

# CAPITAL

HOME INSPECTIONS



Home Inspection Report Provided For  
Bob Smith  
1234 Main St  
Somewhere, TX 76148

## PROPERTY INSPECTION REPORT

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**Prepared For:** Bob Smith  
(Name of Client)

**Concerning:** 1234 Main St, Somewhere, TX 76148  
(Address or Other Identification of Inspected Property)

**By:** Nick Morrow, Lic #20459 05/10/2016  
(Name and License Number of Inspector) (Date)

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(Name, License Number of Sponsoring Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

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

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

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

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

or future reports.

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

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

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

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

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

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

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

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**THIS REPORT AND/OR INSPECTION AGREEMENT IS NOT TRANSFERABLE TO ANYONE OTHER THAN THE ABOVE LISTED CLIENT**

**INSPECTION AGREEMENT**

I/We ("CLIENT") named in the report, hereby request an inspection of the primary building(s) at the named address to be conducted by Capital Home Inspections, herein referred to as the "INSPECTOR" for my/our sole use and benefit.

"CLIENT" warrants that he/they will carefully read the report and any other information as may be presented by the "INSPECTOR". The "INSPECTOR" liability of the 'INSPECTOR'S' principals, agents and employees is also limited to a refund of up to equal to the fees paid.

This liability limitation is binding upon "CLIENT" as well as his/their spouse, heirs, assignees, and anyone else who is damaged or has to pay expenses of any kind because of mistakes or omissions in this inspection and report.

"CLIENT" agrees to immediately accept a refund of the fees paid as full settlement of any and all claims which may ever arise from the inspection and report, and as the maximum amount that may be due for any error or omission by the "INSPECTOR". The fee for this inspection is due at the time of the inspection unless prior arrangements have been made. Unpaid balances over thirty days past due will be assessed a 5% late fee per month and are subject to collections. If alternate methods of collection are needed, client will be charged late fees and any additional collection charges including but not limited to filing, processing and attorneys fees necessary for collection. The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF THE 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.

**CHINESE DRYWALL DISCLAIMER**

This inspection does not include an evaluation or assessment for Tainted/Corrosive Drywall (TCDW) noted as Chinese Drywall.

**SCOPE OF INSPECTION**

THE SCOPE OF THIS INSPECTION IS TO REPORT THE GENERAL CONDITION OF VISIBLE PORTIONS OF PRIMARY BUILDINGS(S) ON THE PROPERTY AND TO INFORM THE "CLIENT" OF MAJOR VISIBLE DEFICIENCIES, AS THEY EXIST ON THE DATE OF THE INSPECTION. The inspection will be performed in accordance with the Standards of Practice set forth by the Texas Real Estate Commission. 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. Copies of these standards are available upon request and can be found by visiting our web site. <http://www.capinspect.com/>

This inspection is limited to a visual examination of the exposed and readily accessible surfaces of the building, and to this

extent includes an evaluation of the observable portions of approximately 350 - 500 items, including the following major components: Foundation, Electrical, Crawl Area, Walls, Plumbing, Ceilings, Attic, Doors, Garage, Site Drainage, Windows, Roof, Cooling System, Floors, Heating System, Venting, Fireplaces, Exteriors, Built-in-Appliances.

The inspection to be performed is a visual inspection only and does not contemplate or involve the dismantling or moving of and object or portion of the premises. Latent and concealed defects and deficiencies are excluded from the inspection  
**THE INSPECTION AND REPORT THEREON IS NOT A WARRANTY, GUARANTEE, INSURANCE POLICY OR SUBSTITUTE FOR ANY DISCLOSURE STATEMENT WHETHER OR NOT IT IS REQUIRED BY LAW.**

No representation is made as to how long any equipment will continue to function. This inspection is limited to the real property and does not include personal property unless so indicated in this inspection report. Maintenance and other items may be discussed, but they are not a part of our inspection.

**CONFIDENTIALITY OF REPORT**

The inspection report is for the exclusive private use of the "CLIENT". The "CLIENT" will be issued additional copies of the report upon request for distribution to his/their agent and to the property owner. This report is confidential and is not to be copied or disseminated to any other party without the expressed written consent of the "INSPECTOR." Use of all disclosures contained in the report is specifically restricted to the transaction for which the inspection was performed. Use of or reliance upon the report by other parties, or for other transactions, is strictly prohibited. Note: This report is copyrighted.

**LIMITS OF INSPECTION**

"CLIENT" understands that the "INSPECTOR" is a generalist, that the "GENERALIST" type of inspection and report is an UNBIASED OPINION BASED UPON the EXPERIENCE OF the individual "GENERALIST" INSPECTOR, and that the inspector is NOT AN EXPERT IN EVERY CRAFT OR PROFESSION.

"CLIENT" AGREES TO ASSUME ALL THE RISK FOR CONDITIONS WHICH ARE CONCEALED FROM VIEW OR INACCESSIBLE BY THE "INSPECTOR" AT THE INSPECTION.

**DISPUTE RESOLUTION:**

**CONTACT:** Should "Client" have a complaint against the "INSPECTOR", prior to any alteration, repair or replacement, "CLIENT" shall provide reasonable notice to, and permit an inspection of the condition(s) which gave rise to the complaint by the "INSPECTOR" or appointees thereof. "CLIENT" agrees to hold the "INSPECTOR" harmless for any and all claims relating to conditions that are altered or repaired without said notice or inspection by the "INSPECTOR" its assignees.

**ARBITRATION:** Unresolved disputes, except ones for non-payment of fees, shall proceed to binding arbitration conducted in accordance with the construction industry relies of the American Arbitration Association, except that the parties shall select an arbitrator who is familiar with the Real Estates inspection profession. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as would a court, and shall follow the substantive rules of law. "CLIENT" understands that jury trial rights are waived under this agreement.

