



**DHI**  
**DeRick Home Inspection**

HOME INSPECTION REPORT  
**Prepared Exclusively For:**

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Inspected by Paul DeRick, Lic.#: 25735 on 10/23/2022  
Phone: (281)744-5036, Email: [derickhmins@outlook.com](mailto:derickhmins@outlook.com)  
Website: [www.derickhomeinspection.com](http://www.derickhomeinspection.com),



# PROPERTY INSPECTION REPORT FORM

_____	<u>10/23/2022</u>
Name of Client	Date of Inspection
_____	
Address of Inspected Property	
<u>Paul DeRick</u>	<u>25735</u>
Name of Inspector	TREC License #
_____	_____
Name of Sponsor (if applicable)	TREC License #

### PURPOSE OF INSPECTION

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

### RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

### RESPONSIBILITY OF THE CLIENT

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

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

### REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

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

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

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

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

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

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

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE EXCLUSIVELY. THIS REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT AND IS NOT TRANSFERABLE.**

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The inspection report provided by COMPANY NAME will contain the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. **A home inspection is not an exhausting report of defects.**

Unless, specifically stated, this report will not include and should not be read to indicated opinions as to the environmental conditions such as the presence of mold, radon or lead base paint, the presence of toxic or hazardous waste or substances, presence of termite or wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions, or the insurability, efficiency, quality, durability, future life, or future performance of any item inspected. This report is good for the day of the inspection only and is not to be used for Real Estate Disclosure Documents, Home Warranties or Insurance Underwriting purposes.

There are many factors which determine the life expectancy of a system or component. It is not possible to determine these factors during a one time visual inspection. Some systems of components may perform beyond their typical life expectancy while others may require repair or replacement sooner.

This report is prepared using a computer and infrequently a word or sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact COMPANY NAME to make the necessary correction and provide you with replacement pages. If you do not understand certain comments or recommendations please call COMPANY NAME prior to closing on your transaction for clarification.

All items to be inspected must be accessible at the time of the inspection. Locked and or inaccessible components will not be inspected. As stated in the inspection agreement, notices sent prior to the inspection and the current Texas Real Estate Commission Texas Standards of Practice, the inspector is to inspect listed items which are visible and accessible at the time of the inspection. A re-inspection fee will apply for return trips to inspect inaccessible items.

**Whenever a defect (deficiency) of any kind is noted in a system or aspect of the house, we recommend that a qualified (licensed) technician inspect and service the entire system.** Sometimes noted defects are symptoms of other, sometimes more serious, defects. It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection. All items listed in the home inspection report are inspected according to today's [Texas Standards of Practice](#) and the most current local building standards.

**NOTE: When repairs are made by certified, licensed specialists, sometimes additional defects and repair needs are discovered that were beyond the scope of a home inspection.**

This report contains technical information. You are encouraged to read and understand the entire inspection report. If you do not understand or are unclear about any of the information in the report, please call COMPANY NAME (PHONE #) for a verbal consultation and report review.

### INACCESSIBLE OR OBSTRUCTED AREAS

Sub Flooring - Viewed From Accessible Areas	Attic Space is Limited - Viewed from Accessible Areas
Covered Floors / Subfloors	Crawl Space is limited - Viewed From Accessible Areas
Walls/Ceilings Covered or Freshly Painted	Plumbing Areas - Only Visible Plumbing Inspected
Behind/Under Furniture and/or Stored Items	Siding Over Older Existing Siding

- **MOLD/MILDEW** investigations are NOT included with this report; it is beyond the scope of this inspection. Any reference of water intrusion is recommended that a professional investigation be obtained.
- If the property has been **RENOVATED OR REMODELED**, you should request documentation that should include permits and any warranties or guarantees that might be applicable, latent defects could exist.
- **IF ADDITIONS** have been made to this property, you should request documentation that should include permits and any warranties or guarantees that might be applicable. Latent defects could exist.
- **SELLERS DISCLOSURE.** The client is encouraged to obtain as much information about the property as possible from the Sellers Disclosure, other documents or warranties prior to closing.
- Repair technicians may find additional defects that were not included in this report. A Home Inspection is not an exhaustive list of repair needs, local building standards or deficiencies. Repair technicians may disassemble equipment or components outside the home inspectors scope as required by the Texas Standards of Practice.
- Repair technicians and their associated companies are responsible for all performance, defects, compliance with local building standards and warranties for repaired systems, appliances and components. The buyer is encouraged to obtain receipts and written transferable warranties from all repair companies prior to closing.
- If the home was occupied and or staged household goods and or furnishings limit the visible areas of walls and may conceal damage or defects that would otherwise be observed by the inspector.

**This report was prepared for a buyer, seller or property owner in accordance with the client's requirements. The report addresses a single system, component or thermal imaging and is not intended as a substitute for a complete standard inspection of the property. Standard inspections performed by a license holder and reported on a Texas Real Estate Commission promulgated report form may contain additional information a buyer should consider in making a decision to purchase.**

**Additional Notes Provided By The Inspector:**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

### A. Foundations

*Comments:*

**Foundation Type:** Concrete post-tensioned slab

**Future performance of the structure cannot be predicted or warranted.** This inspection is one of first impressions 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 unless otherwise noted. Therefore, the opinions are based on general apparent conditions and not of absolute fact and are only good for the date and time of this inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the 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 a Structural Engineer or your choice. Foundations are inspected according to today's [Texas Standards of Practice](#).

**SUGGESTED FOUNDATION MAINTENANCE & CARE.** Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement and cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

#### PERFORMANCE OPINION:

**Performance Opinion:** The foundation was performing as intended at the time of the inspection and was inspected according to today's Texas Standards of Practice. **If any concerns exist about the current or future foundation performance, the inspector recommends that a foundation specialist be consulted prior to closing.**

*Deficiencies:*

Foundation perimeter beam corners have been sheared off (corner pop).

