

Inspection Report

New Construction Home



Longhorn Home Inspections,LLC

**Diron Hill 21749
428 Arbor Lawn Dr.
Burleson, Tx 76028
(817)915-0082**

PROPERTY INSPECTION REPORT

Prepared For: Client

(Name of Client)

Concerning: New Construction

(Address or Other Identification of Inspected Property)

By: Diron Hill 21749 / Longhorn Home Inspections, LLC

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

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 licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms 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: Vacant (inspector only)	Type of building: Single Family (2 story)	Approximate age of building: New Construction
Temperature: Over 65 (F) = 18 (C)	Weather: Clear	Ground/Soil surface condition: Dry
Rain in last 3 days: No	Radon Test: No	Water Test: No


Comments: New home pre-closing inspection
Referral: Internet (Other)
Year Built: 2018
Square Footage: 2500
Rooms: 3 Bedrooms, 3 Bathrooms
Property is Vacant
Utilities On: Water, Electricity
People Present at Inspection: Buyer

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

I. Structural Systems

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



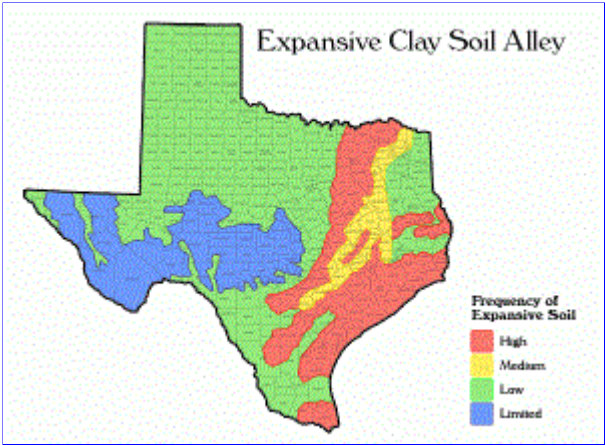
Attic Structure Example

☒ ☐ ☐ ☐ A. Foundations

Type of Foundation(s): Poured concrete
Method used to observe Crawlspace: No crawlspace

Comments:

(1) Notice: Highly plastic clay soils, as are typically found in this region, exhibit a great amount of expansion and contraction with varying moisture contents. Because of this fact, watering your foundation is very important and establishing a regular watering program to keep the soil around the foundation at a constant moisture level will help control movement in the soils around and under the foundation. With the probability of this type of expansion and contraction of the soils, slab on grade homes and traditional/ modern pier and beams homes will experience some degree of foundation distress. You should expect to see deflection cracks in the exterior brick veneer, interior sheetrock cracks and floor tile cracks.



A. Item 1(Picture)

(2) Notice: The inspection of the foundation may show it to be functioning as intended 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, but is a visual and cursory observation of the conditions and circumstances at the time of the inspection. The inspector is not an engineer. This inspection is not an engineering report, and should not be considered one. If any cause of concern is noted on this report, or if you want further evaluation, you

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

should consider an evaluation by a professional engineer.

(3) In my opinion, the foundation appears to be providing adequate support for the structure based on a limited visible observation today. At this time, I did not observe any evidence that would indicate the presence of significant deflection in the foundation. There were no notable functional problems resulting from foundation movement. The interior and exterior stress indicators showed little effects of movement and I perceived the foundation to contain no significant unlevelness. This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. Opinions are based on observations made without sophisticated testing procedures. Therefore, the opinions expressed are ones of apparent conditions and not absolute fact and are only good for the date and time of this inspection.

☒ ☐ ☐ ☒ B. Grading and Drainage

Comments:

(1) At the time of the inspection, the grading was not completed for front or back yard and water supply line and electrical conduit for rear electric was not covered. Recommend a re-inspect after final grading and drainage is complete.



B. Item 1(Picture)



B. Item 2(Picture)

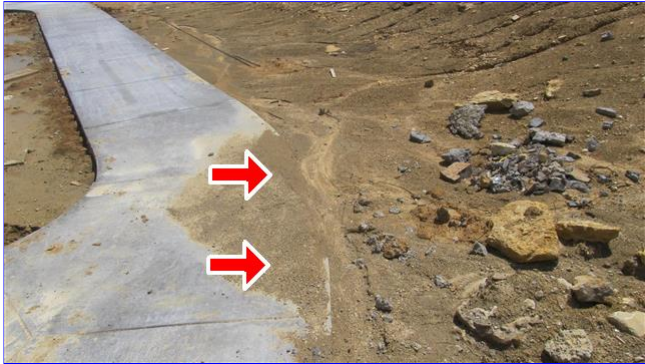
(2)

Re-Inspection--4/4/2018

The final grading was still not completed at the time of the inspection. Inspector observed dirt silt on front walkway and areas that had water from last rain. These areas may need additional drainage such as french drains to prevent excessive moisture around foundation and erosion.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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



B. Item 3(Picture)



B. Item 4(Picture)

☒ ☐ ☐ ☒ C. Roof Covering Materials

Types of Roof Covering: Asphalt/Fiberglass

Viewed roof covering from: Ladder

Comments:

(1) Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks. The inspection of this roof may show it to be functioning as intended or to have deficiencies that should be addressed. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof.

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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



C. Item 5(Picture)



C. Item 6(Picture)



C. Item 7(Picture)

(2) The roof moisture barrier at the top of the valley above the garage had roofing nail hole. The inspector is not able to tell if this condition will cause a leak due to no rain. Recommend monitor area and repair if needed.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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



C. Item 8(Picture)



C. Item 9(Picture)

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

Roof-Type: Hip
Roof Structure Type: 2 X 6 Rafters, Lateral bracing, Sheathing with radiant barrier
Method used to observe attic: Walked
Attic info: Attic access, Light in attic
Approximate Average Depth of Insulation: none
Comments:

(1) Located 2 areas of the roof structure with gaps exposing the attic to moisture intrusion and had missing flashing. Areas were at the rear of home over the garage. The builder was at the home during the inspection and said that he was aware of the issue and the gaps would be repaired. The construction for these areas appeared to also be a change in the original plans for the home which changed the roof design.

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

Re/Inspection 4/4/2018

Area of concern had been corrected with insulation and flashing.