**STATUTE OF LIMITATIONS:** The parties agree that no action may be brought to recover damages against the "INSPECTOR" more than one year after the delivery of the "INSPECTOR'S" written report to the "CLIENT".

**CERTIFICATE OF MERIT:**

No claim of professional negligence or any legal claim can be brought against the "INSPECTOR" without first providing a certificate of merit.

**THE FOLLOWING ARE OUTSIDE THE SCOPE OF THIS INSPECTION**

(Unless contracted for and additional fee)

- Detached ancillary buildings (with the exception of parking structures).
- Conditions that are located in concealed or inaccessible portions of the premises, such as items that are underground or contained within fixtures, walls, or within other closed portions of the building, or concealed by furnishings, personal property or vegetation.
- Termites, dry rot, fungus, mold, mildew, other pests, organisms, or rodents. Structural, geological, and hydrological stability or soils conditions; wave action reporting; any form of engineering analysis. Note: Only licensed engineers can conduct such evaluations.
- Technically complex systems or devices such as self-cleaning ovens, heat exchangers, radiant heating or components, alarm systems, fire detection systems, solar systems, air quality control systems, radio or computer controlled devices, automatic timer controls, elevators and dumbwaiters; satellite dishes.
- Low voltage electrical systems, including but not limited to TV antenna, TV signal cables, telephones, intercoms, security speaker wires, automated equipment, landscape lighting.
- Easements, rights of way, boundaries, condition of title, zoning, previous use or occupancy determination, verification that existing structures and/or repairs were completed in accordance with local code requirements or that they were completed with a building permit, requirements of Americans with Disabilities Act (A.D.A.)
- Environmental hazards, including but not limited to, asbestos, lead, radon gas, formaldehyde, electro-magnetic fields,

underground storage tanks, PCB's, mold, mildew or other toxins.

- Notification of product recalls.
- Private water or private sewage systems or related equipment, such as wells, septic systems, sewage pumps, water softeners, water purification systems and underground drainage systems.
- Building or property measurement and value appraisal: determination of life expectancy; cost estimates for corrective work.
- Swimming pools, hot tubs, spas, waterfalls, ponds, fountains, saunas, steam baths, or similar fixtures and related equipment.
- Determining if a swimming pool, hot tub and/or similar items is level.
- Floor drains, laundry room washing machine drains and exterior underground drains.
- Cosmetic finishes and conditions; freestanding or portable equipment; landscaping and foliage; noise transmission; determination of odors.
- Unique systems with which the "INSPECTOR" is unfamiliar or any component that is specifically listed as not inspected on the inspection report.

#### **DIGITAL PICTURE DISCLAIMER**

Digital pictures incorporated into the report are only a sampling of deficiencies found and do not represent all noted discrepancies.

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#### **Property and Other Pertinent Information**

**Time at Inspection location: 12:15PM to 2:00 PM**

**Weather Conditions: sunny**

**Temperature Range: 90-100**

**For the purpose of this report-House faces: east**

**Property Age: 1993**

**Persons Present: buyer agent**

**House is: unfurnished**



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D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

#### OBSERVATIONS

1. There is evidence that instability/movement has occurred. Given the age and location this is not uncommon. Due to the inherent nature of the expansive clay soil in the area some deflection is normal and should be expected. We did however observe conditions (brick cracking, Wall cracks, garage door/brick separation) that warrant additional assessments and a more complete analysis should be undertaken by a qualified foundation specialist or a structural engineer. The rate of movement cannot be determined on a one time visual inspection.



2. Exposed cable endings were observed. Over time the seals covering these cable ends has deteriorated and exposed the end sections. Resealing as needed is recommended. We are required to cite this condition per the Texas Real Estate Commission.

(FYI) For Your Information

Typical non-structural corner cracking observed at and around slab foundation. While cracks of this nature are common and not necessarily a structural concern, it is suggested that if desired they at least be epoxy sealed to minimize additional movement where applicable.

#### LIMITATIONS

Portions of the foundation below grade level, concealed by high soil and or heavy foliage and not visible due to floor coverings cannot be accurately commented on.

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Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

#### FOUNDATION MAINTENANCE RECOMMENDATIONS

An owner can significantly reduce the rate of differential settlement by observing the following recommendations:

- I. Try to maintain constant moisture content in the soil around the foundation. Water the soil evenly and around the entire foundation during extended dry periods. This should prevent a gap from opening between the soil and foundation edge. However, if a gap does appear, water frequently (at least daily) around the entire foundation during extended dry periods (6 to 7 days in the summer). Do not apply water directly into the gap. Instead, water 1 to 2 feet away from the foundation edge. Some homeowners
- II. Cut and cap the roots of any large trees growing closer to the foundation than the mature height of the trees. The roots from a large tree or several medium size trees can consume more water from the soil than can be added with a watering system. This will limit the consumption of water from the soil below the foundation and may prevent excessive differential settlement and cracks in the structure. It is recommended that a professional tree expert be used to prevent damage to the trees. When a tree grows too close to a building to allow cutting and capping of the roots, it is advisable to remove the tree or make special provision for watering the soil below the foundation.
- III. Properly grade the soil by filling in low spots and leveling off high spots adjacent to the foundation so that the surface of the soil slopes gradually away from the building. A recommended slope is 1 inch per foot for a distance of 3 to 4 feet from the foundation.
- IV. Control roof water runoff and help prevent soil erosion by using a gutter and downspout system. This is especially important if a building has no eaves, which overhang the walls or if the eaves are less than 1 foot wide.
- V. Water trees and shrubs growing near a building during extended dry periods as they cause shrinking of the soil due to their high water consumption. Keep in mind that moderate to large trees consume 50 to 75 gallons of water from the soil every day.

