



PROPERTY INSPECTION REPORT

Date: August 23, 2018

Date of Inspection: August 22, 2018

Prepared for: [REDACTED]

Concerning: [REDACTED]

Contact: [REDACTED]

By: Fernando Martinez, Professional Inspector #2945, Wendy Matson #3666, Elissa Martinez #10490

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 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 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 an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

I=Inspected

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

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

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

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.

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TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN

CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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I. Structural Systems

A. Foundations

Type of Foundation(s): post tension cable

Comments:

1. The foundation is performing as intended.
2. To begin our inspection, we start examining the foundation, since it is the basis of a sound home. We use a professional engineering tool called a “Zip” level, which is an electronic measuring device, to determine if the foundation is level to within tolerances. The allowable deflection is determined by the length in inches divided by 360. (L/360). The benchmark can be any point in the house; in this home, the fireplace was used. The digital reader is taken to each room, usually to an exterior wall unless otherwise noted, and measured. The information below refers to each room as though one is looking at the house from the street. (Note that this is true of any directions given in this report). The following elevations were found, taking carpeting or step-ups into consideration):
 - a. Rear right corner of living room was 1/10” lower
 - b. Left rear corner of breakfast room was even
 - c. Far left corner master bedroom was 2/10” lower
 - d. Entrance to master bathroom was 5/10” lower
 - e. Front elevation office was even
 - f. Right elevation front corner was 9/10” lower

This system establishes the relative elevations of exterior floors in most areas of the home to help determine if and how the foundation may be moving. These readings provide you with a reference point for future evaluations of your foundations performance, but is not meant to be a substitute for a structural engineering report, which you may want to obtain. It was found that the floor/slab is within tolerance.

3. Cracks/crack in the corner of the slab at the rear master bedroom window area seen. Most of the corner sloughed off, however we do not consider corner cracks to be serious cracks (note)

B. Grading and Drainage

Comments:

1. At the left side of the house, near the gate, the swale has been filled in and must be re-established - The grade around the home should be such that there is positive drainage away from the foundation wall.

A swale was built into the yard of this home, it can be reestablished by digging the soil out to direct water flow. A swale is needed at this area.

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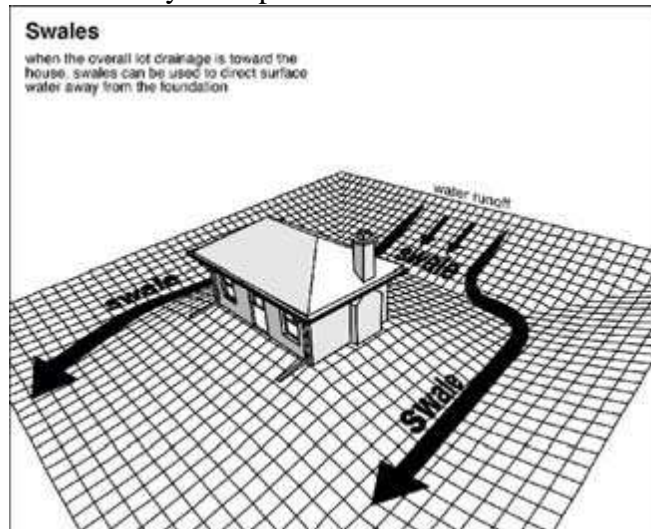
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A swale is a depressed area of the land that forms a collection area, which then drains to a lower area, normally the street as shown in the diagram below. If a swale is not possible a storm conveyance system may be the next best thing, however, these need to be cleaned out every few years to assure that they are free-flowing in case of heavy downpours.



C. Roof Covering Materials

Types of Roof Coverings: composition shingles

Viewed from: on top with drone. Was the roof accessible? No due to height (Inspectors are not required to climb on top of roofs due to *height*, slope or other Conditions.)