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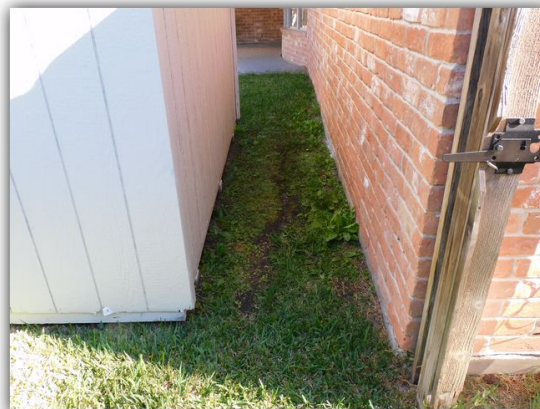
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**B. Grading and Drainage**

*Comments:*

The grading and drainage was inspected according to today's Texas Standards of Practice.

There were indications of water ponding near the foundation. Grading improvements are needed to direct run off water away from the structure to prevent water intrusion and adverse structural performance.



Grading and drainage could be improved with the installation of rain gutters to prevent erosion, water ponding and help direct water away from the foundation.

The inspector observed damaged or leaking rain gutter components that create conducive conditions for siding deterioration, soffit/eave damage, and water penetration.

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**C. Roof Covering Materials**

*Comments:*

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

**Viewed From:** Ground level with Binnoculars

The roof covering materials were inspected according to today's Texas Standards of Practice.

**NOTE:** Life expectancy of the roofing material is not covered by this home inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance company and a roof covering specialist physically inspect the roof prior to closing to fully evaluate the condition and insurability of the roof. Roof covering materials are inspected according to current Texas Real Estate Commission Texas Standards of Practice.

**NOTE:** The inspection of the roof does not preclude the possibility of leakage or water damage. Leakage or water damage can occur at any time and may depend on rain intensity, wind velocity and direction and other environmental factors. The entire underside of the roof sheathing is not visible or accessible and can not be inspected for indications of leaks.

**NOTE:** The roof covering materials should be professionally inspected annually and after storms as part of a routine maintenance plan.

**NOTE:** If roof covering defects are listed below you are encouraged to have your insurance company and a certified, licensed roofing contractor to physically inspect the roof, prior to closing, to fully evaluate the insurability and condition of the roofing material.

**NOTE: If the buyer has any remaining concerns about the roof covering materials, the inspector recommends that a roof covering specialist be consulted.**

**NOTE:** Roof covering defects should be repaired or replaced as needed by a qualified roof covering specialist.

Previous repairs to the roofing covering materials and/or flashings were observed. Previous repairs should be closely monitored for defects.



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- Composition shingle tab granules were observed to be thinning on the roof covering and were an indication of age, wear or other defects.
- Discoloration of the roof covering materials was observed and was an indication of age, wear or other defects.
- Roof covering shingles that do not lay flat on the roof deck were observed.



- The roof decking materials appeared to be inadequate, weak or damaged. A greater than normal flexing, sagging or deflection was observed at the roof covering.

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**D. Roof Structures and Attics**

*Comments:*

**Attic Space Viewed From:** Entered the Attic  
**Approximate Visible Attic Space:** 60-70 Percent Visible  
**Average Depth of Insulation:** 4-8 Inches

The roof structure and attic were inspected according to today's Texas Standards of Practice.

**NOTE:** Attic access defects should be repaired by qualified specialists.

Loose, damaged or missing hardware was observed at the attic access ladder and was a **SAFETY HAZARD.**

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Damaged soffit vents and or vent screens were observed and may allow unwanted wildlife penetration.



**NOTE:** Attic insulation defects should be repaired by qualified specialists.

The attic insulation was spray foam. See technical data sheet if available. An R38 rating is recommended for SouthEast Texas. The foam insulation did not appear to meet this standard. The buyer is encouraged to consult with the builder about the R rating of insulation.

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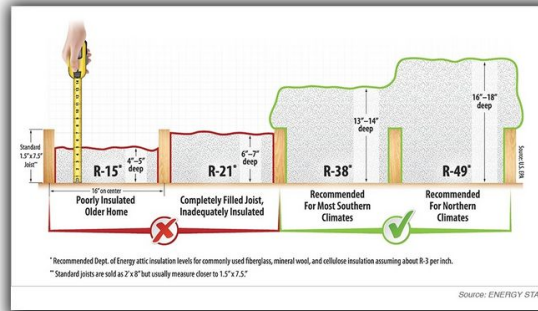
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- The attic insulation was observed to be compressed, damaged or improperly installed and may not perform as intended.
- The attic insulation depth or thickness was inadequate according to current construction standards.



**NOTE:** Roof defects, broken, damaged or missing roof supports or failed members should be repaired or replaced as needed by a certified, licensed roof structure and framing specialist.

- Water stains were observed on the roof sheathing (decking).
- There were indications of moisture penetration in the attic.
- Damaged roof sheathing was observed in the attic and may not support the roof covering materials as intended and/or may allow water penetration.
- Fascia, Soffit, Frieze Board, eaves and or trim materials were observed to be damaged and should be repaired to prevent further damage, wildlife penetration and moisture penetration.



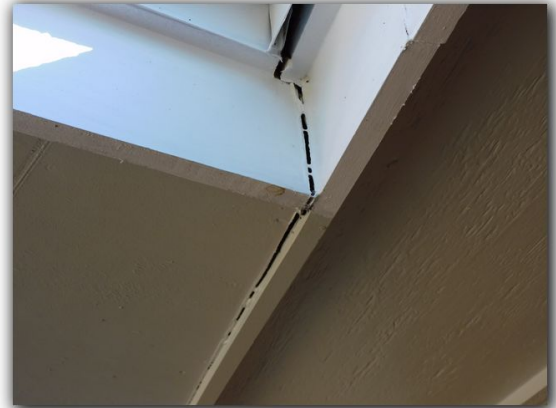
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**E. Walls (Interior and Exterior)**

*Comments:*

- The walls were inspected according to today's Texas Standards of Practice.

