



INVESTIGATOR HOME INSPECTIONS

Cliff@InvestigatorHI.com
<https://www.InvestigatorHI.com>



PROPERTY INSPECTION REPORT

404 Somewhere Dr
Weatherford TX 76088

Marcia Client
JUNE 15, 2019



Inspector
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Pro. Real Estate Inspector TREC # 23321
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PROPERTY INSPECTION REPORT

Prepared For: Marcia Client

(Name of Client)

Concerning: 404 Somewhere Dr, Weatherford TX 76088

(Address or Other Identification of Inspected Property)

By: Cliff Snyder - Pro. Real Estate Inspector TREC # 23321

(Name and License Number of Inspector)

06/15/2019 8:00 am

(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Inspector(s) Only

Occupancy: Occupied

Additional Information:

Equipment Age Information

This report may contain information provided as a courtesy about equipment age located in their respective sections of the report. Equipment age interpreted from component labels is deemed reliable, but not guaranteed, and should be confirmed.

Location Information

This report may contain information about the location of some defects and is provided as a courtesy.

Secondary Reader Of This Report?

If you are reading this report but did not hire Investigator Home Inspections to perform the original inspection, please note that it is likely that conditions related to the home have probably changed even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Do not rely on old information about one of the biggest purchases you will ever make.

Plus, with a full buyer home inspection from Investigator Home Inspections, you automatically receive at no cost:

- Over \$10,000 in FREE protection
- 90 day structural and mechanical warranty - \$2000 in free coverage - INCLUDED
- 90 day warranty on underground sewer and water lines - \$4000 in free coverage - INCLUDED
- 90 day warranty for protection against new signs of visible mold - \$2000 in free coverage - INCLUDED
- 5 year roof warranty - \$3000 in free coverage - INCLUDED
- All major appliances and mechanical equipment checked for recalls - INCLUDED

Protect your family and your investment. Please call us directly at 817-752-5974 to discuss the report you're reading for this property so that we can arrange for a re-inspection. Thank you!

I. STRUCTURAL SYSTEMS

- ☒☐☐☒A. Foundations
- Type of Foundation(s): Slab on Grade
- Method Used To Observe Crawlspace: No crawlspace
- Location of Crawlspace Access: Not Applicable
- Foundation Performing As Intended:
- It is the opinion of the inspector that at the time of inspection the foundation was performing its intended function of supporting the structure.
- 1: Corner Pop (Repair)
- Deficient
- One or more corner pops exists that need repair to help support the brick or stone veneer. Repair as needed.
- Recommendation: Contact a handyman or DIY project



- ☒☐☐☒B. Grading and Drainage
- 1: Erosion Noted
- Deficient
- Erosion was noted in one or more areas around the foundation. Repair as needed.
- Recommendation: Recommended DIY Project



2: Landscape High

🔴 Deficient

Front flower bed

The landscaping in areas is near or above the top of the foundation. This can allow for water intrusion in heavy rain. Adequate ground clearances (4" for masonry or 6" for siding or stucco) are recommended to prevent deterioration and water intrusion. Recommend adjustment to the grading or landscaping as needed.

Recommendation: Contact a qualified landscaping contractor



3: Negative Slope

🔴 Deficient

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. A qualified landscaper or foundation contractor should regrade so water flows away from home.

Recommendation: Contact a qualified landscaping contractor



☒ ☐ ☐ ☒

C. Roof Covering Materials

Types of Roof Covering: Architectural Asphalt/Fiberglass

Viewed From: Walked roof

1: Fasteners Exposed

☹ Deficient

Under-driven or exposed nails or staples were found in areas of the roof coverings and is a potential source of water intrusion. Repair as needed.