D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)

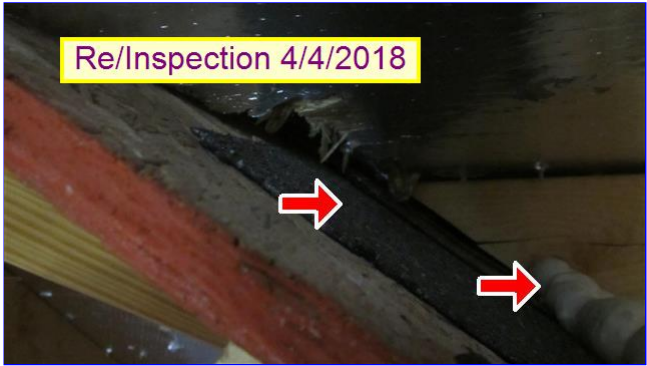
Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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



D. Item 4(Picture)



D. Item 5(Picture)

(2) There are areas of the bonus room (upstairs) where the roof design was changed which caused the rafters to not have adequate support. These areas will need additional support beams and columns to prevent a structural failure. Recommend a qualified construction contractor evaluate and repair area for support.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

Re-Inspection 4/4/2018

The Rafters in this area were still unsupported and may not hold the weight of the roof valleys. This area should be evaluated by a structural engineer.



D. Item 6(Picture)

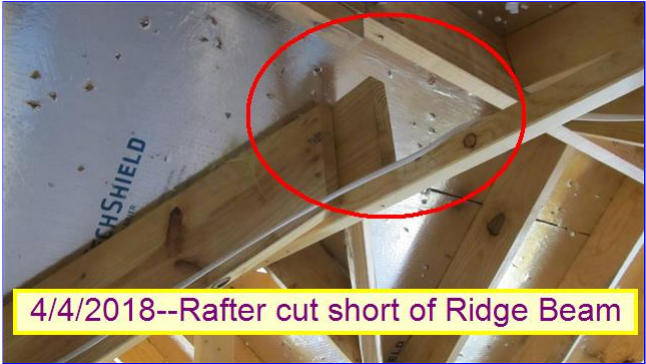


D. Item 7(Picture)

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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



D. Item 8(Picture)



D. Item 9(Picture)

(3) The attic access door in unfinished bonus room (at upper level) does not allow reasonable access (over stairs). Injury could result if not repaired. A qualified contractor should inspect and repair as needed.

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

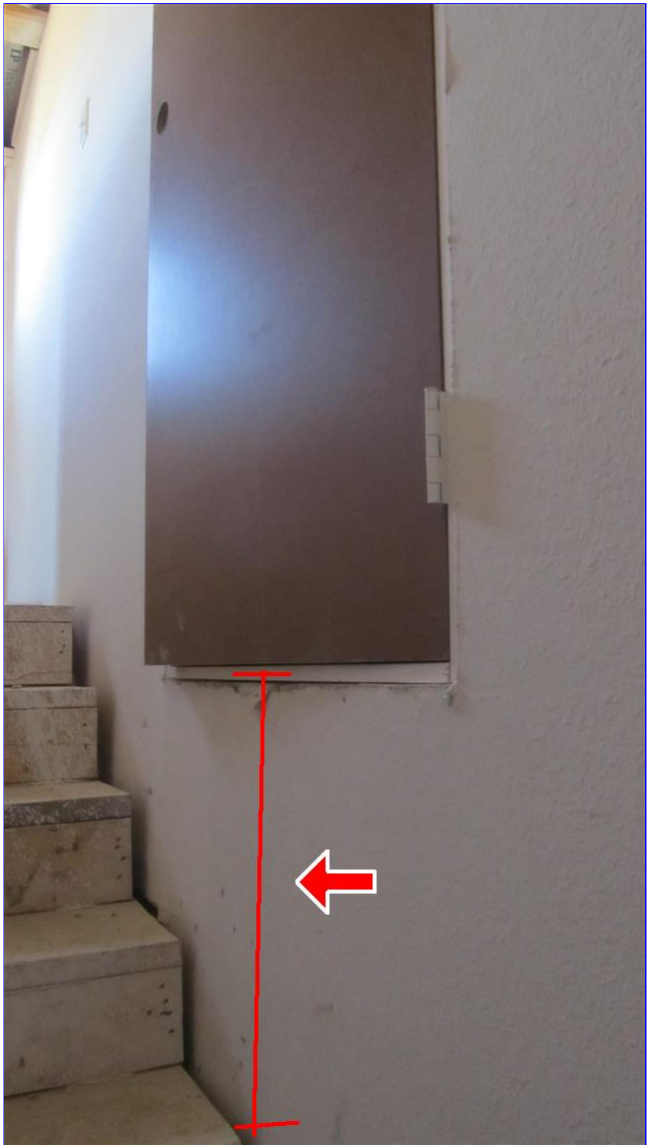
Re-Inspection 4/4/2018

Attic access door was still observed over stairs and maintenance platform not finished all the way to door opening (hazard).

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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



D. Item 10(Picture)



D. Item 11(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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



D. Item 12(Picture)

(4) The attic passageway (platform) to furnace and HVAC air handler is not finished and is a hazard. Recommend the platform be extended all the way to the edge of the attic access door.



D. Item 13(Picture)

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

Wall Structure: 2 X 4 Wood
Siding Style: Rock and Mortar, Engineered Wood Siding Panels
Siding Material: Wood, Stone
Wall Material: Plaster
Cabinetry: Wood
Countertop: Stone

Comments:

- (1) Note: Inspection of interior and exterior walls focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas enclosed within finished walls and concealed flashing details (e.g., doors, windows, brick ledges, etc.) are not accessible and beyond scope of the inspection. Home furnishings, artwork, personal items, heavy foliage, etc. can obscure damage, water stains, prior repairs etc., and preclude assessment of these conditions.
- (2) At the time of the inspection, the exterior rock veneer half wall was being repaired due to improper installation of the wooden cap. The original construction had a 2 X 6 piece of wood without a slope and with no flashing. The new updated construction had a 2 X 8 piece of cedar wood with a slope for rain water runoff and flashing. The cedar wood was being stained with a sealant. This appears adequate.