**NOTE:** Freshly painted or repaired interior wall coverings may conceal defects that would otherwise be observed.

**NOTE:** Exterior wall repairs should be made by a qualified repair specialist.

- Expansion and contraction cracks (thermal cracks, less than 1/16") in the exterior walls were observed. These cracks should be repaired to prevent further deterioration and water penetration.

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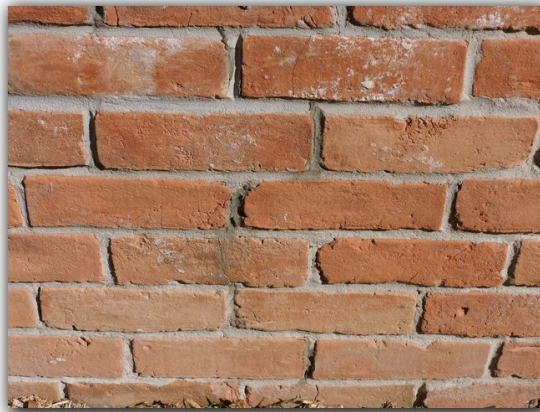
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Multiple exterior wall cracks were observed to be an indication of structural settling, movement, adverse structural performance or adverse foundation performance. Further evaluation of the foundation and structure by a certified, licensed foundation and structural specialist is recommended.



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Separations at soffits, frieze boards or exterior wall cladding were observed to be an indication of movement, settlement, adverse structural performance,



**F. Ceilings and Floors**

*Comments:*

The ceilings and floors were inspected according to today's Texas Standards of Practice.

**NOTE:** Ceiling repairs should be made by a qualified repair specialist.

Water stains or water damage was observed at the ceiling drywall, texture and paint. The cause of the water staining or water damage should be determined and repaired as needed.

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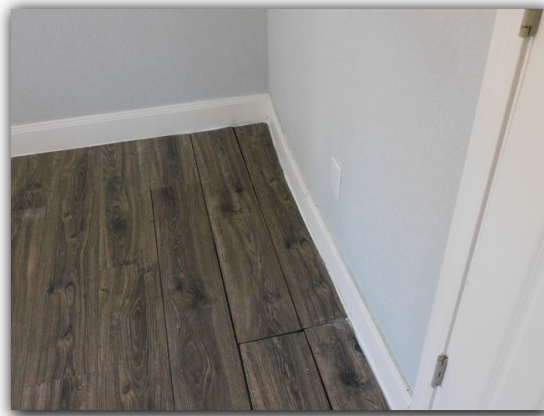
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**NOTE:** Floor covering repairs should be made by a qualified repair specialist.

- There were cosmetic defects in the fit and finish at the interior floor covering or trim.



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

*Comments:*

- The doors were inspected according to today's Texas Standards of Practice.



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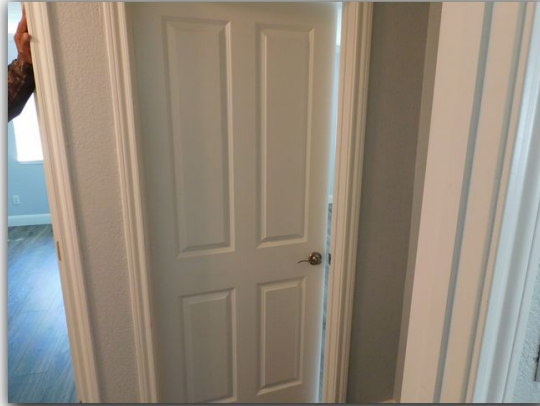
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All interior doors should have door stops installed to prevent damage to adjacent interior wall coverings.

Interior doors which drift closed were observed and may be an indication of movement, settlement, adverse structural performane or other defects.



Storm doors were observed to be damaged, missing components or did not close as intended.



**H. Windows**

*Comments:*

The windows were inspected according to today's Texas Standards of Practice.

**NOTE:** Window repairs should be made by a qualified repair specialist.

**NOTE:** Solar screens or storm windows have been installed over the windows and prevent visual inspection of windows from the exterior.

The windows need sealant between the window frames and exterior wall cladding to prevent water entrusion and the loss of conditioned air.

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

*Comments:*

The stairways were inspected according to today's Texas Standards of Practice.

**J. Fireplaces and Chimneys**

*Comments:*

The fireplace and chimney were inspected according to today's Texas Standards of Practice.

**NOTE:** The fireplace was inaccessible and was not inspected.

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

*Comments:*

The porches, decks, balconies and carports were inspected according to today's Texas Standards of Practice.

The poured concrete patio and or porch conceal the foundation or brick ledge and prevents visual inspection of the foundation in this area.



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**L. Other**

Comments:

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

Comments:

**Electric Service Panel Location:** Left Exterior Wall

The electric service panel and entrance was inspected according to today's Texas Standards of Practice.

*Deficiencies:*

The electric service panel cabinet cover plate or dead-front screws were observed to be missing and should be replaced with the proper screws as needed.

Mismatched breaker sizes between the exterior HVAC equipment, electric disconnect and/or the electric service panel breaker were observed.



**Deficient Arc-Fault Protection (AFCI)** - The electrical system components did not appear to meet current arc-fault circuit-interrupter (AFCI) standards (SAFETY HAZARD). ***This may be an "as-built" condition***, but *according to today's local building standards, lack of AFCI protection is considered a deficiency*. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

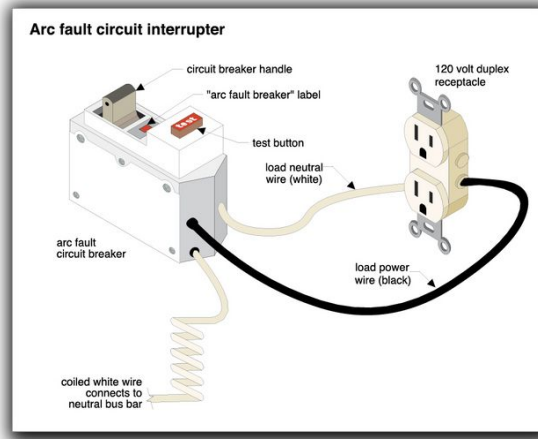
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**B. Branch Circuits, Connected Devices, and Fixtures**

*Comments:*

**Type(s) of Visible Branch Circuit Electrical Conductors:** Copper

The branch circuits, connected devices and fixtures were inspected according to today's Texas Standards of Practice.