Comments:

1. The shingles were 30 year dimensional in good condition.

I=Inspected

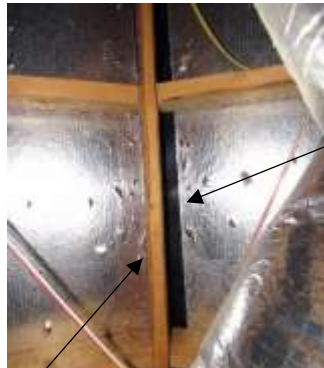
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- 2. All ridges have ridge venting, which is needed to allow hot attic air an exit, however, the ridge over the a/c units, area circled below, the shingle sheathing has been cut excessively, which allows rain into the area and onto the a/c units, which has severely deteriorated the metal fixtures. An a/c technician is needed to determine whether this has created holes or other problems on the interior of the units. Repair needed to this ridge by removing the existing vent, adding wood to one side of the ridge and remove 1” of wood from the other side, then reinstall vent.



Cut too wide

Not cut enough



Above photos and photo below show damage done to a/c units from incoming water



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D. Roof Structure and Attics

Viewed from: inside the attic

Approximate Average Depth of Insulation: 12"

Comments:

1. Location of attic space: upstairs hallway
2. Some vertical insulation is falling off – replacement needed



3. Framing: 2" x 8" ridge with 2" x 6" rafters, spaced 24" on center (note)
4. Difficult to maneuver in this attic (note). Walkway crowded with belongings.



5. The front garage area was observed to have several rafters that had been "sistered", meaning repair by reinforcing by adding additional rafters to existing ones. They had not separated from the ridge (note). This would be the proper repair for separated rafters.



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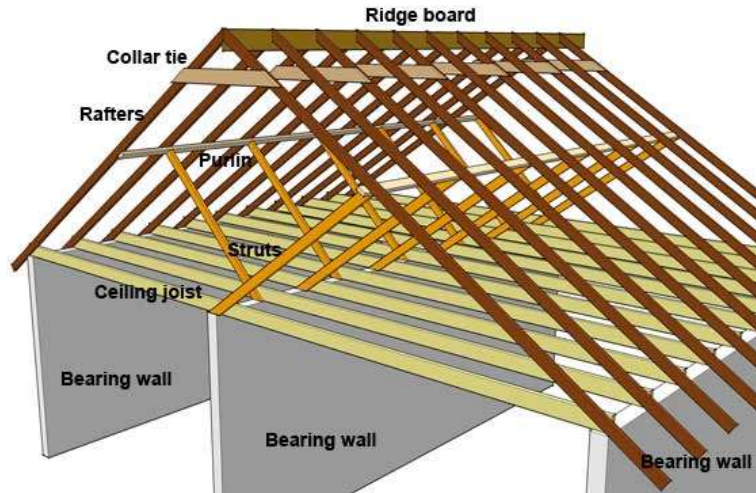


Diagram above illustrates attic framing terminology

E. Walls (Interior and Exterior)

Comments:

- 1. The cladding of this home is brick with natural stone (note)



Area of discussion below:

- a. The front of the home, where the overhead garage door opening is located shows multiple cracks, both at the corners and in the center (which is also deflected), which indicates excessive stress. The left and right sides also show stress and movement as separation that is cracking the bricks.

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All photos on this page show cracks in and around the front overhead garage door area

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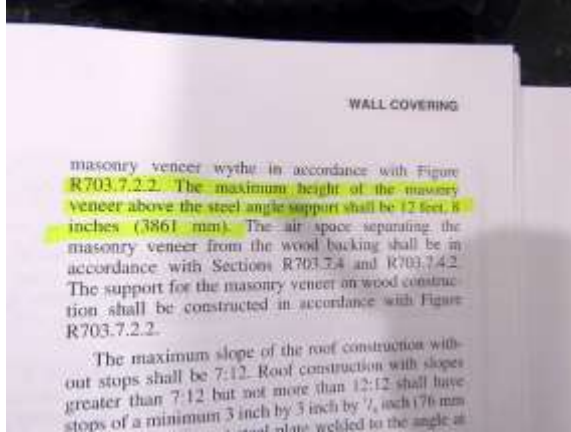
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- b. The maximum distance above a lintel is only 12', as shown in the code manual, below. This area has 18' above it. Measurements were taken on the left and right sides of the lintel (right side was 1" higher than the center within 8' and then 1/2" higher on the left side = deflection of 1")