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

Re/Inspection 4/4/2018

The exterior hall wall had been completed and flashing installed.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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



E. Item 1(Picture)



E. Item 2(Picture)

(3) The vertical wood siding was fastened with what appeared to be wood and cement fiber stainless steel

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

ring shank siding nails which is a permissible type of fastener that can be used. The manufacturer does not specify that screws should be used at joints for stability.



HARDIEPANEL SIDING FASTENER SPECIFICATIONS			
The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load			
Fastening Substrate		Approved Fastener	Fastening Types
wood studs	16 in. o.c.	① ② ⑤ ⑨	① 4d common .113 in. x .267 in. x 1.5 in.
	24" o.c.	① ② ⑨	② 6d common .113 in. x .267 in. x 2 in. ⑤ ring shank siding nail .091 in. x .225 in. x 1.5 in.
steel studs	16 in. o.c or 24 in. o.c.	⑦ ⑬	⑨ roofing nail No. 11ga 1.25 in. long ⑦ screw Ribbed Bugle-Head No. 8 (.323 in. x 1 in.) ⑬ ET&F [AKN100-0150NA] .100 in. x .25 in. x 1.5 in.

E. Item 4(Picture)

E. Item 3(Picture)



E. Item 5(Picture)

R703.10 Fiber cement siding.
R703.10.1 Panel siding.
Fiber-cement panels shall comply with the requirements of ASTM C 1186, Type A, minimum Grade II or ISO 8336, Category A, minimum Class 2. Panels shall be installed with the long dimension either parallel or perpendicular to framing. Vertical and horizontal joints shall occur over framing members and shall be protected with caulking, or with battens or flashing, or be vertical or horizontal shiplap, or otherwise designed to comply with Section R703.1. Panel siding shall be installed with fasteners in accordance with Table R703.3(1) or the approved manufacturer's instructions.

E. Item 6(Picture)

(4) Some weep holes for the stone veneer exterior siding were blocked by mortar or spaced too far apart in

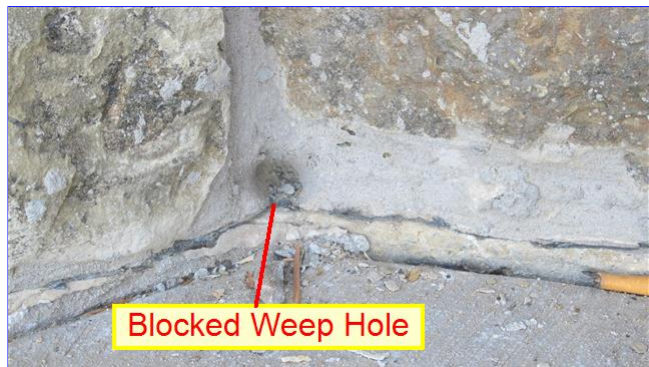
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

areas around the home. IRC requires weep holes to be no more than 33" apart. Recommend a qualified mason unblock existing weep holes for proper drainage and add weep holes to maintain 33" requirement.

Re-Inspection 4/4/2018

Some weep holes had been installed but there were still areas with over 6ft spans without weep holes. These areas may not drain moisture properly. Recommend repair by qualified person.



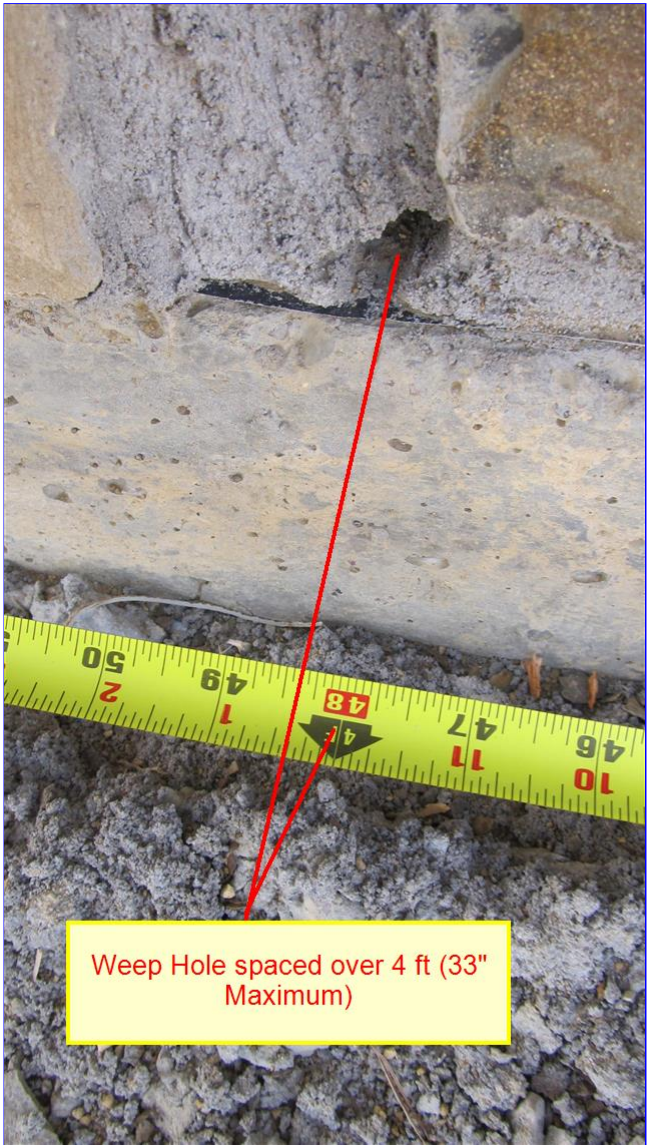
E. Item 7(Picture)



E. Item 8(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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



E. Item 9(Picture)

R703.8.6 Weepholes.
Weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches (838 mm) on center. Weepholes shall be not less than $\frac{3}{16}$ inch (5 mm) in diameter. Weepholes shall be located immediately above the flashing.

E. Item 10(Picture)

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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



E. Item 11(Picture)

(5) Missing exterior siding at front of home @ garage wall. Recommend replace siding by qualified contractor.

4/4/2018--Re/Inspection

Exterior Siding had been installed properly.