#### SUMMARY

Remember: the intent of foundation maintenance is to maintain a constant moisture content in the soil around and below the entire foundation and to prevent soil erosion that can result from water flowing off the roof or other large flat surfaces near the building.



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**B. Grading and Drainage**

*Comments:*

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**OBSERVATIONS**

**GUTTERS**

3. Full guttering of the structure should be considered to help with the control and removal of rain/storm water.

**GRADING AND DRAINAGE**



4. The heavy foliage should be trimmed to allow visual observation for potential WDI (termite infestation).

**LIMITATIONS**

At the time of our inspection the exterior grounds were dry (or near dry). In view of this we cannot comment completely on adverse drainage and/or ponding water.

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**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Asphalt Shingles

*Viewed From:* Walked Roof Surface

*Comments:*

**OBSERVATIONS**



5. Evidence of hail damage is present. We recommend that our client consult a qualified roofer prior to closing on this home to determine what repairs will be required.

6. We observed damage to the roof covering materials at various exposure(s). We recommend that our client consult a qualified roofer prior to closing on this home to determine what repairs will be required.



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7. We observed exposed nail heads at the roof ridge and around the vent/ flashings. Recommend recaulk/reseal as necessary.

8. We observed the bolts on the satellite/antenna to be unsealed. This has the potential to allow water penetration to the structure and we recommend repair/replacement as necessary by an appropriate professional.



9. All tree limbs/branches should be cut back at least three feet from the roof cover.

FYI (For Your Information)

*Please note: homeowners insurance companies use different standards and criteria for determining whether they will issue an insurance policy. These standards differ from insurance company to insurance company. In view of this, please be advised that this report does not certify nor guarantee that an insurance company will accept or reject an insurance policy based on the condition of this roof. We recommend that our client contact his/her insurance agent without delay to best determine the insurability of this roof and structure.*

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**D. Roof Structures and Attics**

*Viewed From:* Entered attic (floored area only)

*Approximate Average Depth of Insulation:* 10-12 inches

*Comments:*

*Structure & Roof Decking :* Rafters & Waferboard sheathing

*Attic Insulation :* Blown-in

*Roof Ventilation:* roof vents, soffit vents

**OBSERVATIONS**

**ATTIC ACCESS**



10. The attic access stairs were observed to have loose/missing hardware. This is a safety concern and we recommend repair by an appropriate professional.

**ATTIC VENTILATION**

11. The ventilation is marginal. Increasing ventilation should be considered and will help prolong the integrity of the roofing materials.

**ATTIC AREA**

12. We observed evidence of vermin activity in the attic. Recommend pest control specialist to further evaluate.

**LIMITATIONS**

Due to the roof/attic design and/or storage, the roof space/attic was viewed primarily from the attic hatch and surrounding areas. Portions of the attic blocked by ductwork and inaccessible areas were not walked. This must be considered when reviewing all roof structure and attic related comments.

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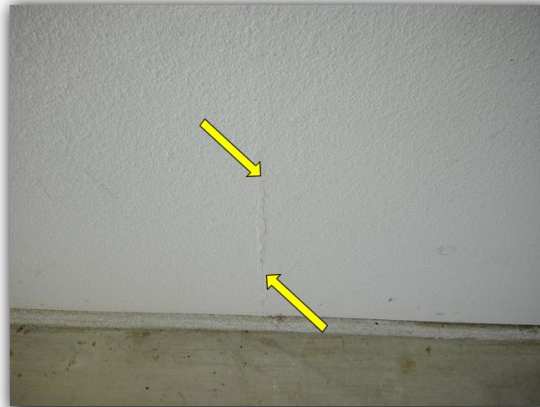
D=Deficient

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

*Comments:*

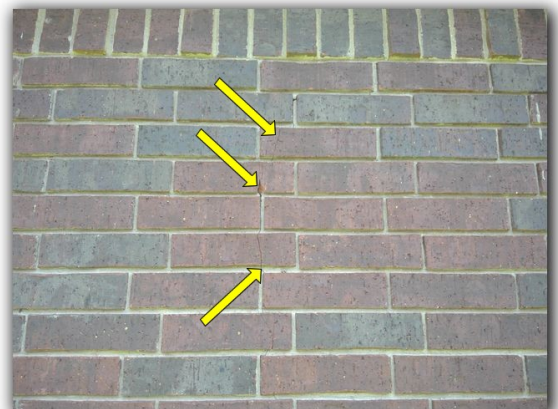
**OBSERVATIONS  
INTERIOR WALLS**



13. We observed the interior finish to be cracking in the garage. This implies some structural movement has occurred (see foundations section).

14. We observed water damaged conditions at the master bedroom window areas. We were unable to determine the source of the condition and suggest consulting the current owner/occupants for any specifics.

**EXTERIOR WALLS**





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15. We observed the windows, mortar material, soffit material to have blistered/peeling paint, loose joints, need for repaint/reseal for improved durability. Recommend repair/replacement as necessary by an appropriate professional.

16. Cracks and or crack repair were observed at the north, south exposures. The condition suggest some instability has occurred. (See foundation section) The cracks should be re-pointed as needed.



17. We observed the exterior trim, exterior siding, garage door frame to have wood rot, damage, need for repaint/reseal for improved durability. Recommend

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repair/replacement as necessary by an appropriate professional.

18. We observed separation between the brick and garage door frame. This suggest some instability has been experienced(see foundations section). Resealing as needed is recommended.