- i. The repair would be to remove all brick at this area in order to install a double lintel.
 - ii. Note that the lintel itself was installed properly (it is the excessive weight above it that is causing the problems)
2. Left elevation cement board siding has come apart at the joints. Re-nailing and caulk needed.



3. Note that due to laundry equipment in place, the walls, electrical and gas behind them were not visible.

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F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Comments:

- 1. Front door has light showing at the bottom opening edge – more insulation needed.



H. Windows

Comments:

- 1. Front center bedroom window has broken sliders and missing screen
- 2. Front left bedroom window was not openable (likely due to brick movement at this area of the exterior). Screen missing

I. Stairways (Interior and Exterior)

Comments:

- 1. Stair handrail at the second floor overlook is starting to become loose

J. Fireplaces and Chimneys

Comments:

- 1. The fireplace was a prefabricated metal manufactured fireplace that vented by a flue pipe. The following was found:
 - a. The burner is controlled by a manually operated gas valve on the wall near the fireplace, right side

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b. Damper stopper was used correctly on damper

K. Porches

Comments:

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:



1. The following information, unless otherwise written “deficiency” is considered a note for reference purposes:
 - a. The panel box was located on an outside without 3’ clearance required by the code from the bushes that did not allow the inspector to access the interior of the panel in a safe manor. The bushes **MUST** be cut back. (deficiency)



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The National Electric Code requires min. 3'0" there are several rules defined in section 110.26 of the NEC; for 600 volts or less it is:

- left to right the minimum clearance is 30" or the width of the equipment, whichever is larger
- in height, there should be 6' 6" minimum height to stand in front of the equipment (exception for dwelling units for panels 200 amps or less)

- b. Type: Underground (note)
- c. Brand of panel box: Square D (note)
- d. The size of service is: 400 amp (note)
- e. Room for additional circuits? yes (note)
- f. Type of system: 3-wire grounded system (note)
- g. All wire sizes correspond to breaker requirements. (note)
- h. ARC fault circuit interrupter breakers were not seen in the panel box
 - i. These breakers are intended to protect against fires caused by electrical arcing in the wiring by shutting off the power to the circuit when an electrical arc is detected in the circuit **If this house was built prior to 2002, the breaker panel is not required by the NEC to be equipped with arc fault prevention breakers, however, you may want to consult with an electrician and consider having them installed for safety purposes. Follow this link to learn about arc fault:**

This was not required when the house was built, however, it is a recommended upgrade

<http://www.nachi.org/arc-fault-circuit-interrupters.htm>

B. Branch Circuits

Comments:

1. Bulb out in one master bedroom ceiling fan light fixture
2. Outlet on left exterior wall did not have a water proof cover
3. Attic light fixture over a/c units not operating

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: furnace with HVAC unit

Energy Sources: gas

Comments:

B. Cooling Equipment

Type of Systems: split systems (inside and outside units)

Comments:

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1. Thermostat downstairs set on 72F upstairs set on 72F (note). The units were turned down to run continually for approximately 45 minutes to allow them to reach their maximum potential. The downstairs unit produced a properly cold temperature of 55F with 70 at the air return (good), however, the upstairs unit did not at 58F (supply) and 70F at air return (not a good differential) A/C technician needed to perform a sniff test to determine if coolant line has a leak.

2. A/C units:
 - a. Unit #1 on the left of attic:
 - i. Condensation drips into the pan due to lack of enough neoprene insulation and/or proper sealing around the protrusions, shown below. Need to use UL silver tape covered with high velocity duct sealant.