E. Item 12(Picture)

(6) Missing, Cracked and Damaged mortar and wood studs showing at front of home above master bath window. Recommend repair by qualified mason to prevent water intrusion or insects entering wall.

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

Re/Inspection--4/4/2018

Mortar had been repaired.

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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



E. Item 13(Picture)



E. Item 14(Picture)



E. Item 15(Picture)



E. Item 16(Picture)

(7) Large gap at stone veneer siding and soffit above master bath window. Recommend repair by qualified contractor to prevent water or insect intrusion.

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

Re/Inspection--4/4/2018

Mortar had been repaired.



E. Item 17(Picture)



E. Item 18(Picture)

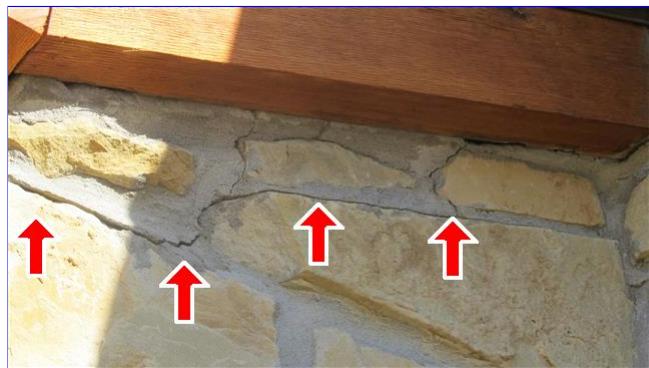
(8) Stone exterior siding mortar crack at right side (facing front) at corner. Recommend repair by qualified mason.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

Re/Inspection 4/4/2018

There was still a crack in the mortar. Recommend repair.



E. Item 19(Picture)



E. Item 20(Picture)

(9) Cracks at front wall (garage) above windows and roof overhang. These are minor cracks usually caused by mortar shrinkage or settlement and do not appear to be structural. Recommend repair as desired.



E. Item 21(Picture)

(10) The soffit panel at eave on the front of home at garage damaged. Repairs are needed. A qualified person should repair or replace as needed.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

Re/Inspection 4/4/2018

Hole had been repaired.



E. Item 22(Picture)

(11) There is a gap between the lower roof overhang at the garage window and the exterior wood siding. The flashing also does not extend all the way across the width of the overhang. This could cause moisture to get into wall and needs repaired.

Re/Inspection 4/4/2018

It appeared the area had been repaired. Inspector was unable to see any areas that would allow moisture intrusion.



E. Item 23(Picture)

☒ ☐ ☐ ☒ F. Ceilings and Floors

Ceiling Structure: 2X6
Floor Structure: Slab, Engineered floor trusses
Ceiling Materials: Plaster
Floor Covering(s): Stained concrete
Comments:

Report Identification:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

(1) The wood ceiling board at the front covered porch does not extend all the way to the trim causing a gap. Recommend repair or replace by qualified person.

Re/Inspection 4/4/2018

This area still had not been repaired.



F. Item 1(Picture)



F. Item 2(Picture)

(2) At the time of the inspection, there was no insulation in the attic.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

Re/Inspection 4/4/2018

There was still no insulation at the time of the inspection.



F. Item 3(Picture)



F. Item 4(Picture)

(3) The subfloor was not completed at the time of the inspection in the upstairs bonus room. For safety, this area should not be used or accessed until floor is finished.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

Re/Inspection 4/4/2018

The sub floor still had not been installed. Recommend subflooring for safety.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



F. Item 5(Picture)



F. Item 6(Picture)

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

Exterior Entry Doors: Wood

Interior Doors: Hollow core, Wood

Comments:

(1) Several doors were not complete (missing knobs, locks missing, frame not completed or not painted). These items will be re-inspected at a later date TBD.

Re/Inspection 4/4/2018

Some doors still did not have hardware installed and were not finished.



G. Item 1(Picture)



G. Item 2(Picture)



G. Item 3(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



G. Item 4(Picture)

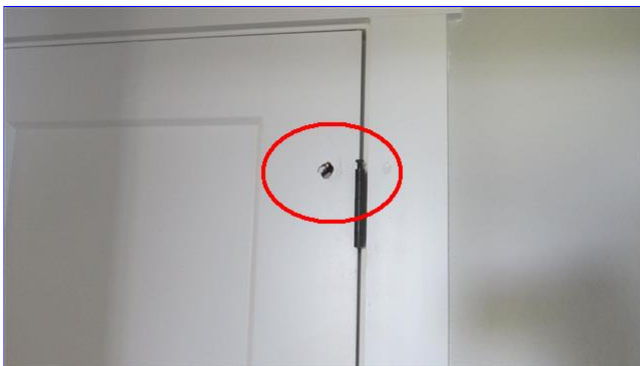


G. Item 5(Picture)

(2)

Re/Inspection 4/4/2018

Inspector located hallway linen closet door damaged. This door will need to be replaced.



G. Item 6(Picture)

☒ ☐ ☐ ☒ H. Windows

Window Types: Thermal/Insulated, Tilt feature

Window Manufacturer: UNKNOWN

Comments:

- (1) Special Notice: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to the expiration of any time limitations such as option or warranty periods.
- (2) Most exterior windows had not been caulked at the time of the inspection.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