19. We observed vermin damage (likely squirrels) to the exterior trim at the east exterior. Recommend replacement/repainting as necessary.

20. We observed separation between the brick and frieze boards. This suggest some instability has been experienced. Resealing as needed is recommended.

21. We observed the siding in contact with the roofing material at the chimney. This condition may also conceal any step flashing that may be present. Generally a two inch separation is found between the differing materials. No signs of damage from the condition were noted at the time of our inspection. This condition is a common condition in older structures. Should modifications be desired a appropriate professional should be consulted.

### LIMITATIONS

Recent painting and or renovations can conceal historical evidence.

Structural components concealed behind finished surfaces could not be inspected.

### F. Ceilings and Floors

*Comments:*

*Ceiling Finish(es):* dry wall

*Floor Surface(s):* carpet, tile

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### OBSERVATIONS

#### CEILINGS

22. We observed the ceilings in the kitchen to be cracking. The condition suggest some instability has occurred. (See foundation section)

### LIMITATIONS

Recent painting and or renovations can conceal historical evidence.

Structural components concealed behind finished surfaces could not be inspected.



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

*Door Types:* Wood & Metal

*Comments:*

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**OBSERVATIONS**

**EXTERIOR DOORS**

23. The front entry door was observed to have damaged/missing weather stripping. Recommend repair/replacement as necessary.

**H. Windows**

*Window Style(s):* Casement

*Double/Single Hung Glazing:* double glazed

*Comments:*

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**OBSERVATIONS**



24. It may be desirable to replace damaged window screens where needed. The owner should be consulted regarding any screens that may be in storage.

25. Window(s) have lost their seals. this has resulted in foggy conditions and/or condensation developing between the panes of glass. Improvements should be undertaken as needed. (see red dots) This comment pertains to the following widows:

At least 1 in the front south guest bedroom.

At least 1 in the master bedroom.

At least 1 in the rear entry.

At least 1 in the breakfast area.

At least 3 in the rear family room.

**LIMITATIONS**

Dirty windows, time of day and screening restricted our ability to observe for all broken seals.

Please note that only obvious seal failure (window fogging) is noted in this report.

Should this be a concern, our client should contact a glass window specialist to determine if any additional windows have broken seals.

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I NI NP D

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

Comments:

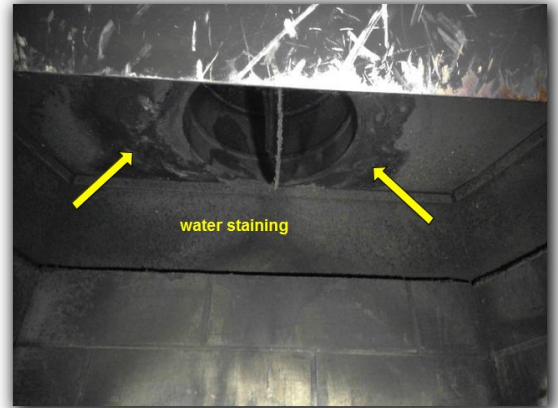
**J. Fireplaces and Chimneys**

*Fireplace(s):* steel firebox

*Chimney(s):* metal below siding

Comments:

**OBSERVATIONS  
FIREPLACE**



26. We observed water staining around the chimney flue. Recommend further evaluation/repair as necessary by an appropriate professional.

**CHIMNEY**



27. We observed evidence of previous standing water to the chimney cap. Recommend repair/replacement as necessary to allow drain-off by an appropriate professional.

28. We observed wood rot, damage, need for repaint/reseal for improved durability to the trim on the exterior of the chimney. Recommend repair/replacement as necessary by an appropriate professional.

**LIMITATIONS**

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D=Deficient

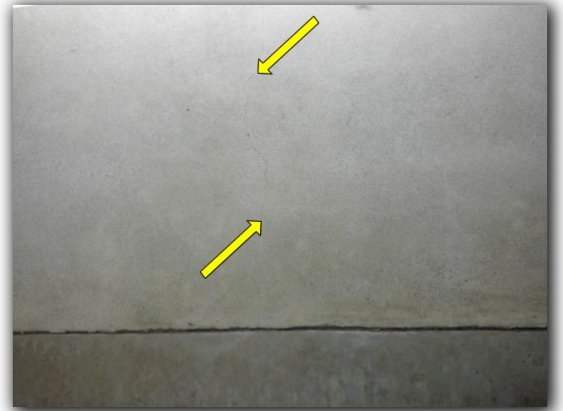
I NI NP D

Much of the flue interior is inaccessible.

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

*Comments:*

**OBSERVATIONS**



29. The driveway was observed to be cracking and settling. These cracks should be resealed as needed and should deck improvements be desired a concrete specialist should be consulted.