Recommendation: Contact a handyman or DIY project

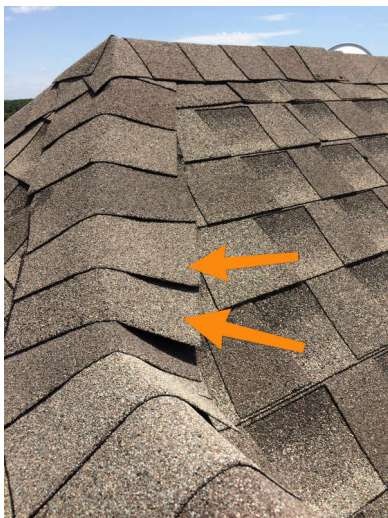


2: Ridge Shingles Loose

☹ Deficient

The ridge shingles on photo are loose. Have a qualified contractor repair.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒

D. Roof Structure & Attic

Viewed From: Attic

Type of Insulation: Fiberglass

Approximate Average Depth of Insulation: 10-12 inches

1: Attic Stairs Not Sealing Tightly

☹ Deficient

The attic stairs did not seal tightly. Repair as needed.

Recommendation: Contact a handyman or DIY project

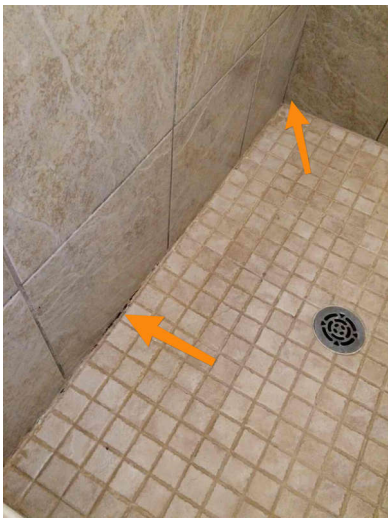
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☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**
Type of Exterior Wall Covering: Brick, Stone

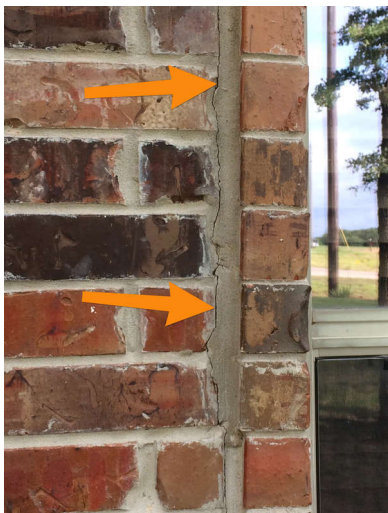
1: Bath Grout/Caulk
🔴 Deficient

Master Shower
Grout and/or caulk improvements are needed at one or more wet locations. Repair as needed.
Recommendation: Contact a qualified professional.



2: Brick/Mortar Separation Minor
🔴 Deficient

Minor brick or mortar separations were noted. Recommend repair as needed to prevent further deterioration.
Recommendation: Recommended DIY Project



3: Drywall Cracks Cosmetic Ceiling

Maintenance Item

Master bedroom

Typical cracks at drywall joints were noted in one or more areas. This is cosmetic and for your information. Repair as needed.

Recommendation: Recommended DIY Project

☒ ☐ ☐ ☒ F. Ceilings and Floors

1: Repairs Noted

Maintenance Item

One or more repairs were noted. Additional information should be obtained from the current owner.

Recommendation: Contact a qualified professional.



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

1: Door Damaged

Deficient

Garage 1, master 1,

One or more door were damaged. Master bedroom doors to patio had did chew marks. Repair as needed.

Recommendation: Contact a qualified professional.

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2: Lock Not Working Properly

🟡 Deficient

One or more doors did not lock properly. Repair as needed.

Recommendation: Contact a handyman or DIY project



3: Out of Square

🟡 Deficient

Back door

One or more doors did not fit the opening properly (out of square). Recommend repair.

Recommendation: Contact a qualified door repair/installation contractor.



H. Windows

Inaccessible:

Some windows may have been covered, concealed, or inaccessible and could not be fully inspected. This is for your information.

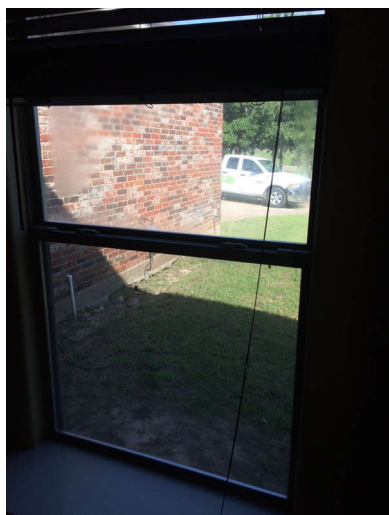


1: Difficult to Operate

🔴 Deficient

One or more windows were difficult to open or close. A qualified contractor should evaluate and make any needed repairs.