Re/Inspection 4/4/2018

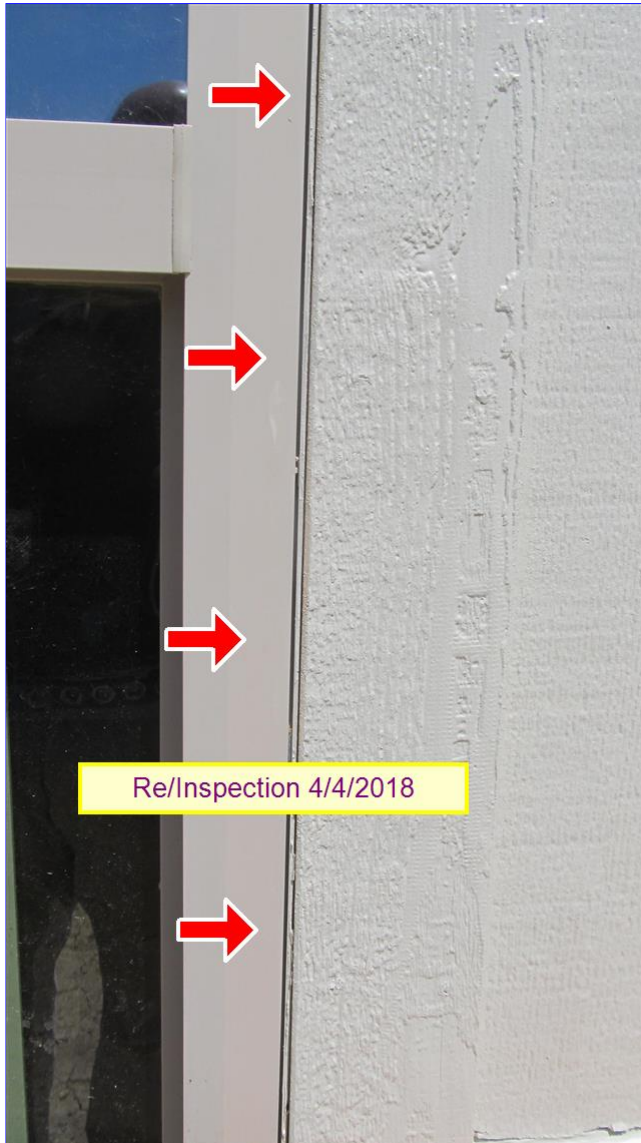
Exterior windows had still not been caulked. Worker at jobsite said that they would be done this week.



H. Item 1(Picture)



H. Item 2(Picture)



H. Item 3(Picture)

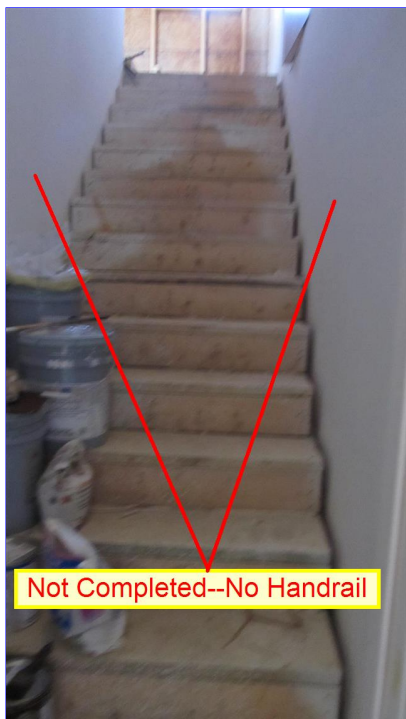
☒ ☐ ☐ ☒ I. Stairways (Interior and Exterior)

Comments:

- (1) **Safety Notice:** Falls are the number one cause of home injury deaths in America. Falls on or from stairs or steps are the leading known cause of death due to residential falls. Over the years, many building standards have been established for various types of stairways to improve overall safety and reduce the potential for injuries.
- (2) The stairwell leading to the upstairs bonus room above the garage was not completed at the time of the inspection. These items will be re-inspected at a later date TBD.

Re/Inspection 4/4/2018

The stairway leading to bonus room above garage still did not have handrails and was not complete. **Recommend handrails be installed for safety.**



I. Item 1(Picture)

☒ ☐ ☐ ☒ J. Fireplaces and Chimneys

Sky Light(s): None

Chimney (exterior): Wood, Metal Flue Pipe

Types of Fireplaces: Conventional, Gas/LP Log starter

Operable Fireplaces: One

Number of Woodstoves: None

Comments:

The fireplace and Chimney was not completed at the time of the inspection. These items will be re-inspected at a later date TBD.

Re/Inspection 4/4/2018

The Chimney had been constructed but still did not have a cap or screen. **Recommend cap and screen be installed.**

The Fireplace had been completed but the gas line for gas log starter was not completed and could not be tested.



J. Item 1(Picture)



J. Item 2(Picture)



J. Item 3(Picture)



J. Item 4(Picture)

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

Appurtenance: Covered porch, Patio

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

Driveway: Concrete

Comments:

The rear covered porch cedar support beams had wood footing which would be prone to rotting causing the beams to be unstable. Recommend installing metal footings that are attached to concrete.

Re/Inspection 4/4/2018

At the time of the inspection, workers were installing metal footings.



K. Item 1(Picture)

☐ ☐ ☒ ☐ **L. Fences and Retaining Walls**

Comments:

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

II. Electrical Systems

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



☒ ☐ ☐ ☒ A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 200 AMP

Panel Type: Circuit breakers, GFCI Breakers, AFCI Breakers

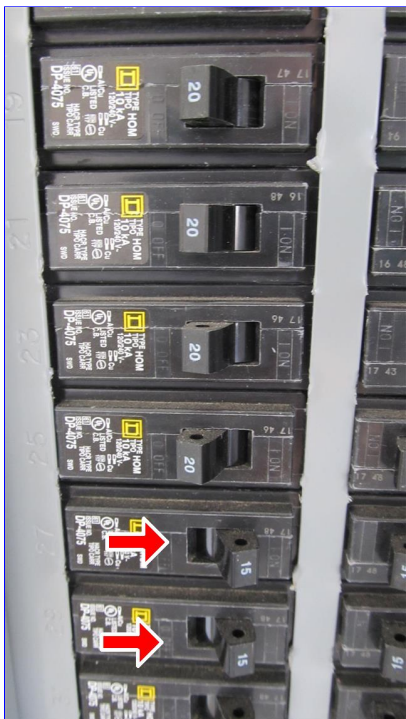
Electric Panel Manufacturer: Unknown

Comments:

(1) Several breakers were turned off at the time of the inspection. Several interior and exterior outlets were not operational as a result. Mostly kitchen, bathroom and garage outlets as well as some exterior and interior light fixtures. The inspector did not turn on breakers due to the possibility of unfinished construction and possible fire or shock hazard. These items will be re-inspected at a later date TBD.