30. The rear patio was observed to be cracking. The cracks should be resealed as needed.

**L. Other**

*Comments:*

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

*Size of Electrical Service:* 120/240 Volt Main Service

*Service Entrance Wires:* Underground/copper

*Main Disconnect:* Main Service Rating 200 Amps

*Sub Panel:* None Present

*Service Ground:* Copper

*Main Distribution Panel:* breakers

I=Inspected

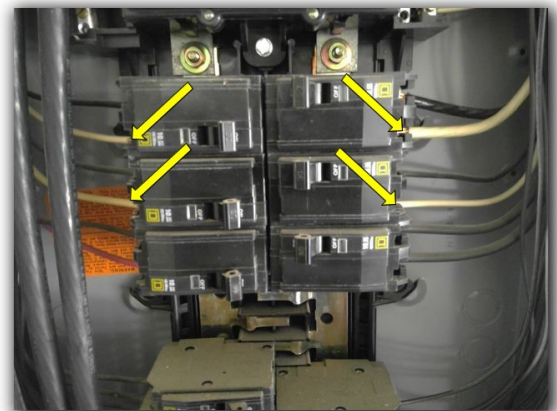
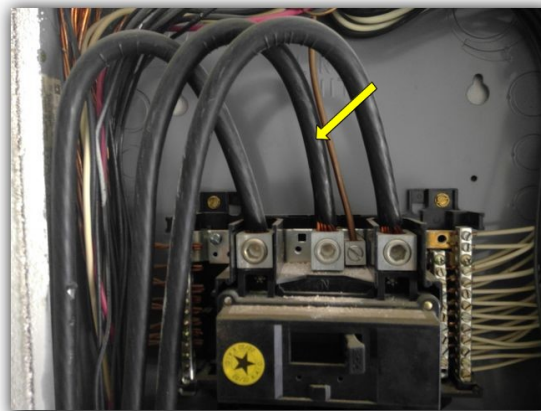
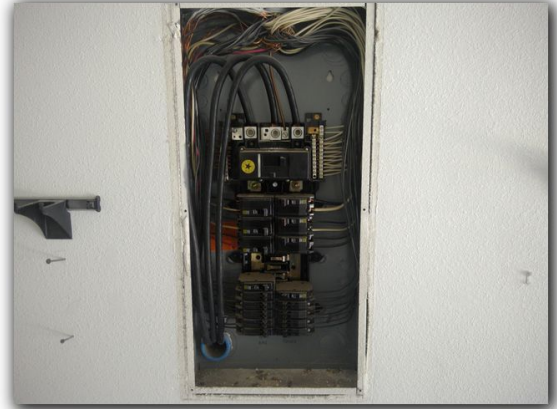
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### OBSERVATIONS MAIN PANELS



31. The main service ground wire inside the panel box should be wrapped with white or gray tape to indicate its function.

32. The white wiring connected to the 220 Volt breakers in the panel box should be color coded or wrapped in black tape to indicate that the wiring is hot.

### LIMITATIONS

Electrical components concealed behind finished surfaces could not be inspected.

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

*Type of Wiring:* Copper

*Comments:*

*Receptacles:* grounded

*Smoke Detector Locations:* Bedrooms and Halls



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## OBSERVATIONS

### OUTLETS

33. Per National Electric Code, publication 70A of the National Fire Protection Association, all kitchen countertop(s) and island(s), bathrooms, garage and exterior outlets are to be GFCI protected outlets. Storage buildings and workshops should also be GFCI protected. The Texas Real Estate Commission mandates that all home inspectors check and test for proper ground fault circuit interrupters (GFCI) at all accessible required locations. **While inspecting this home, some or all of the outlets in the kitchen (away from the sink), garage (ceiling) failed to meet this GFCI protection requirement.** We are required to advise that this is a recognized deficiency in need of improvement.



34. We observed missing outlet cover plate(s) in the rear family room. Recommend replacement as necessary.

### LIGHT FIXTURES

35. Exterior light fixtures at the east should be caulk sealed at the base.



### CEILING FANS

36. We observed the ceiling fan(s) in various locations to be unbalanced and wobbling at higher speeds. This should be corrected by a qualified repairperson.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

37. The ceiling fan(s) in the front south guest bedroom failed to function when activation was attempted. It is possible that there is a remote control for this unit that was not found at the time of the inspection. If there is no remote the unit and or circuit should be further investigated for any needed improvements.

### LIMITATIONS

Electrical components concealed behind finished surfaces could not be inspected. Only a representative sampling of outlets and light fixtures were tested.

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### A. Heating Equipment

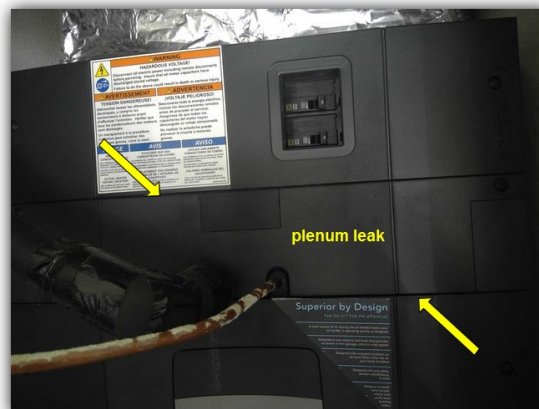
Type of System: Forced Hot Air

Energy Source: Electric

Comments:

Gas Line Material: N/A

### OBSERVATIONS



38. Air is escaping directly into the attic from a leak in the plenum. Recommend further evaluation/repair by an appropriate professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### LIMITATIONS

The programmable thermostat was not tested.

Although the heating system was operated, there are significant testing limitations at this time of year.

### B. Cooling Equipment

Type of System: Central - Air Conditioner

Comments:

### OBSERVATIONS



39. The temperature drop measured across the evaporator coil of the air conditioning system is lower than considered typical (12 to 15 degrees). This usually indicates that a servicing is needed. A qualified HVAC technician should be consulted to further evaluate this condition and the remedies available for correction.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



40. It appears that the primary condensation drainpipe improperly terminates into a sewer vent. This condition although not proper by today's installation practices is somewhat typical of older homes. The line should at the very least have an in-line trap between the unit and the drain connection as condensate drain lines for air conditioning systems that flow into sanitary drains should be "trapped" to avoid the potential for contamination. Should modifications be desired a qualified HVAC technician should be consulted.

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

*Comments:*

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**OBSERVATIONS**

All components were observed to be performing their intended functions at the time of the inspection.

**LIMITATIONS**

Ductwork and venting concealed behind finished surfaces and in the inaccessible sections of the attic could not be inspected.