**NOTE:** Electric branch circuit and connected device repairs should be made by a licensed electrician.

**NOTE:** Electrical components concealed behind finished surfaces or under insulation are not inspected. The inspection does not include remote control devices, alarm systems, low voltage wiring, ancillary wiring or intercoms.

**NOTE:** It is recommended to replace smoke and fire alarm batteries with each change of ownership and once annually for reasons of safety. Replacement of smoke and fire alarms older than 10 years is recommended.

Dual function breakers that provide both AFCI and GFCI protection are now available and became a National Electric Code (NEC) building standard in 2014. Under current electrical standards, AFCI protection is now required in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, kitchens and laundry rooms. Lack of AFCI protection in required locations is a SAFETY HAZARD.

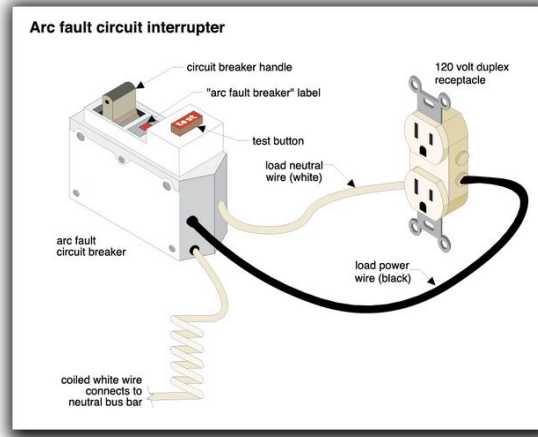
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Current building standards require a GFCI protected electrical receptacle near the exterior HVAC equipment for technician use.

Lack of a GFCI protected electrical receptacle near the attic installed HVAC equipment is a SAFETY HAZARD.

Smoke alarms appeared to be more than five years old. Smoke alarms should be replaced per manufacturer recommendations for reasons of SAFETY.

C. Other

Comments:

**NOTE:** Low voltage electrical components and entertainment wiring are outside the scope of this home inspection and are not inspected.

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

A. Heating Equipment

Comments:

**Type of Heating System:** Central  
**Heating Energy Source:** Electric

The heating equipment was inspected according to today's Texas Standards of Practice.

**NOTE:** The objective of our limited visual heating and cooling system inspection is to determine if the HVAC and related equipment may benefit from a more thorough inspection by a qualified HVAC specialist. The scope of our inspection includes but is not limited to a visual inspection of the HVAC electrical system, fan, compressors, coils, gas burners, filters and thermostats (if accessible without opening a protected cabinet or shroud). We do not dismantle components such as heat exchangers, coils or air handlers. We do not test for mold, refrigerant leaks or adequate pressure. No guarantee is made regarding coolant charge or line integrity. The condition of the evaporator coil, plenum and air handler are outside the scope of a home inspection. No guarantee can be made regarding evaporator coils, cooling lines, plenums, air handlers or component life expectancy. Inspection of the heat exchanger is not possible without disassembly of the unit in

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most heating equipment systems. Inspection of the heat exchanger is beyond the scope of a home inspection. No guarantee can be made on the heat exchangers life expectancy. If concerns exist, it is highly recommended that a qualified contractor further evaluate the HVAC system prior to closing.

**SPECIFIC LIMITATIONS:** Gas leaks below the finished grade (underground) or between the walls or ceilings or any concealed area cannot be detected and are not inspected.

Unit 1: [HVAC Locations](#)

Within Normal Range    Inadequate - In need of service, repair or replacement

The heating equipment temperature output reading: 105 °F

**B. Cooling Equipment**

*Comments:*

**Cooling Equipment Type:** Central - Air Conditioner

**NOTE:** The objective of our limited visual heating and cooling system inspection is to determine if the HVAC and related equipment may benefit from a more thorough inspection by a qualified HVAC specialist. The scope of our inspection includes but is not limited to a visual inspection of the HVAC external electrical system, fan, compressor, coils, filters and thermostats (if accessible without opening a protected cabinet or shroud). We do not dismantle components such as heat plenums, air handlers or coils. We do not test for refrigerant leaks or adequate pressure. No guarantee is made regarding coolant charge, line integrity, plenums or air handlers. The condition of the evaporator coil, plenum and air handler are outside the scope of a home inspection. No guarantee can be made regarding coils, cooling lines, plenums, air handlers or component life expectancy. If concerns exist, it is highly recommended that a qualified contractor further evaluate the HVAC system prior to closing.

**NOTE:** The cooling equipment could not be operated or properly inspected for performance due to outside air temperature being less than 60 degrees Fahrenheit at the time of inspection. Operation at or below 60 degrees could cause damage to the unit. Inspection of the cooling equipment was limited to visual observation.

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

*Comments:*

The duct systems, chases and vents were inspected according to today's Texas Standards of Practice.

