Home Experts

(817)938-8450
www.aplushomeexperts.com

March 10, 2026

3301 Ricci Ln
Irving, TX 75062
Report ID:20261003-0013301 Ricci Ln

PROPERTY INSPECTION REPORT FORM

Pat Starkey *Name of Client*	03/10/2026 *Date of Inspection*
3301 Ricci Ln, Irving, TX 75062 *Address of Inspected Property*	
William Lee *Name of Inspector*	6983 *TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Please refer to appendix A (Explanations and Limitations) and appendix B (Foundation Information) for further information regarding this report. The client, by paying for and accepting this property inspection report or relying upon it in any way, expressly agrees to all explanations, limitations, and disclaimers in this document with or without a signature.

This report cannot and does not represent the operation or condition of any items after the date and time of this inspection.

This report is not and does not guarantee all issues have been found with this house; nor does this report entitle the cost of any repairs to be at the expense of A+ Home Experts.

For the purposes of this report the front of the house faces: East

Present at the inspection: Occupant

Building Status: Occupied	Utilities All on
Weather Conditions: Sunny	Temperature: 80 Degrees

This property is currently occupied. Personal property in the house limits access to equipment and may block access to the electrical outlets and cover large areas of the floor, walls, and ceiling. Efforts are made to inspect as much as possible. To have a comprehensive inspection there should not be any personal property located in the house during an inspection.

This is NOT new construction and typical wear & tear, usage of the property, and typical deterioration of the outside walls/paint from the elements are present.

This is an pre listing inspection and does not follow TREC rules and regulations. TREC standards are used as guidelines for this inspection.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Pier and Beam

- The vantage point from which the crawlspace was inspected was a opening located in the garage; the entire crawlspace of the structure was fully visible or accessible.
- Observed the foundation visually by walking around and on the structure.
- There are areas where the foundation is obscured or covered by vegetation, foliage, and/or soil.

Inspector Comments

There is not significant foundation movement at this house. I did not observe visible evidence that would indicate the presence of adverse performance or deficiencies in the foundation.

The interior and exterior stress indicators displayed little to no effects of ongoing issues and I did not perceive the foundation to contain concerning unevenness / slope in the floor surface.

Visual Observations:

- Doors that were not square and/or did not properly close / latch

In my opinion, some seasonal movement and/or settling has occurred; however, for a home of this age no foundation repairs are recommended.

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

I	NI	NP	D

- The skirting has a couple area where it is starting to fail - one under the garage and the other by the front entry

Performance Opinion:
The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

The foundation appears to be performing satisfactorily.

Notice: Watering your foundation is very important in this region. Highly plastic clay soils, as are typically found in this region, exhibit a great amount of expansion and contraction with varying moisture contents. With this type of expansion and contraction of the soils, slab on grade homes and traditional/modern pier and beam homes will experience some degree of foundation distress. You should expect to see deflection cracks in the exterior brick veneer, sheetrock cracks and floor tile cracks.

The inspection of the foundation may show it to be functioning as intended or having movement typical to this region at the time of inspection. This does not guarantee the future life or failure of the foundation but is a visual and cursory observation of the condition and circumstances at the time of the inspection. This inspector is NOT a structural engineer. If any concern exists about the potential for future movement, you should have a professional structural engineer perform an evaluation. Please reference www.aplusthis.com and www.houston-slab-foundations.info for more information regarding foundations.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Obvious or ongoing drainage problems **were observed** around the perimeter of the structure during the inspection at the front flower bed. The IRC states there should be a minimum fall (slope) of 6 inches away from the foundation for the first 10 feet from the house. Monitor site drainage condition over time, especially during rainy weather, and have correction or improvements made if needed. Poor drainage can cause foundation movement, water penetration or attract termites/pest. Avoid landscaping which promotes slow water drainage.

Solutions to drainage problems are as varied as the terrain, and may include rain gutters and gutter extensions, French drains, swales and berms, retaining walls, catch basins and even sump pumps. With a little planning and some work, almost any yard can provide a healthy environment for a stable foundation, a dry house, and control of mosquitoes.

There is a sub-surface drainage system present. Discuss with the current owners where the drains are and where they terminate. This is important to know so that you can keep the areas clear of debris for proper drainage as they require periodic maintenance.