Recommendation: Contact a qualified window repair/installation contractor.



2: Seal Failed

▲ Safety Hazard and/or Needs Attention

Dinning 1, mater bath 1, front right bedroom 1, laundry 1,

One or more windows were cloudy or display other evidence of broken seals. Seals between window panes offer some insulation benefits. A qualified contractor should evaluate all windows in these locations and repair as needed.

Recommendation: Contact a qualified window repair/installation contractor.



3: Window Sill Damaged

⊖ Deficient

Laundry Room

Window sills were damaged in one or more areas. Repair as needed.

Recommendation: Contact a handyman or DIY project

☐ ☐ ☒ ☐ I. Stairways (Interior and Exterior)

☒ ☐ ☐ ☐ J. Fireplaces and Chimneys

Type of Fireplaces: Vented gas/LP logs

Fire Feature Not Tested:

Outside scope of Home Inspector to operate gas valves or ingnite combustibles.

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

☒ ☐ ☐ ☒ **L. Other**

1: Fence Damaged

🟡 Deficient

Around A/C unit

The fence is damaged in one or more areas. Recommend repair as needed.

Recommendation: Contact a qualified fencing contractor

2: Cabinet Doors Out of Alignment

🟡 Deficient

One or more cabinet doors are out of alignment. Repair as needed

Recommendation: Contact a handyman or DIY project



II. ELECTRICAL SYSTEMS

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

Panel Capacity: 200 AMP

1: Labels Missing/Incomplete/Illegible

🔧 Maintenance Item

Labels at circuit breakers are missing, incomplete, or illegible. Recommend correcting for safety reasons.

Recommendation: Recommended DIY Project

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

Type of Wiring: Romex type

1: Doorbell Damaged

🟡 Deficient

The doorbell is damaged, only dings, but operational. Repair as needed.

Recommendation: Contact a handyman or DIY project

2: Light Inoperable

🔴 Deficient

One or more light fixtures were not operating. A new light bulb, repair, or replacement is possibly needed.

Recommendation: Recommended DIY Project



3: Smoke Detectors Old

🔧 Maintenance Item

The smoke detectors were old and due for replacement.

Recommendation: Recommended DIY Project

4: Wall Switches 3-Way Improper

🔴 Deficient

Living room

One or more wall switches do not operate as true 3 way switches. Living rooms lights in picture should work with back door switch but do not. Recommend repair by a licensed electrician.

Recommendation: Contact a qualified electrical contractor.

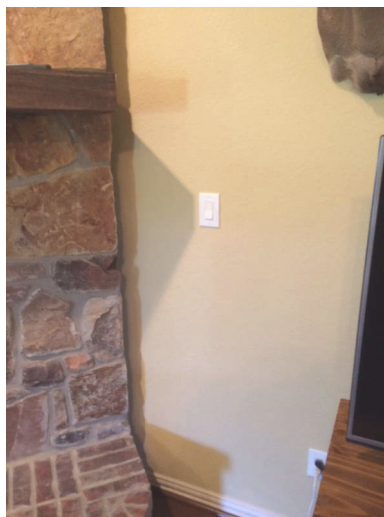
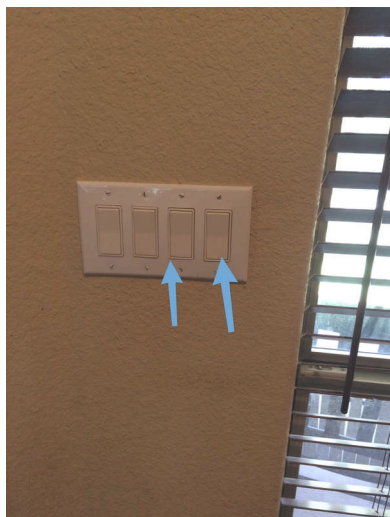


5: Wall Switches Unknown Function

 Maintenance Item

The function of one or more wall switches were unable to be determined. Recommend obtaining additional information form the current owner or repair by a licensed electrician.