**D. Other**

*Comments:*

**IV. PLUMBING SYSTEMS**

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

*Comments:*

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**Location Of Water Meter:** Within 5-Feet of Left Front Curb  
**Location Of Main Water Valve:** Unknown - Could Not Locate  
**Static Water Pressure:** 55-60 psi  
**Type of supply piping material:** Galvanized - SAFETY HAZARD  
**Visible Water Pressure Valve/Regulator:** No

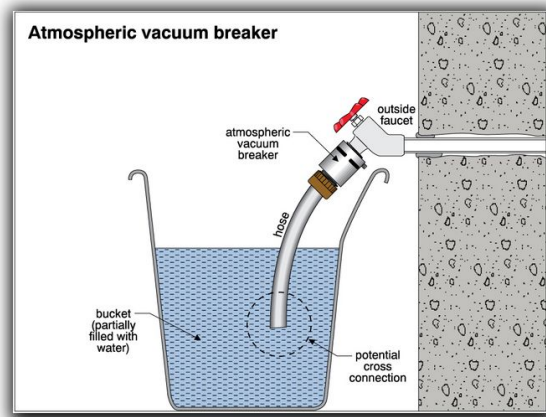
The plumbing supply, distribution and fixtures were inspected according to today's Texas Standards of Practice.

**NOTE:** Slab construction prevents visual inspection of plumbing located in or below concrete slabs. Plumbing concealed in foundations, below grade, under flatwork, under decks, inside walls, in attics, between ceilings, insulated, in crawl spaces or concealed by other finishes are outside the scope of a home inspection and were not inspected.

**NOTE:** Structural movement, settlement or previous foundation repairs can lead to latent plumbing defects that may not be revealed during a home inspection. If any plumbing defects, structural movement, settlement or previous foundation repairs have been reported, the buyer is encouraged to have the plumbing systems further evaluated and a hydrostatic water pressure test performed by a certified, licensed plumbing specialist.

**NOTE:** The inspector has no way of knowing the water usage history of the structure. The buyer is encouraged to obtain water usage history before closing to determine if water leaks in the main water supply system are present.

Exterior water supply faucets were missing an anti-siphon device to prevent contaminants from entering the water supply (SAFETY HAZARD).



There did not appear to be an exterior water supply faucet available to the front side of the structure.

There did not appear to be an exterior water supply faucet available to the back side of the structure.

Toilets were observed to be loose from the floor mountings.

Water leaks at showerhead fixtures was observed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The shower water supply plumbing was loose in the wall.



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

*Comments:*

**Type of drain piping material: PVC**

**Waste Drain Clean Out Location: Not Located**

The drains, wastes and vents were inspected according to today's Texas Standards of Practice.

**NOTE:** Plumbing drains, wastes and vents should be repaired by a certified, licensed plumber.

**NOTE:** Slab construction prevents visual inspection of waste drain plumbing located in or below concrete slabs. Waste drain plumbing concealed in foundations, below grade, under flatwork, under decks, inside walls, in attics, between ceilings, insulated, in crawl spaces or concealed by other finishes are outside the scope of a home inspection and were not inspected.



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I NI NP D

**NOTE:** Only a video scan of the interior of drain pipes and drain lines can fully confirm their actual condition. The inspector has no way of knowing about waste drain leaks or the history of waste drain leaks in concealed areas or latent conditions. When the house has been vacant, the plumbing system is older, there are prior known drain problems, large trees on the grounds or non-disclosed waste drain defects, it would be prudent to have the drain lines "video scanned" prior to closing.

**NOTE:** Structural movement, settlement or previous foundation repairs can lead to latent waste drain defects that may not be revealed during a home inspection. If any waste drain defects, structural movement, settlement or previous foundation repairs have been reported, the buyer is encouraged to have the waste drain plumbing further evaluated by a certified, licensed plumbing specialist.

Waste drains were slow to drain at sinks or tubs.

There were missing, damaged or inoperative mechanical drain stops at the sinks/tubs.



**C. Water Heating Equipment**

*Comments:*

**Water Heater Energy Source:** Electric  
**Water Heater Capacity:** 50 Gallons  
**Water Heater Location:** Laundry Room  
**Expansion Tank Present:** No  
**Measured Heated Water Temperature:** 120 °F

The water heating equipment was inspected according to today's Texas Standards of Practice.

**NOTE:** Water heating equipment should be repaired by a certified, licensed plumber.

The water heating equipment overflow pan lacks a drain to the exterior of the structure.

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The water heating equipment TPR valve was inspected and verified, but was not tested. It is common for TPR Drain valves to fail under testing and leak water.

The water heating equipment TPR drain line was improperly terminated at the grade level.



**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Gas Distribution Systems and Gas Appliances**

*Comments:*

**Gas Meter Location:** [Gas Meter Location](#)

**Visible Material For Gas Supply Plumbing:** [Gas Line Supply Material](#)

**SPECIFIC LIMITATIONS:** The Inspector is not required to inspect sacrificial anode bonding or for its existence. The Inspector does not perform a pressure test on the gas lines. The Inspector cannot detect gas leaks below the finished grade (underground) or between the wall or behind fireplace hearths or any concealed area. **Propane tanks will not be inspected.** If any further concerns exist about possible gas line failure and or deficiencies, we recommend that the buyer,

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I NI NP D

seller or agent have the gas system further evaluated by a local controlling gas supplier and or a certified, licensed master plumber.

**F. Other**

*Comments:*

**NOTE:** If a fire suppression system is installed, fire suppression systems are outside the permitted license of inspection for a home inspector. Fire suppression systems, inspection, repair and evaluation should be performed by a certified, licensed Texas Fire Marshall or Texas certified, licensed fire suppression system specialist.

**NOTE:** If a water treatment or water softening system installed, the adequacy and performance of water treatment and water softening systems is outside the scope of this home inspection. Water treatment or water softening systems are not inspected. Furthermore:

- The water treatment discharge point was not located or inspected. The buyer is encouraged to have all water treatment or water softening system equipment further evaluated by a certified, licensed water treatment system specialist.
- The buyer should have any/all water treatment system filters replaced prior to closing to prevent contamination, illness, decease or other defects.