Re/Inspection 4/4/2018

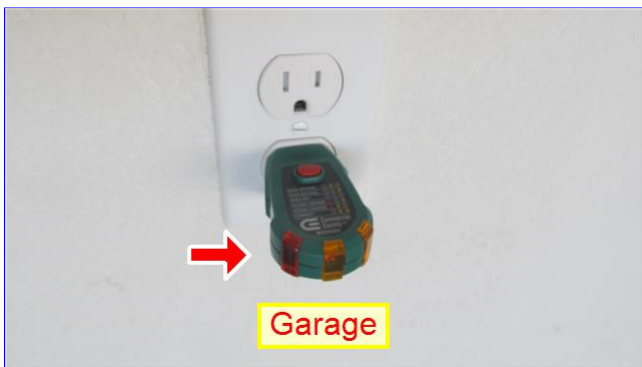
Breakers were on and working properly.



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)



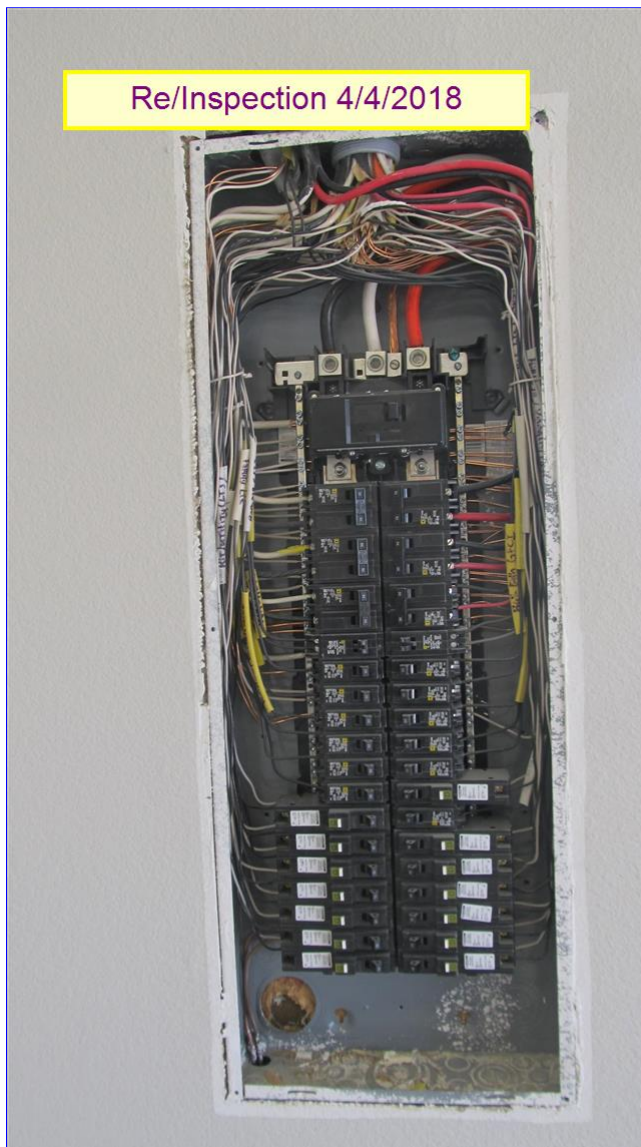
A. Item 6(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 7(Picture)



A. Item 8(Picture)

(2) I cannot locate a ground wire and ground rod for meterbase. This is considered unsafe. I recommend a ground wire and rod be installed on meter base by a qualified electrician.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

Re/Inspection 4/4/2018

Ground wire was installed at panel located at garage.



A. Item 9(Picture)

(3) Ground wire at main panel not attached ground rod.

Re/inspection 4/4/2018

Ground wire was attached to ground rod.

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

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

Type of wiring: Copper

Wiring Methods: Romex

Comments:

(1) Several electrical fixtures were not installed and were not evaluated at the time of the inspection. These items will be re-inspected at a later date TBD.

Re/Inspection 4/4/2018

Several exterior and interior fixtures had still not been installed.



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)



B. Item 8(Picture)

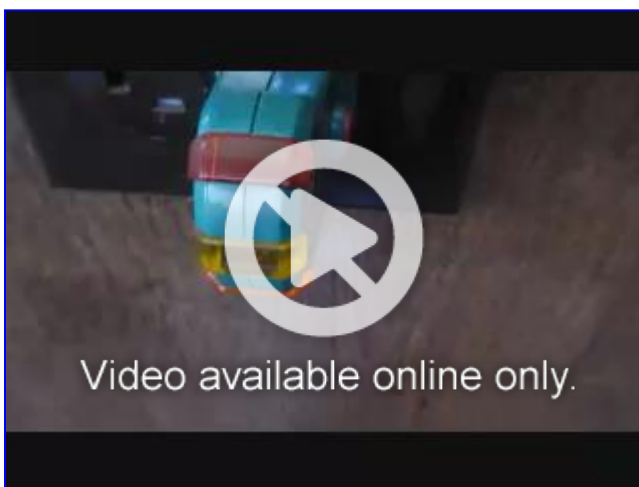


B. Item 9(Picture)

(2)

Re/Inspection 4/4/2018

Interior Electrical outlet at kitchen island not working properly. Hot/Neutral wires causing short.
This is a safety and fire hazard and should be corrected by qualified person.



B. Item 10(Video)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

III. Heating, Ventilation and Air Conditioning Systems

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



A/C Unit--Right Side of Home



Air Handler/Heating in Attic

☒ ☐ ☐ ☐ A. Heating Equipment

Type of Systems (Heating): Forced Air

Energy Sources: Gas

Number of Heat Systems (excluding wood): One

Heat System Brand: CARRIER

Comments:

The Heating Unit was not fully operational at the time of the inspection due to incomplete construction. These items will be re-inspected at a later date TBD.

Re/Inspection 4/4/2018

Unit was operational and working properly.

☒ ☐ ☐ ☐ B. Cooling Equipment

Type of Systems (Cooling): Air conditioner unit

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: One

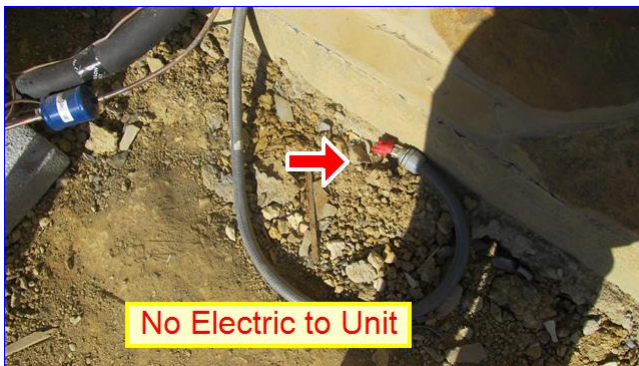
Central Air Brand: CARRIER

Comments:

(1) The A/C Condense,r Evaporator Unit and Air Handler was not fully operational at the time of the inspection due to incomplete construction. These items will be re-inspected at a later date TBD.