1. The condensation has caused mold growth on the surface of the unit.



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Note that mold growth on the surface of unit indicates the attic is too humid. This can be eradicated by using a solution of 10 to 1 solution of water to bleach, sprayed on by a person wearing gloves and an N-95 mask.

iii. A “float” was seen in the pan. *

a. Unit #2 on the right side of attic:

i. Condensation drips into the pan due to lack of enough neoprene insulation and/or proper sealing around the protrusions, shown below. Need to use UL silver tape covered with high velocity duct sealant.

iii. A float was not seen in the pan, possibly obstructed by wood flooring boxes. See explanation for “float” at the end of this report*

C. Duct Systems, Chases and Vents

Comments:

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: normally at street

Location of main water supply: inside garage, right wall

Static water pressure reading: 70 psi

Comments:

1. Main water shut off is located inside the garage on the wall. The shut off handle is seized. Repair needed.



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- 2. Exterior faucets did not have anti-siphon devices on the end, which are shown in the photo below:



- 3. Interior problems found:
 - a. Caulking needed around escutcheon plates. The master shower escutcheon plate has staining around the bottom that allows inspector to think water gets inside on a regular basis.



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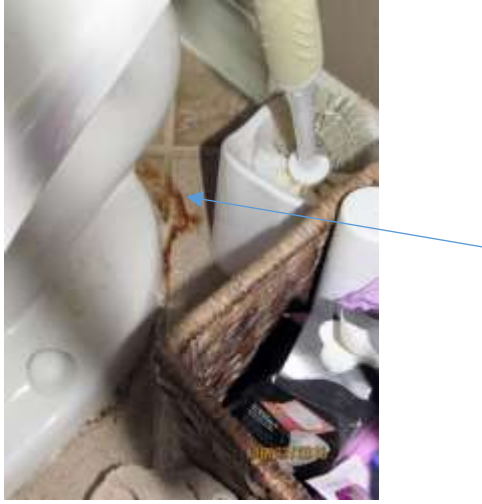
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- b. Master toilet shows signs of water leakage – reset with new wax ring



- c. Toilet on the second floor, left elevation is very loose on the floor – need to reset with a new wax ring.

We recommend that this be done prior to closing in case the work turns out to be more extensive than just resetting, i.e., subfloor damage or flange deterioration (which should be checked by the plumber during course of the work and reported). Additionally, you should be aware that on-going chronic water penetration can allow mold growth between floors, under cabinets or inside adjacent walls. When mold and allergies are a concern, you should have indoor air quality testing or “wall check” tests performed.

***Inspector tested by straddling the toilet to determine if it “rocked” at all.

- 4. Ceilings and walls were tested for moisture by scanning using a FLIR infra-red camera, which uses thermal technology to find the temperature differences in the surfaces. No moisture was found.

**Note that we are not required to use shut off valve handles because they almost always leak. If these valves are original or older than 5 years a plumber should check.

B. Drains, Wastes, and Vents

Comments:

- 1. The whole house drain line was located on the left front corner.
 - a. It did not have an anti-back-up valve cover (which is not required, but **recommended** due to expense and heartache of a sewage backup. There is always a possibility of sewage backup from the main line, which could be

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discovered by a plumber’s camera. This test determines if the lines are broken or have tree roots obstructing the flow. Cover shown below:



Pop up cover keeps the sewer from backing up into the home in this example photo

C. Water Heating Equipment

Energy Sources: gas

Capacity: two 50 gallon tanks not in-line

Comments:

1. First unit flue has light showing around it, likely indicating rainwater penetrates into the attic. Repair needed by roofer.