Recommendation: Contact a qualified electrical contractor.



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Heating System(s) Age: 14 year old trane

Furnace Performance Adequate:

The noted heating systems performed adequately during testing.

☒ ☐ ☐ ☐

B. Cooling Equipment

Type of Systems: Air Conditioner Unit

Location of Thermostat: 1st floor hallway

Cooling System(s) Age: Exterior unit 14 years old, coil 14 year old trane

Cooling Performance Adequate:

The above specified cooling systems registered a temperature differential within the expected range indicating the systems were cooling as intended.

Coils Inaccessible:

The evaporator coils were sealed and inaccessible. This is common for sealed units or equipment hanging straps that may prevent the panel from being removed. This is for your information.

☒ ☐ ☐ ☐

C. Duct System, Chases, and Vents

Filter Dirty:

One or more filters are dirty and should be replaced. Replace as needed.



IV. PLUMBING SYSTEM

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

Location of Water Meter: None (well)

Location of Main Water Supply Valve : Unknown -

Water supply valve not located. Contact qualified contractor to locate contact qualified contractor to locate

Static Water Pressure Reading: 50 psi

Water Source: Well

Location of main fuel shutoff valve: Rear of home

1: Sprayer Not Working Properly

⊖ Deficient

One or more sprayers are not working properly. Recommend repair as needed.

Recommendation: Contact a qualified professional.

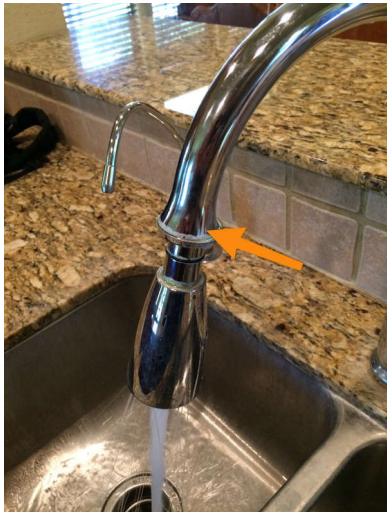


2: Sprayer Leaks

⊖ Deficient

One valve was leaking when on leaking. Recommend repair by a licensed plumber.

Recommendation: Contact a qualified plumbing contractor.



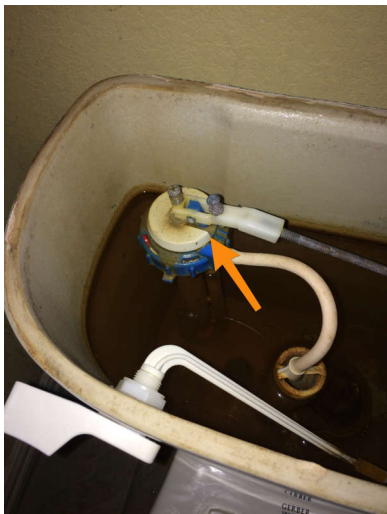
3: Toilet Valve Damaged

➔ Deficient

Master

toilet tank valve spraying inside of tank. Could start leaking. Recommend repair by a licensed plumber.

Recommendation: Contact a qualified plumbing contractor.



4: Tub Damaged (Repair)

➔ Deficient

One or more tub surfaces are damaged. Recommend repair by a qualified contractor.

Recommendation: Contact a qualified professional.



5: Fixture Not Producing Water

▲ Safety Hazard and/or Needs Attention

One or more fixtures did not produce water. A licensed plumber should evaluate further and make any needed repairs.

Recommendation: Contact a qualified plumbing contractor.

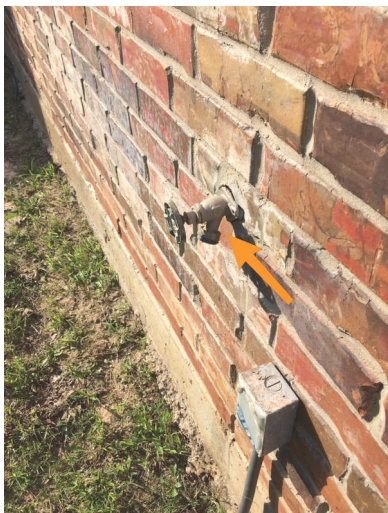


6: Hose bib damaged

⊖ Deficient

Has a old anti siphon valve stuck to standard threads. Repair as needed

Recommendation: Contact a qualified professional.