- At the joint where the garage and driveway meet, there is a gap that should be properly sealed to prevent water and debris intrusion. Sealing this area helps protect against water infiltration beneath the driveway, which can erode the supporting soil and compromise the stability of the driveway over time.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Type(s) of Roof Covering: Composition Shingles
Viewed From: Roof

- The overall condition of the roof is: Good - within the first 7 years of life

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

I	NI	NP	D

- There is excessive leaves and other debris present on the roof gutters. This material should be removed as soon as possible to prevent any damage.

- Evidence of previous repairs to roof covering, flashing details, skylights and other roof penetrations: No
- Evidence of water penetrations of visible areas: No

Notice: All levels and surfaces of the roof may not be accessible or visible. This inspection does

not evaluate the roof for life expectancy or insurability. If any concern exists about the future performance of the roof, a roofing specialist should be consulted. The inspector cannot and does not offer an opinion or warranty on whether or not the roof has hail damage, leaked in the past, has current leaks, or may be subject to future leaks.

You are strongly encouraged to have your insurance company physically inspect the roof, *prior to closing*, to fully evaluate the insurability of the roof.

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

Viewed From: Upstairs pull down attic
Approximate Average Depth of Insulation: 10
Approximate Average Thickness of Vertical Insulation: Unknown

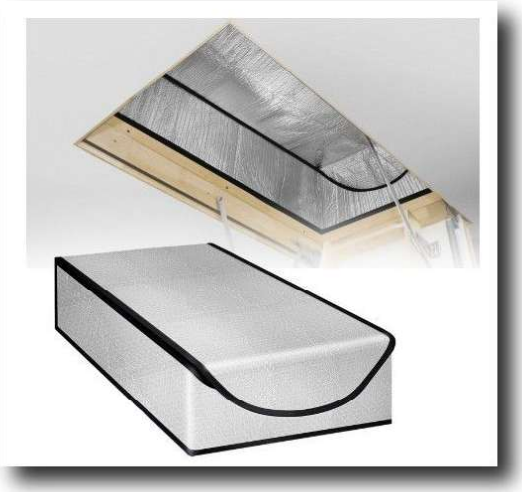
- The attic is only inspected from the vantage point of decked flooring that is a minimum of 24 inches wide.
- The attic access ladder / opening did not have any deficiencies.
- The type of ventilation present is roof vents and the ventilation appears adequate.

• Evidence of water penetration present:	No
• Any visible deficiencies in the installed framing members and decking:	No
• Deflection or depression present in the roof surface as related to the adverse performance of the framing and the roof deck:	No
• Has all personal property been removed from the attic:	No
• Is there any missing insulation:	No

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

I	NI	NP	D

- The attic access opening is located within the conditioned portion of the home and does not appear to be adequately air-sealed or insulated. When an attic access opening is located within the conditioned space of the structure, it is recommended that the access door be properly air-sealed and insulated. An unsealed or poorly sealed attic access can allow significant air leakage between the conditioned living space and the unconditioned attic, contributing to energy loss, reduced indoor comfort, and the potential for moisture migration. Current best practices include installing a weather-tight, gasketed access cover or an insulated attic access "tent" designed to create an effective air and thermal barrier. These products help limit air infiltration, reduce thermal transfer, and improve overall energy efficiency. Installation or upgrades should be performed by a qualified contractor as needed.



- I speculate there is an attic over the garage that has not been opened.

Notice: Power ventilators are not operated. This report is not intended to provide an exhaustive list of the locations of water penetration(s).

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

Interior Walls

- There are some minor paint update needs in the house.

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

I	NI	NP	D


Utility room


Master closet

Exterior Walls

- The exterior walls consist of: Brick and Siding
- There is vegetation in direct contact with the exterior of the structure. All vegetation should be trimmed back 3 to 5 inches from the structure. To minimize wood rot and potential insect damage in siding and trim, allow air to freely circulate next to the house. This is typically accomplished by locating decorative plants several feet away from the exterior walls and keeping them trimmed.

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

I	NI	NP	D

- The brick walls need to be cleared of paint at the upstairs balcony.

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Ceilings

- All ceiling areas showed to be in acceptable condition at the time of the inspection.