**V. APPLIANCES**

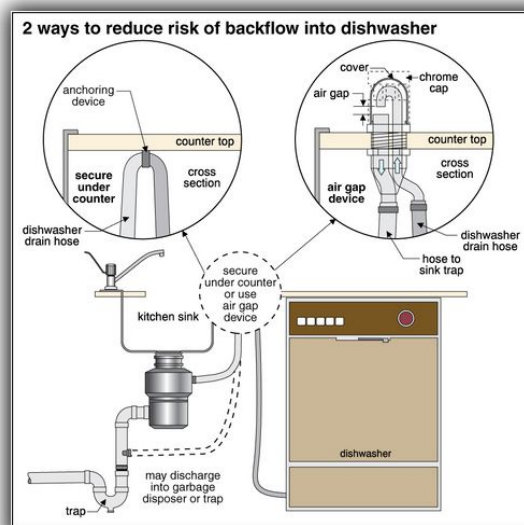
**A. Dishwashers**

*Comments:*

The dishwasher was inspected according to today's Texas Standards of Practice.

**NOTE:** Dishwashers should be repaired by a qualified appliance specialist.

A visible anti-siphon loop or back flow prevention device was not installed at the dishwasher drain line (SAFETY HAZARD).



The dishwasher was not properly secured to the cabinets or counter top.

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I	NI	NP	D
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**B. Food Waste Disposers**

*Comments:*

The food waste disposer was inspected according to today's Texas Standards of Practice.

**C. Range Hood and Exhaust Systems**

*Comments:*

The range hood and exhaust system was inspected according to today's Texas Standards of Practice.

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

*Comments:*

**Oven Energy Source:** Electric

**Cooktop Energy Source:** Electric

The ranges, cooktops and ovens were inspected according to today's Texas Standards of Practice.

**NOTE:** Ranges, cooktops and ovens should be repaired by a qualified appliance specialist.

The absence of an anti-tilt device on freestanding ovens/ranges was observed to be a SAFETY HAZARD.

I=Inspected

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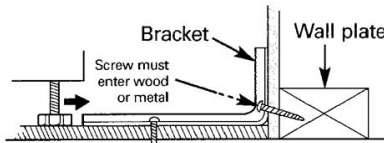
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I NI NP D

**9 ANTI-TIP DEVICE INSTALLATION**

An **Anti-Tip bracket** is supplied with instructions for installation in a variety of locations. The instructions include all necessary information to complete the installation. Read the **Safety Instructions** and the instructions that fit your situation before beginning installation.



Typical installation of anti-tip bracket attachment to wall

**⚠ WARNING:**

- Range must be secured by **Anti-Tip bracket** supplied.
- If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.
- See instructions to install (supplied with bracket).
- Unless properly installed, the range could be tipped by stepping or sitting on the door. Injury may result from spilled hot liquids or from the range itself.

**E. Microwave Ovens**

*Comments:*

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

*Comments:*

**G. Garage Door Operators**

*Comments:*

The garage door operators were inspected according to today's Texas Standards of Practice.

**NOTE:** Garage door operators should be repaired by a qualified appliance specialist.

Garage door opener belt disconnected after testing.

**H. Dryer Exhaust Systems**

*Comments:*

I=Inspected

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I	NI	NP	D
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The dryer exhaust systems were inspected according to today's Texas Standards of Practice.

**NOTE:** The National Fire Protection Association (NFPA) recommends that all dryer vent ducts be made from straight metal dryer ducts rather than plastic or flexible metal for improved safety.

**NOTE:** Some clothes dryer vent duct installations are longer than normal. It is important to determine if the dryer that will be in this location has a high enough CFM (Fan Speed & Air Flow) to push lint and moisture over the required distance. The buyer is encouraged to learn more about this installation from the seller, builder and clothes dryer manufacturer.

**I. Other**

*Comments:*

Refrigerators, ice makers, wine coolers, trash compactors, washing machines, clothes dryers, elevators, lifts, automatic gate openers and whole house vacuums are outside the scope of this home inspection and if present, these appliances were not inspected. The buyer is encouraged to have these items inspected by those specializing in these appliances.

## VI. OPTIONAL SYSTEMS

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

*Comments:*

**NOTE:** The objective of our limited visual landscape irrigation system (sprinkler system) inspection is to determine if the system would benefit from inspection, improvements or repairs by a qualified specialist. The scope of our inspection includes a limited visual inspection of the landscape irrigation system controls and operation of the system in manual mode. The inspection provides a narrative list of deficiencies related to performance, installation and operation. We do not dismantle any landscape irrigation equipment or program the system. Effective coverage, automatic functions, effectiveness of sensors, effectiveness of backflow prevention and the performance of underground zones is outside the scope of this inspection and are not inspected.

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

*Comments:*

**NOTE:** The objective of our limited visual pool and spa equipment inspection is to determine if the equipment would benefit from inspection, repairs or improvements by a certified, licensed pool and spa specialist. The scope of our inspection includes a limited visual inspection of electrical system, circulation system, barriers, surfaces and decking. We do not dismantle pool and spa components. Water chemistry is not evaluated. We do not inspect or operate heaters, cleaning equipment, control valves, chemical injectors or similar components. Pool/spa computer controls, pool/spa covers, chlorinators, chemical dispensers, conditioners, and water ionization devices are outside the scope of this inspection and are not inspected. Pools, spas, hot tubs and equipment are inspected according to today's [Texas Standards of Practice](#).

**C. Outbuildings**

*Comments:*

I=Inspected

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I NI NP D

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

*Comments:*

**Type of Pump:** Water Pump Types

**Type of Storage Equipment:** Water Storage Equipment

**Proximity to Septic System:** \_\_\_\_\_

**E. Private Sewage Disposal Systems**

*Comments:*

**Type of Septic System:** Septic Systems

**Inspected By:** Paul DeRick,

System Age:

Bedrooms: # of Units

Bathrooms: # of Units

Drain Or Distribution Field Location:

Tanks Recently Pumped: Yes/No

Date Pumped:

Tanks Accessible: Yes/No

Sludge Measured: Yes/No

Measurements:

**Septic System Performance:**

There was standing water, seepage or overflow visible at the septic system tanks, sprinkler heads, soil treatment field and or lateral lines (SAFETY HAZARD).