**IV. PLUMBING SYSTEMS**

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

*Location of water meter:* Front Sidewalk

*Location of main water supply valve:* Front Sidewalk

*Static water pressure reading:* Approximately 70-80 PSI

*Comments:*

*Water Supply Source:* Public Water Supply

*Service Pipe to House:* Copper

*Supply Piping:* Copper

I=Inspected

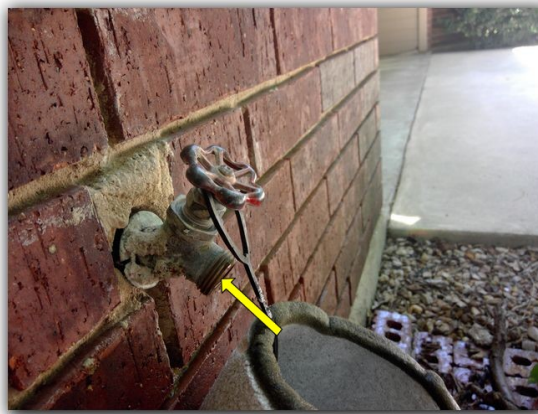
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### OBSERVATIONS SUPPLY PLUMBING



41. It is recommended that anti-siphon device(s) be added to the west exterior faucet hose bib(s).

### PLUMBING FIXTURES



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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42. Water from the hot supplies was observed to be cooler than typically desired. 43. Recommend further evaluation/repair as necessary by an appropriate professional.

44. Cracked, deteriorated and/or missing master bathroom shower grout and caulk should be replaced.

45. Noticeable but somewhat typical drop in pressure while operating the fixtures simultaneously (master bathroom , guest bathroom ). This condition is most apparent on the hot water side of the system. Should this be a concern we recommend further evaluation/repair as necessary by an appropriate professional.

### LIMITATIONS

Portions of the plumbing system concealed behind finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.

Water quality is not tested. The effect of lead content in solder and/or supply lines is beyond the scope of this inspection.

### B. Drains, Wastes, and Vents

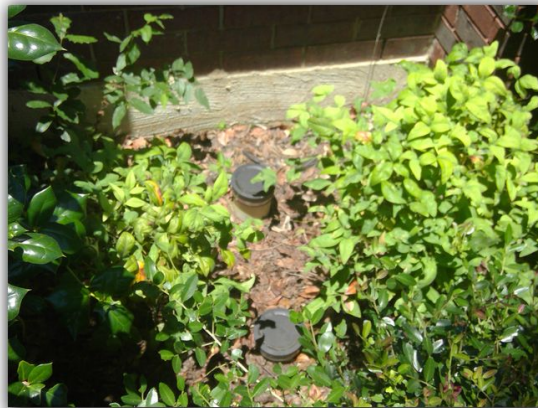
*Comments:*

*Waste System:*Public Sewer System

*Drain/Waste/Vent Piping:*Plastic

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### OBSERVATIONS



All components were observed to be performing their intended functions at the time of the inspection

### LIMITATIONS

Portions of the plumbing system concealed behind finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**C. Water Heating Equipment**

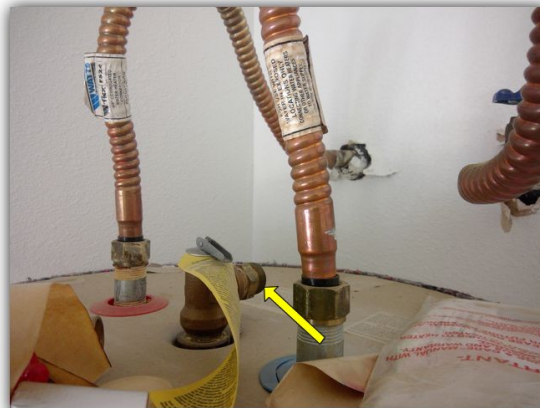
*Energy Source:* Electric

*Capacity:* unable to determine Gal

*Gas Line Material:* N/A

*Comments:*

**OBSERVATIONS**



46. We observed the water heater drip pan drain line to be discharging to the garage floor. This discharge piping should terminate not less than 6 inches or more than 24 inches above the exterior ground and point downward.

47. The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater was observed to be disconnected on both units. Recommend repair/replacement by an appropriate professional.

48. The water heater is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

**LIMITATIONS**

The Temperature and Pressure relief valves were not tested. Interior units and/or units installed above a finished ceiling should be tested by a qualified plumber who is



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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equipped to repair any condition that may result from valve failure.

We observed the unit(s) to be sealed with insulation at the time of inspection. We were limited to a visual inspection of the unit as we do not remove the insulation as part of our inspection.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

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**OBSERVATIONS**



49. We observed rust staining on the interior of the unit. We are required to cite the condition per the Texas Real Estate Commission as deficient.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- 

**B. Food Waste Disposers**

*Comments:*

**OBSERVATIONS**



All components were observed to be performing their intended functions at the time of the inspection

- 

**C. Range Hood and Exhaust Systems**

*Comments:*

**OBSERVATIONS**



All components were observed to be performing their intended functions at the time of the inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**D. Ranges, Cooktops, and Ovens**

*Comments:*

**OBSERVATIONS**



50. The range is missing the anti-tip device. This device helps insure the stability of the unit when the oven door is open.

51. We observed evidence of scorching to the oven door connection and gasket. Recommend repair/replacement as necessary by an appropriate professional.