Floors

- All floors areas showed to be in acceptable condition at the time of the inspection.
- The upstairs living room and bedrooms have carpet loose and needs to be re-stretched.

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

I	NI	NP	D

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

- The door from the garage to the house does appear to be self closing.
- The family room - door to the patio - the base frame is rotted.

- The upstairs door to the patio header needs painting.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **H. Windows**

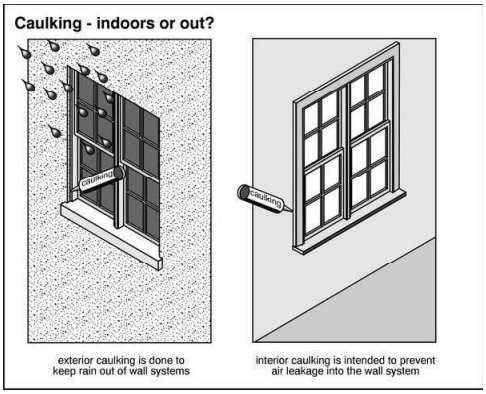
- Some seal failures may not have been discovered due to soiled window conditions, discreet or subtle failures, lighting or window treatments.
- Fog and condensation was noted in the double glazed insulated window panes. This indicates a broken seal which will reduce visibility and the insulating capability of the window. To restore visibility and regain the insulating capability, replacement of the window is required. Suspected failed seal(s) were seen on double pane (multi-pane) windows at:
  - The formal dining - 3
  - The upstairs living room - 2

The Texas Real Estate Commission Standards state inspectors are required to report deficiencies that "adversely and materially" affect a system's performance. This includes deteriorated or missing caulking that allows water intrusion and/or air leakage. Due to harsh UV exposure and rapid weather changes, it is recommended that homeowners check and/or re-caulk their exterior windows every 3 to 5 years.

- There are a few windows that have minor caulking needs.

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

I	NI	NP	D



Upstairs patio

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

☑ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

The familyroom fireplace:

- The fireplace does have gas service
- Gas logs are present
- A damper air gap device is not present.

The type of fireplace consists of a metal firebox with a metal chimney. The chimney was observed from the roof and ground, and the chimney cap is present. Most of the flue could not be seen. There does not appear to be any combustible materials in near proximity to the firebox opening. There is minimal creosote built-up in visible areas of the firebox and flue.

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

I	NI	NP	D

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

☐ ☑ ☐ ☐ **L. Other**

While perimeter fencing is not typically within the scope of a residential home inspection, several sections of the fence were observed to be damaged and/or deteriorated. In its current condition, the fence may not be adequate for securely containing a pet. Repairs or replacement of the affected sections are recommended to restore functionality and safety.

- The fence surrounding the property is leaning and there are several section that need to be straightened.

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

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

- The electrical service is provided by underground wires.
- The panel is NOT installed in a hazardous location, such as a clothes closet, a bathroom, where there are corrosive or easily ignitable materials, or where the panel is exposed to physical damage.
- The electrical meter can and panel box is securely fastened to the structure.

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

I	NI	NP	D

- All panel boards, cabinets, disconnects have dead fronts secured in place with proper fasteners: Yes
- All 240 volt circuits have trip ties present: Yes
- Bushing are present for all penetration: Yes
- Are there Arc-Fault Circuit Interrupting devices as appropriate: No
- There is a visible grounding electrode conductor: Yes
- Double tapped grounds and neutrals: Yes
- The panel box is bonded and grounded: Yes
- Type of wiring found is: Copper
- A main electrical disconnect is present.

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

Type of Wiring: Copper

- The upstairs west bedroom - by the bathroom the outlet gives a "not grounded" reading when tested.

Ground Fault Circuit Interrupt (GFCI) Safety Protection:

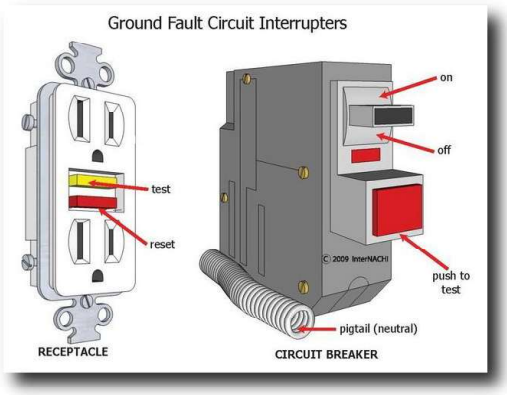
A GFCI (ground fault circuit interrupter) outlet is a device that adds a greater level of safety by reducing the risk of electric shock. They are typically required for most outside and/or wet locations such as bathrooms, kitchens, laundry rooms,basements and outdoors.