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

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

Energy Source: Gas

Capacity: 50 Gallons

Water Heater(s) Age: 14 year old Ruud, 14 year old state select

1: Corrosion At Water Heater

☹ Deficient

One or more plumbing lines on water heater are showing signs of corrosion. Have a qualified plumbing contractor evaluate as needed

Recommendation: Contact a qualified professional.



2: TPRV Terminates To Drainage System

☹ Deficient

The existing piping for the temperature and pressure relief valve (TPRV) discharge pipe on the water heater is connected directly to the drainage system which is not allowed. A blockage could prevent the TPRV from discharging properly. Repair is recommended.

Recommendation: Contact a qualified plumbing contractor.



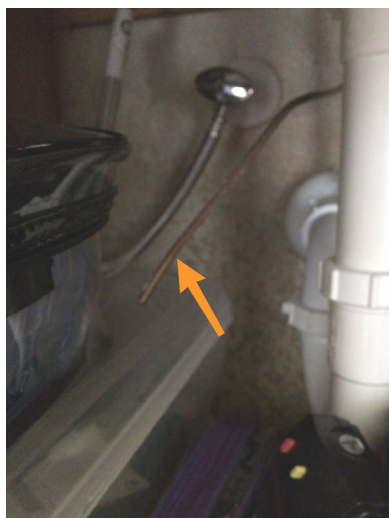
☒ ☐ ☐ ☒ **D. Hydro-Massage Therapy Equipment**

1: Pump motor not grounded

⚠ Deficient

The ground to pump motor on jetted tub is disconnected. Repair as needed

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **E. Other**

1: Bonding Not Present (CSST)

⚠ Deficient

The home was noted to have CSST (Corrugated Stainless Steel Tubing) installed for the gas supply which requires bonding to help safeguard against potential fire hazards. The inspector was unable to determine if or where bonding may have occurred and recommends further evaluation and repair by a licensed electrical contractor.

Recommendation: Contact a qualified electrical contractor.

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V. APPLIANCES

☒ ☐ ☐ ☒ A. Dishwashers

1: Coated with Mineral Deposits

 Maintenance Item

The dishwasher was coated with mineral deposits and should be cleaned as needed.

Recommendation: Recommended DIY Project



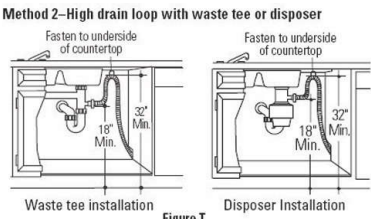
2: High Loop Missing

 Deficient

The dishwasher does not have an air gap installed or proper "high loop". Adjusting the drain hose to form a high loop to help prevent backflow of water and debris into the dishwasher is recommended.

Recommendation: Recommended DIY Project

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Dishwasher High Loop Drain Line

- ☒ ☐ ☐ ☐ B. Food Waste Disposers
- ☐ ☐ ☒ ☐ C. Range Hood and Exhaust Systems
- ☒ ☐ ☐ ☒ D. Ranges, Cooktops, and Ovens

1: Oven Inoperable

⚠ Safety Hazard and/or Needs Attention

The oven did not work when tested. A qualified contractor should evaluate the oven units and make any needed repairs.

Recommendation: Contact a qualified appliance repair professional.



2: Grill burner flame slow

⚠ Deficient

One half of burner took a minute to fully ignite. Monitor

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ **E. Microwave Ovens**

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

1: Exhaust Duct Terminates Into Attic

🟡 Deficient

One or more exhaust fans vent into the attic instead of the outdoors which can sometimes cause moisture that can lead to condensation or mold. A qualified contractor should re-route the exhaust duct so that it terminates to the exterior.

Recommendation: Contact a qualified professional.



☒ ☒ ☐ ☐ **G. Garage Door Operators**

Garage Door Type: Garage Door Opener

Garage door opener not plugged in:

The smal garage door opener was not plugged in at ceiling and could not be tested.