Re/Inspection 4/4/2018

Unit was operational and working properly.



B. Item 1(Picture)



B. Item 2(Picture)

(2) **Note:** The most frequent cause of a restricted A-coil is an accumulation of dust or dirt. Often a consequence of neglecting maintenance such as regular filter changes, dust and dirt may plug small coil passages and reduce downstream airflow. This degrades the effectiveness of heating throughout the home. It also increases heating costs as the furnace must run longer to meet thermostat settings, wasting gas or electricity. A severely obstructed A-coil may obstruct airflow to the point that the system overheats, tripping a safety high temperature switch and automatically shutting down the furnace.

(3) The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 55 degrees, and the return air temperature was 72 degrees. This indicates the range in temperature drop is normal.

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

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

Ductwork: Insulated

Filter Type: Disposable

Comments:

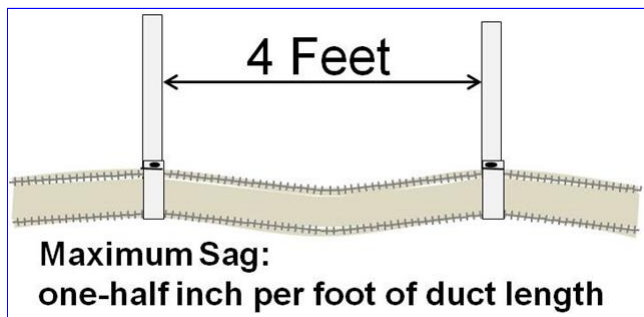
Improper spacing for flex duct supports (some over 4 ft) in the attic and at least one duct was pinched which would cause a restricted airflow. These items need to be repaired properly by a qualified HVAC tech.

Re/Inspection 4/4/2018

While some supports were repaired, there were still some flex ducts that were pinched and would cause restricted flow. These need to be repaired.



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

I NI NP D

IV. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



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

Water Source: Public

Water Filters: None

Plumbing Water Supply (into home): Pex

Plumbing Water Distribution (inside home): PEX

Location of water meter: unable to locate

Location of main water supply valve: Unble to Located

Comments:

Several plumbing fixtures were not installed or not operational at the time of the inspection due to incomplete construction. These items will be re-inspected at a later date TBD.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

Re/Inspection 4/4/2018

All fixtures had been installed and were working properly except the Master Bath Claw Tub had still not been installed and was not evaluated.



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 4(Picture)

☒ ☐ ☐ ☒ B. Natural Gas

Natural Gas Line Material: Black Steel

Location of Main Valve: Right Side (Facing Front)

Comments:

Improper spacing of gas steel pipe supports in attic area as well as improper type of supports used (Wood). Recommend repair and/or replace supports to code requirements.

Re/Inspection 4/4/2018

Steel Gas piping in attic was still supported by 2 X 4s and there were spans of over 10ft without supports. This is not up to today's standards. A licensed plumber should evaluate and repair with suitable and adequate supports.



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)

☒ ☐ ☐ ☐ C. Drains, Waste and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

☐ ☒ ☐ ☐ D. Water Heating Equipment

Water Heater energy sources: New Contruction-Not Installed

Water Heater Capacity: Tankless

Water Heater Location: Outside (left side of home facing front)

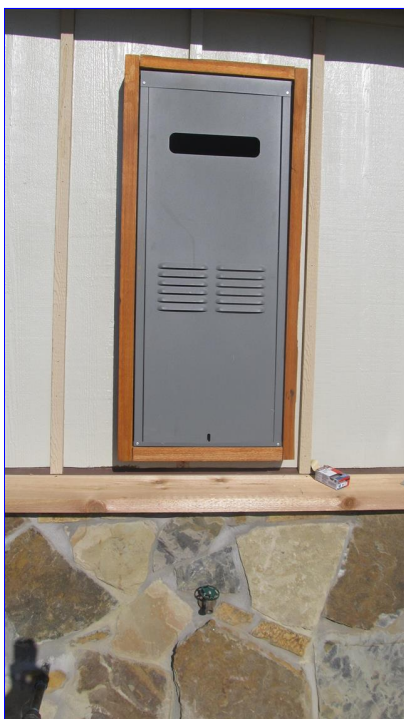
WH Manufacturer: RHEEM

Comments:

The tankless water heater had not been installed at the time of the inspection. This item will be re-inspected at a later date TBD.

Re/Inspection 4/4/2018

Tankless Water Heater was not completely installed and was not operational.



D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)

☐ ☐ ☒ ☐ E. Hydro-Massage Therapy Equipment

Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

I NI NP D

V. Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

☒ ☐ ☐ ☐ A. Dishwasher

Dishwasher Brand: KITCHEN AIDE

Comments:

Unfinished at the time of the inspection. Will be re-inspected at a later date TBD.

Re/Inspection 4/4/2018

This item was inspected and working properly.

☐ ☒ ☐ ☐ B. Food Waste Disposers

Disposer Brand: BADGER

Comments:

Unfinished at the time of the inspection. Will be re-inspected at a later date TBD.

Re/Inspection 4/4/2018

The food waste disposal had not been completely installed. The electrical cord still needed to be attached for it to operate. This item was not tested.



B. Item 1(Picture)

☒ ☐ ☐ ☐ C. Range Hood and Exhaust System

Comments:

Unfinished at the time of the inspection. Will be re-inspected at a later date TBD.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

Re/Inspection 4/4/2018

This item was inspected and working properly.

☒ ☐ ☐ ☐ D. Ranges, Cooktops and Ovens

Range/Oven: KITCHEN AIDE

Comments:

Unfinished at the time of the inspection. Will be re-inspected at a later date TBD.