**Additional Information:**

1. If property has been vacant more than a week or the system has been only minimally used, additional levels of testing and inspection by a septic system specialist may be necessary to determine system condition.

2. If the system has been serviced recently, contact the septic pumping company to inquire about the type and condition of the waste disposal equipment.

3. If the system has not been serviced recently, limited but important additional information regarding the condition of the system may be obtained by having a septic contractor open, clean, and inspect the septic tank (and distribution boxes). Particularly in the case of older systems that have not been serviced, if the property owner will permit this step we recommend it.

4. Excavation and pumping are beyond the scope of our operational testing procedure. Practices in some states require pumping and inspection at sale.

5. Septic systems are basically a "buried" installation and are hidden from normal visual inspection. Many possible problems may not show themselves at the time of a visual inspection, and thus one cannot make accurate prediction of the future condition of the system.

6. Determination of location, condition, or life expectancy of buried septic components is not possible from a visual inspection. Costly problems may not be visible.

I=Inspected

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I NI NP D

7. Periodic pumping is recommended to prevent costly damage to the absorption system. Pumping frequency depends on system usage, tank size, and other factors.

8. The inspection includes visual examination of probable tank and absorption system areas, surface and perimeter, at the beginning, during, and at the end of operational testing, if such was performed.

9. Condition and / or type of subsurface equipment have not been inspected. If a determination of field lines is needed we recommend having a qualified, certified and licensed septic installing specialist inspect system.

10. Location and / or number of tanks cannot be guaranteed, without special equipment in which the tanks can be dug up. If you need this, We recommend having a qualified, certified and licensed septic installing specialist inspect system.

11. Septic system performs as to the number of occupants who use the system. An increase of occupants can sometime cause the system to malfunction. Consistent and regular maintenance will help this prevent certain conditions. We recommend having a qualified, certified and licensed septic pumping specialist inspect the system.

12. Buyer should contact local septic controlling authorities to determine all local regulations concerning waste water regulation in their area.

13. B.O.D and or T.S.S. testing is outside the scope of this inspection. We recommend having a qualified, certified and licensed septic maintaining specialist inspect system.

14. The cleaning and grooming of pets is harmful with a septic system. We recommend not cleaning or grooming pets into sinks and / or tubs which discharge into septic systems.

15. Water softeners are harmful to septic systems. We recommend consulting with a qualified, certified and licensed septic specialist inspects system about softeners.

16. The use of additives is sometimes harmful to septic systems. We recommend consulting a qualified, certified and licensed septic specialist inspects system before using such additives.

17. Sub soil evaluations are not conducted with this type of inspection. We recommend consulting with a qualified, certified and licensed septic specialist inspects system.

18. Medicines, paints, chemicals, rubber products, feminine products and / or other non-biodegradable material must not be put into septic systems. We recommend having a qualified, certified and licensed septic pumping specialist regularly inspect system.

WARNING: Tanks not pumped regularly are at extra risk of hidden, potentially costly damage to the absorption system. Tanks pumped immediately prior to the inspection may prevent normal system testing (by loading with water) and may indicate a history of recent problems or failures.

**F. Other Built-in Appliances**

*Comments:*



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I	NI	NP	D
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**G. Re-Inspection**

*Comments:*

**REINSPECTION OF REPAIRED ITEMS**

Date:

**NOTE:** Repair technicians may find additional defects that were not included in this report. A Home Inspection is not an exhaustive list of repair needs, local building standards or deficiencies. Repair technicians may disassemble equipment or components outside the home inspectors scope as required by the Texas Standards of Practice.

**NOTE:** Repair technicians and their associated companies are responsible for all performance, defects, compliance with local building standards and warranties for repaired systems, appliances and components. The buyer is encouraged to obtain receipts and written transferable warranties from all repair companies prior to closing.

**REINSPECTED ITEMS:**

## REPORT SUMMARY

The "Report Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED. The Report Summary is intended to follow the flow of the main body of the Property Inspection Report. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as "Deficient". There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable. You should read and understand the entire Home Inspection Report prior to completing any repair request. This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the expiration of any time limitations such as option periods.

## Items Needing Further Evaluation

- Previous repairs to the roofing covering materials and/or flashings were observed. Previous repairs should be closely monitored for defects.
- Discoloration of the roof covering materials was observed and was an indication of age, wear or other defects.
- Roof covering shingles that do not lay flat on the roof deck were observed.
- The roof decking materials appeared to be inadequate, weak or damaged. A greater than normal flexing, sagging or deflection was observed at the roof covering.
- The attic insulation was spray foam. See technical data sheet if available. An R38 rating is recommended for SouthEast Texas. The foam insulation did not appear to meet this standard. The buyer is encouraged to consult with the builder about the R rating of insulation.
- Water stains were observed on the roof sheathing (decking).
- There were indications of moisture penetration in the attic.
- Damaged roof sheathing was observed in the attic and may not support the roof covering materials as intended and/or may allow water penetration.
- Multiple exterior wall cracks were observed to be an indication of structural settling, movement, adverse structural performance or adverse foundation performance. Further evaluation of the foundation and structure by a certified, licensed foundation and structural specialist is recommended.
- Mismatched breaker sizes between the exterior HVAC equipment, electric disconnect and/or the electric service panel breaker were observed.
- The water heating equipment overflow pan lacks a drain to the exterior of the structure.