☒ ☐ ☐ ☐ H. Dryer Exhaust Systems

☐ ☐ ☒ ☐ I. Other

VI. OPTIONAL SYSTEMS

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

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

Type of Pump: Deep well submersible

Type of Storage Equipment: None -
None

Well Inspection :

We inspected the well heads and well equipment, and everything appeared to be in good condition and good working order at the time of the inspection except for any repair recommendations noted in this report.

Proximity To Any Known Septic System : More than 50'

Ran water for 45 minutes :

Though water supply quantity and supply cannot be guaranteed water was run continuously for 45 minutes. This is in conjunction with testing all water features in home.



Submersible Pump :

The submersible pump for the water well system was not visible at the time of inspection.

1: Rust/Corrosion

☹ Deficient

water Well casing is rusted. Due to being subjected to surface water. No permanent protective barrier installed. Repair as needed

Recommendation: Contact a qualified professional.



2: Well pump electrical

☹ Deficient

Well pump electrical wires are exposed to ground water and the elements. A permanent well pit or protective casing should be installed. Power supply line should be buried

Recommendation: Contact a qualified professional.



3: Sediment in Well Water

☹ Deficient

Evidence of sediment and minerals in well water. Have a qualified well contractor evaluate and remedy as needed

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **E. Private Sewage Disposal (Septic) Systems**

Septic System Inspection Description and Limitations :

The septic system inspection is a visual, non-exhaustive, non-intrusive inspection of the visible and readily accessible components of an individual sewage disposal system.

The scope of this inspection is limited to assurance that the physical components of the system are actually present and that the current system configuration is operating as designed.

We run the water in various drains in the house for approximately 30 minutes and inspect all of the visible, accessible plumbing fixtures. Dyes are not used.

Proper maintenance of the septic system is essential. Failure to maintain a septic system may result in conditions which are hazardous to health.

Septic System Maintenance :

The inspector recommends consulting the owner for maintenance records to determine when the septic system was last pumped and serviced.

The inspector also recommends entering into a maintenance agreement with a licensed septic technician in order to maintain the system so that it operates as designed.

Follow all guidelines for proper use and maintenance of your well and septic systems

Type of System: Aerobic

Location of Drain Field: Rear Right of Home, Rear of Home

Distance From Water Well: more than 75' feet

Distance From Building/Structure: 10 - 50

1: Fire ants present

☹ Deficient

Fire ants were present at septic aerator pump. Reapair as needed

Recommendation: Contact a qualified professional.



2: Air leaking from Pump plumbing

☹ Deficient

The aerator plumbing to solids tank is leaking air. Have a qualified septic contractor evaluate and reappear as needed.

Recommendation: Contact a qualified professional.



3: Septic tanks do not have safety lids

🚫 Deficient

Septic tanks do not have lids attached with screws or safety latches. Repair as needed

Recommendation: Contact a qualified professional.



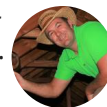


SUMMARY

2404 Somewhere Dr, Weatherford TX
76088

Marcia Client
June 15, 2019

Cliff Snyder
Pro. Real Estate Inspector TREC...
Investigator Home Inspections
817-752-5974
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The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

2.8.2 H. Windows

SEAL FAILED

DINNING 1, MATER BATH 1, FRONT RIGHT BEDROOM 1, LAUNDRY 1,



Safety Hazard and/or Needs Attention

One or more windows were cloudy or display other evidence of broken seals. Seals between window panes offer some insulation benefits. A qualified contractor should evaluate all windows in these locations and repair as needed.

Recommendation

Contact a qualified window repair/installation contractor.



5.1.5 A. Plumbing Supply, Distribution Systems, and Fixtures



Safety Hazard and/or Needs Attention

FIXTURE NOT PRODUCING WATER

One or more fixtures did not produce water. A licensed plumber should evaluate further and make any needed repairs.

Recommendation

Contact a qualified plumbing contractor.



6.4.1 D. Ranges, Cooktops, and Ovens



Safety Hazard and/or Needs Attention

OVEN INOPERABLE

The oven did not work when tested. A qualified contractor should evaluate the oven units and make any needed repairs.

Recommendation

Contact a qualified appliance repair professional.