A GFCI outlet monitors for a current imbalance between the hot and neutral wires and breaks the circuit if that condition occurs. A circuit breaker usually will trip if you receive a shock, but it may not act fast enough to protect you from harm. A GFCI outlet is more sensitive and acts faster than a circuit breaker or fuse and is thus an important safety feature. (A licensed electrician should install).

- GFCI protection was not present at: utility room.

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

I	NI	NP	D



Smoke Alarms
The IRC states smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics.

When more than one smoke alarm is required to be installed with an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. Carbon monoxide detectors are not tested.

- The smoke alarms appear to installed at all the proper locations. A manual button was pressed on at least one smoke alarm. All smoke alarms were not physically tested for proper operation or functionality.

- The smoke alarms appear to be installed at all the proper locations.

Not all smoke alarms are checked for proper operation. Even when tested, it does not mean the detector is properly working. Carbon monoxide alarms expire after 6 years and smoke alarms expire after 10 years. Smoke alarms should be tested on a regular basis (tested monthly and batteries replaced at least yearly). It is highly recommended to have the smoke and carbon monoxide alarms replaced when you move into the structure for safety and piece of mind. It is recommended to have a carbon monoxide alarm installed even if the house does not have gas

service; carbon monoxide can still enter from a garage / outside door / window.

Having working alarms that are within their lifespan saves lives.

- There is a visible carbon monoxide alarm present.

Notice: Only a representative sampling of outlets and light fixtures are tested based on accessibility. Landscape lighting, yard outlets, switches and/or other outlets and switches not attached to the main structure and/or difficult to reasonably access and/or covered by personal property are not tested.

☐ ☑ ☐ ☐ **C. Other**

The outside landscape lighting is present, but is not specifically inspected. These systems are considered a plugged in appliance and may have many sensors that turn the system on/off at various time or trigger events.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Unit # 1

Type of System: Central

Energy Source: Gas

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

I	NI	NP	D

Location of the inside heater unit: Upstairs Hallway Attic
Servicing the: Downstairs
Sediment trap is not present

- The system was operable using normal controls.

Unit # 2
Type of System: Central
Energy Source: Gas

Location of the inside heater unit: Upstairs Hallway Attic
Servicing the: Upstairs
Sediment trap is not present

- The system was operable using normal controls.

Notice: This inspection consists of a visual inspection of readily accessible items only, and the HVAC components are not disassembled for inspection. If documentation is unavailable to indicate recent professional cleaning of the air conditioner coils and blower, then servicing is recommended before closing. Full evaluation of the integrity of the heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection. Annual service is recommended for the HVAC equipment.

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

I	NI	NP	D

☑ ☐ ☐ ☐ **B. Cooling Equipment**

Unit #1

Type of System: Central

Location of outside compressor: outside - south side
Location of the inside condenser: Upstairs Hallway Attic
Servicing the: Downstairs
Termination of drain line(s) visible: N
Is there visible insulation on the primary drain line: N
Tonnage: 3.5
Year: 2016
Gas: Puron R-410a

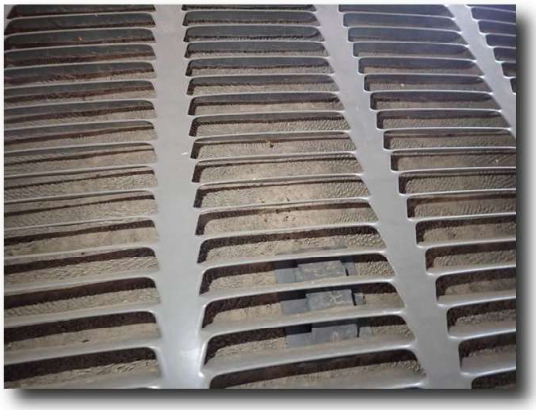
Supply Air Temp: **55** Return Air Temp **70** Differential: **15**
The temperature differential **is** within the range of 15º-21º degrees Fahrenheit.