2. Pans in need of cleaning
3. The temperature/pressure relief valves were not tested at the time of inspection. The valves do not reseal properly when they are operated, which causes the valves to leak. It is best to replace a temperature/pressure relief valve every two years to prevent it from getting clogged with mineral deposits. **This “t/p” valve appears to be at least 2 years old and does require changing.**

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D. Hydro-Massage Therapy Equipment

Comments:

1. The bathtub is a “spa” or hydro-massage therapy bath. The motor and switches must be GFCI protected by either an outlet or a GFCI breaker – right side when entering bath

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

1. The dishwasher is not fastened to the cabinetry
2. The anti-siphon device on the countertop is leaking during discharge cycle – cleaning of hoses needed.



B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

1. Oven was checked and found to be within proper parameters.

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- a. Methodology: the thermostat was at 350 F and the ovens heated to within the allowable + or – 25 degrees, then tested. Note that the self-cleaning feature cannot be operated as per TREC due to time and high temperatures involved.

E. Microwave Ovens
Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

G. Garage Door Operators
Comments:

H. Dryer Exhaust Systems
Comments:

I. Other
Comments:

ADDITIONAL INFORMATION

As licensed Indoor Air Quality Professionals in addition to licensed home inspectors, we perform a search for visible mold growth in addition to conditions that would exacerbate mold growth, such as high humidity, lack of ventilation, etc. We may have offered indoor air quality testing at the time of inspection or discussed that we could return to perform if you desired. However, it must be noted that only the lab can determine what the actual air quality is in a home, and therefore, you should weigh the decision to test during the option period of your home purchase.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems
Comments:

- 1. The panel is located on the left elevation exterior wall. It was not accessible due to bushes

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2. The sprinkler back flow preventer is shown below.
 - a. The handles are/ rusty – they should be changed or sprayed with an anti-rust solution (We use “Gem”)



ABOUT OUR TOOLS

DELMHORST BD2100 Moisture Detector

Note: The green, yellow and red indicators on the DELMHORSDT indicators only and only have meaning during testing.
 Note that the tool is re-calibrated at every inspection, often between readings. It is tested on walls in house to predetermine a standard. The above chart has been gleaned from product literature and other relevant information and formulated into a “chart” by the inspector.
 The DELMHORST BD2100 uses state-of-the-art “pin” type technology and are the only sure way to obtain three key pieces of information quickly and accurately: the moisture gradient (the difference between the shell and core moisture), an estimate of the average moisture content, and the range of moisture content. Pin-type meters operate on the principle of electrical resistance; they use the wood or other surface as an element in a circuit by driving two pins or electrodes into it. This method works because moisture is an excellent conductor of electricity and dry wood is an effective insulator.

From “Measuring Wood Moisture: Straight Talk from DELMHORST”, published 1994

TRAMEX Moisture Encounter Plus

The instrument measures the electrical impedance of the sample by creating a low frequency alternating electric field between the electrodes. This field penetrates under tests to the depth of approx. 1 ¼” (30

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mm). The very small alternating current flowing through the field is inversely proportional to the impedance to the material. The instrument detects this current, detects it amplitude and after processing, drives the pointer to the moving coil meter to the computed moisture value.

About the FLIR Infra-Red Camera:

Used to Find Moisture, Electrical lack of Insulation

An infrared camera is a non-contact device that detects infrared energy (heat) and converts it into an electronic signal, which is then processed to produce a thermal image on a video monitor and perform temperature calculations. Heat sensed by an infrared camera can be very precisely quantified, or measured, allowing you to not only monitor thermal performance, but also identify and evaluate the relative severity of heat-related problems. Recent innovations, particularly detector technology, the incorporation of built-in visual imaging, automatic functionality, and infrared software development, deliver more cost-effective thermal analysis solutions than ever before.