Re/Inspection 4/4/2018

The Ovens were installed and working properly at the time of the inspection.

The Range (Thermador) had not been fully installed and was not tested.



D. Item 1(Picture)

☒ ☐ ☐ ☐ E. Microwave Ovens

Built in Microwave: KITCHEN AIDE

Comments:

Unfinished at the time of the inspection. Will be re-inspected at a later date TBD.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

Re/Inspection 4/4/2018

Item was installed and working properly.

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

Comments:

☒ ☐ ☐ ☐ **G. Garage Door Operator(s)**

Auto-opener Manufacturer: LIFT-MASTER

Garage Door Type: Two automatic

Garage Door Material: Insulated, Metal

Comments:

☒ ☐ ☐ ☐ **H. Dryer Exhaust System**

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

VI. Optional Systems

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

Comments:

☒ ☐ ☐ ☐ E. Private Sewage Disposal (Septic) System

Comments:

(1) Important Information About Aerobic Septic Systems

- **DO** - Have your aerobic septic system inspected on a regular basis and both aerobic-type systems and conventional-type systems pumped regularly. The need for pumping can vary widely depending on the size of your household, frequency of entertaining, garbage-disposal use, tank size, schedule of water usage. Pumping your septic tank is one of the single most important things you can do to protect your system.
- **DO** - Keep a detailed record of repairs, cleanings, inspections, and maintenance. Pass these on to the next homeowner.
- **DO** - Learn the location of your septic system tanks, sprinkler lines and sprinklers, or drainfield. Keep a sketch handy for service visits. If your system has a flow diverter valve, learn its location and turn it once a year. Flow diverters can add many years to the life of your system. Your local permitting agency can provide you with the layout drawing of your septic system that was filed to obtain the permit for the install.
- **DO** - Conserve water to reduce the amount of wastewater that must be treated and filtered by your system. Doing laundry over several days puts less stress on your system.
- **DO** - Repair any leaking faucets or toilets. To detect toilet leaks, add several drops of food dye to the toilet tank and see if the dye bleeds into the bowl.
- **DO** - Divert down spouts and other surface water, ie from driveways and hillsides away from your tank and drainfield. Excessive water burdens the drainfield.
- **DO** - Keep your septic tank access lids accessible for inspections and cleaning.
- **DO** - Install risers (access extensions between the tank access lid and ground level), if necessary.
- **DO** - Take leftover hazardous household chemicals to your approved hazardous waste collection center for disposal. Use bleach, disinfectants and drain and toilet bowl cleaners sparingly.
- **DO** - Grow grass above the drainfield to provide oxygen. Oxygenated bacteria (aerobic) accelerates waste conversion to liquid.
- **DON'T** - Flush paper towels, newspaper, wrapping paper, rags, sanitary napkins, tampons, condoms, disposable diapers or disposable wipes into the system.
- **DON'T** - Allow large, irregular, intermittent or constant volumes of clear water into the system as with a leaking toilet or faucet.
- **DON'T** - Allow discharge from water softeners to enter the system. Heavy salt content can harm essential bacteria and corrode the concrete tanks. See Texas Administrative Code, rule 285.37(a) through (c).
- **DON'T** - Allow anyone to drive or park over any part of the system. The area over the drainfield should be left undisturbed with only a mowed grass cover. Roots from nearby trees or shrubs may clog and damage your drain lines and tanks.
- **DON'T** - Use a garbage disposal, or at least limit its usage. Disposals increase the solids burden to your tank by 50%, so more frequent cleaning is suggested.

- **DON'T** - Use your toilet or drains as a trash can by dumping non-degradables down them. Use of a garbage disposal can increase pumping need by 20%. Also, don't poison your septic system and the groundwater by pouring harmful chemicals down the drain. Non-degradables bulk up your tank. Poisons can kill the beneficial bacteria that treat your wastewater.
- **DON'T** - Non-degradables and poisons include: coffee grounds, disposable diapers, sanitary napkins, cigarette butts, fats, grease or oil, paints, thinners, photographic solutions, antibiotics, dental floss, kitty litter, tampons, condoms, paper towels, varnishes, waste oils and pesticides, gasoline, oil, paint, paint thinner, pesticides, antifreeze, etc.
- **DON'T** - Allow vehicles to drive across or park on the septic tanks, sprinkler lines or drainfield. The tanks and sprinkler lines could collapse and the drainfield's soil could become compacted, shortening its life and causing the need for expensive repairs.
- **DON'T** - Dig around the tanks, lines or drainfield, or build anything over it, and don't cover it with a hard surface such as concrete or asphalt.
- **DON'T** - Plant anything over or near the drainfield except grass. Roots from nearby trees and shrubs may clog and damage the drain line
- **DON'T** - Use caustic drain openers for a clogged drain. Use a plumber's snake to open clogs or a non-caustic drain cleaner.
- **DON'T** - Use excessive amounts of commercial bathroom cleaners. Use a mild detergent or baking soda.

DON'T - Make unauthorized repairs or enter a septic tank-- toxic gases from the tank can kill. If your system develops problems, get advice from your county health department or us.

(2) Company Disclaimer:

Based on what we were able to observe and our experience with onsite observation techniques, we submit our findings based on the present condition of the system. Longhorn Home Inspections, LLC has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of a wastewater treatment system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer. Longhorn Home Inspections, LLC DISCLAIMS ANY WARRANTY, expressed or implied, arising from the inspection of the wastewater treatment system or this report. We are also not ascertaining the impact the system is having on the environment.

(3) Sewage System:

Type:

An AEROBIC in-ground system with a septic tank and control panel on the right wall of the home. No leaks noted a surface of tank. Septic tank cover was not reopened at time of inspection.

Location:

The septic tank and the control panel are located at the right side of the home of the house.

Last Pumped:

Inspector unable to determine.

Leaks at Field:

No evidence of leaks at surface; no odor present; no lush vegetation noted..

Distances to Well:

No well on site

Comments:

At the time of inspection it is not known how much liquid and solid effluent is contained in the septic tank
(4)

Re/Inspection 4/4/2018

The Aerobic Septic Tanks (located on the right side of the home if facing front) showed signs of settlement. There had been some rain previous to the inspection and the dirt could have settled. This area will stabilize once final grading has been completed.