**E. Microwave Ovens**

*Comments:*

**OBSERVATIONS**



All components were observed to be performing their intended functions at the time of the inspection



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

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**OBSERVATIONS**  
**BATHROOM EXHAUST FANS**



52. We observed the bathroom/utility room vents to discharge into the attic. All exhaust fans need to discharge to the building exterior and not directly into the attic. *Please note that this is a Texas Real Estate Commission mandated comment.*

**MECHANICAL EXHAUST FANS**

53. The utility room area is lacking a mechanical humidity discharge vent. This condition is somewhat common in older structures. We are required to report this by the Texas Real Estate Commission.

**G. Garage Door Operators**

*Comments:*

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**OBSERVATIONS**



54. The locking mechanism on the garage door has not been disabled and/or removed. The Texas Real Estate Commission requires home inspectors to site this situation as a

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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condition in need of repair (when a garage door opener is present).

**H. Dryer Exhaust Systems**

*Comments:*

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**OBSERVATIONS**



55. The clothes dryer exhaust vent pipe was observed to be missing a damper at the exterior termination point. Recommend repair/replacement as necessary.

**I. Other**

*Comments:*

## Summary

*Please note: The "Report Summary" section is intended to assist our client(s) and their agent(s) in preparing a repair request, if and when applicable. This summary is not a suggested priority repair list. The order of repair priority is left to sole discretion of our client(s). Further, this summary obtains only those items identified as "Deficient". It is suggested that the entire report be thoroughly read and understood prior to completing any repair request. Capital Home Inspections will assume no liability for any "Deficiency" items listed in the complete report section, but omitted from the "Report Summary" section.*

## FOUNDATIONS

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1. There is evidence that instability/movement has occurred. Given the age and location this is not uncommon. Due to the inherent nature of the expansive clay soil in the area some deflection is normal and should be expected. We did however observe conditions (brick cracking, Wall cracks, garage door/brick separation) that warrant additional assessments and a more complete analysis should be undertaken by a qualified foundation specialist or a structural engineer. The rate of movement cannot be determined on a one time visual inspection.
2. Exposed cable endings were observed. Over time the seals covering these cable ends has deteriorated and exposed the end sections. Resealing as needed is recommended. We are required to cite this condition per the Texas Real Estate Commission.

## GRADING AND DRAINAGE

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### GUTTERS

3. Full guttering of the structure should be considered to help with the control and removal of rain/storm water.

### GRADING AND DRAINAGE

4. The heavy foliage should be trimmed to allow visual observation for potential WDI (termite infestation).

## ROOF COVERING MATERIALS

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5. Evidence of hail damage is present. We recommend that our client consult a qualified roofer prior to closing on this home to determine what repairs will be required.
6. We observed damage to the roof covering materials at various exposure(s). We recommend that our client consult a qualified roofer prior to closing on this home to determine what repairs will be required.
7. We observed exposed nail heads at the roof ridge and around the vent/ flashings. Recommend recaulk/reseal as necessary.
8. We observed the bolts on the satellite/antenna to be unsealed. This has the potential to allow water penetration to the structure and we recommend repair/replacement as necessary by an appropriate professional.
9. All tree limbs/branches should be cut back at least three feet from the roof cover.

## ROOF STRUCTURES AND ATTICS

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### ATTIC ACCESS

10. The attic access stairs were observed to have loose/missing hardware. This is a safety concern and we recommend repair by an appropriate professional.

### **ATTIC VENTILATION**

11. The ventilation is marginal. Increasing ventilation should be considered and will help prolong the integrity of the roofing materials.

### **ATTIC AREA**

12. We observed evidence of vermin activity in the attic. Recommend pest control specialist to further evaluate.

## **WALLS (INTERIOR AND EXTERIOR)**

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### **INTERIOR WALLS**

13. We observed the interior finish to be cracking in the garage. This implies some structural movement has occurred (see foundations section).

14. We observed water damaged conditions at the master bedroom window areas. We were unable to determine the source of the condition and suggest consulting the current owner/occupants for any specifics.

### **EXTERIOR WALLS**

15. We observed the windows, mortar material, soffit material to have blistered/peeling paint, loose joints, need for repaint/reseal for improved durability. Recommend repair/replacement as necessary by an appropriate professional.

16. Cracks and or crack repair were observed at the north, south exposures. The condition suggest some instability has occurred. (See foundation section) The cracks should be re-pointed as needed.

17. We observed the exterior trim, exterior siding, garage door frame to have wood rot, damage, need for repaint/reseal for improved durability. Recommend repair/replacement as necessary by an appropriate professional.

18. We observed separation between the brick and garage door frame. This suggest some instability has been experienced(see foundations section). Resealing as needed is recommended.

19. We observed vermin damage (likely squirrels) to the exterior trim at the east exterior. Recommend replacement/repainting as necessary.

20. We observed separation between the brick and frieze boards. This suggest some instability has been experienced. Resealing as needed is recommended.

21. We observed the siding in contact with the roofing material at the chimney. This condition may also conceal any step flashing that may be present. Generally a two inch separation is found between the differing materials. No signs of damage from the condition were noted at the time of our inspection. This condition is a common condition in older structures. Should modifications be desired a appropriate professional should be consulted.

## **CEILINGS AND FLOORS**

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### **CEILINGS**

22. We observed the ceilings in the kitchen to be cracking. The condition suggest some instability has occurred. (See foundation section)

## **DOORS (INTERIOR AND EXTERIOR)**

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### **EXTERIOR DOORS**

23. The front entry door was observed to have damaged/missing weather stripping. Recommend repair/replacement as necessary.

## WINDOWS

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24. It may be desirable to replace damaged window screens where needed. The owner should be consulted regarding any screens that may be in storage.
25. Window(s) have lost their seals. this has resulted in foggy conditions and/or condensation developing between the panes of glass. Improvements should be undertaken as needed. (see red dots) This comment pertains to the following widows:  
At least 1 in the front south guest bedroom.  
At least 1 in the master bedroom.  
At least 1 in the rear entry.  
At least 1 in the breakfast area.  
At least 3 in the rear family room.