Quoted from the FLIR website

Respectfully submitted,

Fernando Martinez, Inspector

Wendy Matson Martinez, Inspector

Elissa Martinez

Contact numbers: 713-249-8581 Fernando

713-249-4267 Wendy

Email address: homeinspector@swbell.net

Website: www.moldconsultanttx.com

Fernando M. Martinez

Professional licensed TREC Inspector #2945
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Wendy Matson Martinez

Licensed TREC
Home Inspector #3666
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Consultant #1136 by TDSHS

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Stucco Inspector – EDI certified
Certified FLIR Thermographer

Stucco Inspector – EDI certified

Elissa L. Martinez

Licensed Mold Assessment Consultant #1137
Licensed TREC apprentice #10490

Home/business address: 26406 Pine Canyon Dr., Spring, TX. 77380

Associations and Accolades:

Member of Indoor Air Quality Association

Member of BBB with an A rating

Recommended by Angie’s List, 2007, 2008, 2009 , 2010, 2011. 2012, 2013, 2014 “Super Service Award” winners



Learning? For good reads on a variety of topics, follow this link: <http://www.nachi.org/articles.htm>

What we DON'T do:

1. Check shut off valves for toilets and sinks
2. Check water supply lines for refrigerators
3. Check clothes washers
4. Plug in unplugged appliances
5. Check for Toxic or Chinese Drywall

You can learn more about us and our equipment on our websites: www.moldconsultanttx.com

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IMPORTANT INFORMATION

We recommend that you procure a CLUE report for resale homes (Comprehensive Loss Underwriting Exchange) on this home. Follow this link: <http://www.nachi.org/clue-reports.htm>

Unless specified and previously agreed to, this report is not meant to be for forensic purposes

IMPORTANT NOTE: If any of the services (gas, electric, water) are not turned on at time of inspection, we recommend that prior to closing, the service (s) be turned on to assure a full and complete inspection of all appliances.

We encourage you to ask questions about our findings and about this report, especially if something does not make sense! We want to assure that what we have found is understandable.

PHI protocol for testing wet areas of home: checking adjacent walls to wet areas with BD2100 DELMORST moisture detector prior to running water. Then shower heads are started first, tub stoppers are removed from tub and start water running. Water is run approximately 45 minutes, then areas re-checked. If meter registers moisture, water is run longer, then re-checked to confirm leak(s). All areas of the home are scanned using the FLIR BD200 infra-red camera. Access panels are opened where accessible for viewing. Note that in new homes, it is unknown when painting of both wood trim and walls has occurred, which makes it difficult to determine if “moisture” is due to painting or water leaks.

* FOUNDATIONS - General Information: The following information is provided for your reference and may help reduce potential foundation issues:

- * Avoid leaking sewage lines beneath the slab.
- * Avoid negative drainage around the foundation. Soils should slope a minimum of 6-inches in the first 10-feet away from the foundation.
- * Avoid usage of French type drains with perforated piping that can allow water to collect and the soil to swell.
- * Avoid leaking faucets.
- * Avoid leaking swimming pools, spas, fountains and their piping systems.
- * Avoid sloped driveways, walks, patios and pool decks that drain toward the foundation or with open joints that allow for accumulation of water sources.
- * Avoid lawn irrigation leaks and excessive watering times.
- * Avoid ditches that are back-filled and allow drainage toward or under the foundation.
- * Avoid negative roof or gutter system drainage that do not drain adequately away from the foundation.
- * Avoid water penetration through tunnels or decayed and damaged trees.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

- * Avoid overflow of drain lines from the A/C system that drain within five-feet of the foundation.
- * Avoid excessive watering.
- * Avoid excessive soil dryness that typically occurs during a drought period and is often accelerated by tree root

IMPORTANT: If a visual inspection was performed for stucco, it was performed to the best knowledge and opinion of the inspector, who used his experience to determine what causes water penetration in stucco.

*HVAC float information:

From the IRC 2012: M1411.3.1 Auxiliary and secondary drain systems

A water level detection device conforming to UL 508 shall be installed that will shut off the equipment served in the event that the primary drain is blocked. The device shall be installed in the primary drain line, the overflow drain line or the equipment-supplied drain pan, located at a point higher than the primary drain line connection and below the overflow rim of such pan.