## Home Safety

- Loose, damaged or missing hardware was observed at the attic access ladder and was a SAFETY HAZARD.
- Dual function breakers that provide both AFCI and GFCI protection are now available and became a National Electric Code (NEC) building standard in 2014. Under current electrical standards, AFCI protection is now required in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, kitchens and laundry rooms. Lack of AFCI protection in required locations is a SAFETY HAZARD.
- Lack of a GFCI protected electrical receptacle near the attic installed HVAC equipment is a SAFETY HAZARD.
- Smoke alarms appeared to be more than five years old. Smoke alarms should be replaced per manufacturer recommendations for reasons of SAFETY.
- Exterior water supply faucets were missing an anti-siphon device to prevent contaminants from entering the water supply (SAFETY HAZARD).
- A visible anti-siphon loop or back flow prevention device was not installed at the dishwasher drain line (SAFETY HAZARD).
- The absence of an anti-tilt device on freestanding ovens/ranges was observed to be a SAFETY HAZARD.
- There was standing water, seepage or overflow visible at the septic system tanks, sprinkler heads, soil treatment field and or lateral lines (SAFETY HAZARD).

## Repair & Maintenance Items

- Foundation perimeter beam corners have been sheared off (corner pop).
- There were indications of water ponding near the foundation. Grading improvements are needed to direct run off water away from the structure to prevent water intrusion and adverse structural performance.
- The inspector observed damaged or leaking rain gutter components that create conducive conditions for siding deterioration, soffit/eave damage, and water penetration.
- Damaged soffit vents and or vent screens were observed and may allow unwanted wildlife penetration.
- The attic insulation was observed to be compressed, damaged or improperly installed and may not perform as intended.
- Fascia, Soffit, Frieze Board, eaves and or trim materials were observed to be damaged and should be repaired to prevent further damage, wildlife penetration and moisture penetration.
- Expansion and contraction cracks (thermal cracks, less than 1/16") in the exterior walls were observed. These cracks should be repaired to prevent further deterioration and water penetration.
- Water stains or water damage was observed at the ceiling drywall, texture and paint. The cause of the water staining or water damage should be determined and repaired as needed.
- All interior doors should have door stops installed to prevent damage to adjacent interior wall coverings.
- Interior doors which drift closed were observed and may be an indication of movement, settlement, adverse structural performance or other defects.
- Storm doors were observed to be damaged, missing components or did not close as intended.
- The windows need sealant between the window frames and exterior wall cladding to prevent water intrusion and the loss of conditioned air.
- There did not appear to be an exterior water supply faucet available to the front side of the structure.
- There did not appear to be an exterior water supply faucet available to the back side of the structure.
- Toilets were observed to be loose from the floor mountings.
- Water leaks at showerhead fixtures was observed.
- The shower water supply plumbing was loose in the wall.
- Waste drains were slow to drain at sinks or tubs.
- There were missing, damaged or inoperative mechanical drain stops at the sinks/tubs.
- The water heating equipment TPR drain line was improperly terminated at the grade level.
- The dishwasher was not properly secured to the cabinets or counter top.

## Improvement & "As Built Condition" Items

- Grading and drainage could be improved with the installation of rain gutters to prevent erosion, water ponding and help direct water away from the foundation.
- The attic insulation depth or thickness was inadequate according to current construction standards.
- There were cosmetic defects in the fit and finish at the interior floor covering or trim.
- The electric service panel cabinet cover plate or dead-front screws were observed to be missing and should be replaced with the proper screws as needed.
- Deficient Arc-Fault Protection (AFCI)** - The electrical system components did not appear to meet current arc-fault circuit-interrupter (AFCI) standards (SAFETY HAZARD). ***This may be an "as-built" condition, but according to today's local building standards, lack of AFCI protection is considered a deficiency.*** For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.
- Current building standards require a GFCI protected electrical receptacle near the exterior HVAC equipment for technician use.

## Items To Monitor

## Deferred Cost Items



## **If Something Goes Wrong**

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

### **Intermittent Or Concealed Problems:**

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

### **No Clues:**

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is often impossible for us to foresee a future problem.

### **We Sometimes Miss Minor Things:**

During our inspection we often discover minor problems while we are looking for the more significant problems. While we try to note as many of the minor problems as we can, we concentrate on finding the more significant problems. These are the ones that affect people's decisions to purchase.

### **Contractor's Advice:**

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. You may have more than one roofing contractor say that the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

### **Last Man In Theory:**

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

### **Most Recent Advice Is Best:**

There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we find ourselves in the position of first man in and consequently it is our advice that is often forgotten.

### **Why Didn't We See It?**

You may have a contractor say, I can't believe you had this house inspected, and the inspector didn't find this problem. There are several reasons for these **apparent** oversights:

A contractor may not know what is within the scope of a Home Inspection. The scope of a Home

Inspection is very specific, and all of our inspections are conducted in accordance with the Texas Standards of Practice for Home Inspectors. The Standards of Practice are very specific as to what is included and excluded from a home inspection.

**Conditions During The Inspection:** The conditions during the inspection are often very different than those when the contractor is present. It is often difficult for homeowners to remember the circumstances in the house at the time of the inspection. Weather conditions, temperature and time of day can drastically affect the way many of the home systems perform, leading to different results from the time of the inspection to the time the contractor is present in the home. It's impossible for contractors to know what the circumstances were when the inspection was performed.

**The Wisdom Of Hindsight:** When a problem manifests itself, it is very easy to have 20/20 hindsight, and wonder why the inspector was not able to predict a particular problem. As inspectors, we have been trained to look at all of the evidence available at the time of the inspection and give the most accurate prediction we can with the knowledge we have.

**A Limited Look:** We typically spent 3-4 hours to conduct a Home Inspection. During that limited amount of time, we cannot completely disassemble components or examine every hidden component location.

**We're Generalists:** We are generalists; we are not specialists. HVAC contractors, roofers, electricians, plumbers, etc may all indeed have more expertise than we do in their specific field. As inspectors, we are trained in all of the home systems and components, and look for general conditions that may indicate the need for further evaluation by a specialist.

**A Non-Invasive Look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

## **Not Insurance:**

In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". It is not designed to eliminate all risk. For that reason, a home inspection should not be considered a written guarantee or an insurance policy.