## FIREPLACES AND CHIMNEYS

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### FIREPLACE

26. We observed water staining around the chimney flue. Recommend further evaluation/repair as necessary by an appropriate professional.

### CHIMNEY

27. We observed evidence of previous standing water to the chimney cap. Recommend repair/replacement as necessary to allow drain-off by an appropriate professional.
28. We observed wood rot, damage, need for repaint/reseal for improved durability to the trim on the exterior of the chimney. Recommend repair/replacement as necessary by an appropriate professional.

## PORCHES, BALCONIES, DECKS, AND CARPORTS

---

29. The driveway was observed to be cracking and settling. These cracks should be resealed as needed and should deck improvements be desired a concrete specialist should be consulted.
30. The rear patio was observed to be cracking. The cracks should be resealed as needed.

## SERVICE ENTRANCE AND PANELS

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### MAIN PANELS

31. The main service ground wire inside the panel box should be wrapped with white or gray tape to indicate it function.
32. The white wiring connected to the 220 Volt breakers in the panel box should be color coded or wrapped in black tape to indicate that the wiring is hot.

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

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### OUTLETS

33. Per National Electric Code, publication 70A of the National Fire Protection Association, all kitchen countertop(s) and island(s), bathrooms, garage and exterior outlets are to be GFCI protected outlets. Storage buildings and workshops should also be GFCI protected. The Texas Real Estate Commission mandates that all home inspectors check and test for proper ground fault circuit interrupters (GFCI) at all accessible required locations. **While inspecting this home, some or all of the outlets in the kitchen (away from the sink), garage (ceiling) failed to meet this GFCI protection requirement.** We are required to advise that this is a recognized deficiency in need of improvement.

34. We observed missing outlet cover plate(s) in the rear family room. Recommend replacement as necessary.

#### **LIGHT FIXTURES**

35. Exterior light fixtures at the east should be caulk sealed at the base.

#### **CEILING FANS**

36. We observed the ceiling fan(s) in various locations to be unbalanced and wobbling at higher speeds. This should be corrected by a qualified repairperson.

37. The ceiling fan(s) in the front south guest bedroom failed to function when activation was attempted. It is possible that there is a remote control for this unit that was not found at the time of the inspection. If there is no remote the unit and or circuit should be further investigated for any needed improvements.

### **HEATING EQUIPMENT**

---

38. Air is escaping directly into the attic from a leak in the plenum. Recommend further evaluation/repair by an appropriate professional.

### **COOLING EQUIPMENT**

---

39. The temperature drop measured across the evaporator coil of the air conditioning system is lower than considered typical (12 to 15 degrees). This usually indicates that a servicing is needed. A qualified HVAC technician should be consulted to further evaluate this condition and the remedies available for correction.

40. It appears that the primary condensation drainpipe improperly terminates into a sewer vent. This condition although not proper by today's installation practices is somewhat typical of older homes. The line should at the very least have an in-line trap between the unit and the drain connection as condensate drain lines for air conditioning systems that flow into sanitary drains should be "trapped" to avoid the potential for contamination. Should modifications be desired a qualified HVAC technician should be consulted.

### **PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES**

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#### **SUPPLY PLUMBING**

41. It is recommended that anti-siphon device(s) be added to the west exterior faucet hose bib(s).

#### **PLUMBING FIXTURES**

42. Water from the hot supplies was observed to be cooler than typically desired. Recommend further evaluation/repair as necessary by an appropriate professional.

43. Recommend further evaluation/repair as necessary by an appropriate professional.

44. Cracked, deteriorated and/or missing master bathroom shower grout and caulk should be replaced.

45. Noticeable but somewhat typical drop in pressure while operating the fixtures simultaneously (master bathroom , guest bathroom ). This condition is most apparent on the hot water side of the system. Should this be a concern we recommend further evaluation/repair as necessary by an appropriate professional.

## WATER HEATING EQUIPMENT

46. We observed the water heater drip pan drain line to be discharging to the garage floor. This discharge piping should terminate not less than 6 inches or more than 24 inches above the exterior ground and point downward.

47. The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater was observed to be disconnected on both units. Recommend repair/replacement by an appropriate professional.

48. The water heater is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

## DISHWASHERS

49. We observed rust staining on the interior of the unit. We are required to cite the condition per the Texas Real Estate Commission as deficient.

## RANGES, COOKTOPS, AND OVENS

50. The range is missing the anti-tip device. This device helps insure the stability of the unit when the oven door is open.

51. We observed evidence of scorching to the oven door connection and gasket. Recommend repair/replacement as necessary by an appropriate professional.

## MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

### **BATHROOM EXHAUST FANS**

52. We observed the bathroom/utility room vents to discharge into the attic. All exhaust fans need to discharge to the building exterior and not directly into the attic. *Please note that this is a Texas Real Estate Commission mandated comment.*

### **MECHANICAL EXHAUST FANS**

53. The utility room area is lacking a mechanical humidity discharge vent. This condition is somewhat common in older structures. We are required to report this by the Texas Real Estate Commission.

## GARAGE DOOR OPERATORS

54. The locking mechanism on the garage door has not been disabled and/or removed. The Texas Real Estate Commission requires home inspectors to site this situation as a condition in need of repair (when a garage door opener is present).

## DRYER EXHAUST SYSTEMS

55. The clothes dryer exhaust vent pipe was observed to be missing a damper at the exterior termination point. Recommend repair/replacement as necessary.