, including the operation of pressure switches. At least two fixtures will be operated simultaneously to observe water pressure and system performance. This visual inspection excludes opening, uncovering, or removing pump components, well heads, or screens. The inspector does not determine water quality, potability, or supply reliability, nor locate underground leaks. Electrical components are evaluated strictly for visible hazards and proper grounding.

Comments:

- Garage: Storage Equipment - Pressure Tank
- Garage: 1.5 HP submersible pump control head noted
- Exterior: Well Location - Front yard approximately 100' feet from septic equipment.
- Garage: While running multiple faucets and fixtures, no pressure fluctuation was observed during the inspection. The pump recharged the pressure tank from 40 psi to 60 psi.

Deficiencies:

- **Exterior: The well plumbing was not adequately insulated. I recommend having plumbing pipes, insulated to protect against freezing in winter.**



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☒ ☐ ☐ ☒ **E. Private Sewage Disposal Systems**

This report evaluates the accessible components of the on-site sewage facility (septic system) at the time of inspection and shall not be construed as a warranty of future performance or suitability for any particular user. Evaluating environmental impact or soil contamination is outside the scope of this survey.

Septic systems are buried components hidden from normal visual evaluation; therefore, predicting future performance, exact component locations, or total life expectancy is not possible through non-invasive methods. Excavation, uncovering components, or pumping the system is excluded. Periodic tank pumping is recommended to prevent damage to the absorption field. Per TREC guidelines, the inspector is not required to determine the system's exact tank capacity, structural design type, or overall operational adequacy.

Comments:

- Interior: I recommend consulting with seller to obtain the history and service records of private wastewater system. If no records are available, I suggest you consider having the tanks pumped empty prior to closing. Wipes were noted in the bathrooms. When these are used with homes on a septic system, the storage tank can become filled prematurely requiring the pumping of the septic tank more often.



- Exterior west side: Observed the 2 sprinkler heads operate and there was no odor from the spray.



- Exterior west side: I verified acceptable operation of the aerobic septic system by the test switch located on control head and by lifting floats in the final tank.
- Exterior west side: Type - Aerobic
Spray off field location- west side of the home
Control head location- west exterior wall

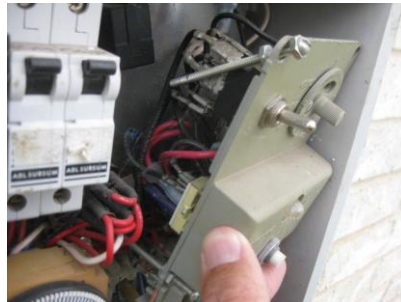
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Deficiencies:

- Exterior west side: The audible alarm failed to sound when test switch was moved. The visual does function.



- Exterior west side: The board was not secured within the control head box.



☐ ☐ ☒ ☐ **F. Other Built-in Appliances**

☐ ☐ ☒ ☐ **G. Other**

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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.

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 **limited** visual survey and basic operation of the systems and components of a building using normal controls and does not require the use of specialized tools 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 parts, 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 herein;
- (ii) Elevators;
- (iii) detached structures, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed; or
- (v) 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, or solar panels;

(B) report:

- (i) past repairs that appear to be effective and workmanlike;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, capacity, reliability, marketability, operating costs, recalls, counterfeit products, life expectancy, age, energy efficiency, vapor barriers, thermostatic operation, code compliance, 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, or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; or
- (iv) types of wood or preservative treatment and fastener compatibility;

(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 part, 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 penetration(s); 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) operate recirculation or sump pumps;

(K) remedy conditions preventing inspection of any item;

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- (L) apply open flame to operate any appliance;
- (M) turn on decommissioned equipment, systems, or utility services; or
- (N) Provide repair cost estimates, recommendations, or re-inspection services.

Manufacturer's recalls are outside the scope of this home inspection. For Information regarding recalled appliances, heating equipment, building materials, plumbing materials and more visit the US Consumer Product Safety Commission on the Internet at <http://www.cpsc.gov>.

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.

If occupied, this inspector may not be able to check all windows, floors and outlets in this structure. Since I do not have access to the sellers wifi or passwords, I cannot operate the smart features for door bell, camera, garage door, lawn sprinkler, HVAC, refrigerator, security system, etc., any appliances are operated in manual modes only and wifi controls or other smart features are excluded from the inspection. Ask the seller for more information.

Additional written information provided with this inspection report.

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