The outside compressor unit does have appropriate protection from rain and is level. The service box is secured to the structure, located within sight, and is within 50 feet from the unit.

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

I	NI	NP	D






Unit #2
Location of outside compressor: outside - south side
Location of the inside condenser: Upstairs Hallway Attic
Servicing the: Upstairs
Termination of drain line(s) visible: N
Is there visible insulation on the primary drain line: N
Tonnage: 3.5
Year: 2016
Gas: Puron R-410a

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

I	NI	NP	D

Supply Air Temp: **52** Return Air Temp **72** Differential: **20**
The temperature differential **is** within the range of 15º-21º degrees Fahrenheit.

The outside compressor unit does have appropriate protection from rain and is level. The service box is secured to the structure, located within sight, and is within 50 feet from the unit.

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

I	NI	NP	D

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

- The filters are located in the ceiling area.

☐ ☑ ☐ ☐ **D. Other**

IV. PLUMBING SYSTEMS

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

I	NI	NP	D

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

Location of water meter: East side by street
Location of main water supply valve: Unknown
Static water pressure reading: Between 40 to 80 psi
Type of supply piping material: Copper and PEX

Water Meter

- The water meter was checked and did not indicate a leak at the time of inspection.

The master bathroom:

- Shower door - section of glass at bottom is loose
- Shower enclosure has caulking needs

Notice: Since the shut-off control valves to plumbing fixtures are operated infrequently, it is not unusual for them to become frozen and/or leak over time. They often leak or break when operated after a period of inactivity. For this reason the shut-off control valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.

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

Type of drain piping material: PVC

- There were visible sewer access points present on the outside of the structure.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

The Garage water heater:

- Brand: Rheem
- Year made: 2015
- Energy Source: Gas
- The temperature and pressure relief valve is present
- Sediment trap is not present
- Cold Water Shutoff: is present
- Pressure Tank Present: No
- Drain pan is present
- Drain pan drain line is present
- Gallon Capacity: 50

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

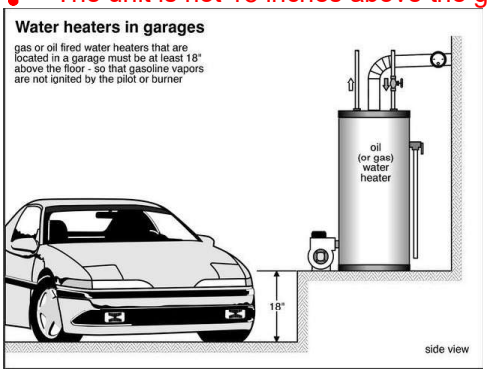
I	NI	NP	D

IRC G2408.2 / G2406.2 states gas-fired water heaters installed in garages must be installed so that the ignition source (burner, pilot, or heating element) is at least 18 inches above the garage floor. This requirement is intended to reduce the risk of igniting flammable vapors from gasoline or other chemicals commonly stored in garages.

The TREC Standards of Practice §535.231(b) specifically require inspectors to report as Deficient units where the ignition source *or heating elements* of a water heater in a garage are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage-floor installation (FVIR).

For the purposes of this section, rooms or spaces that are not part of the living space of a dwelling unit and that communicate with a private garage through openings shall be considered to be part of the garage.

- The unit is not 18 inches above the ground.



Notice: Life expectancy for water heater varies, however 8 to 12 years is a standard industry expectation. However water heaters generally are not replaced unless they leak. Unless the tank is brand new, the Temperature and Pressure valve is not manually tested.

☑ ☐ ☐ ☑ **D. Gas Distribution Systems and Gas Appliances**

Location of gas meter: West side of the property by alley

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

I	NI	NP	D

Type of gas distribution piping material: CSST

- The gas meter is in proper working order.
- Visible bonding of the gas line present: No

- The outside meter base should NOT be in contact with the ground (4 inch clearance minimum).

The gas supply piping in the home is Corrugated Stainless Steel Tubing (CSST). This material has a slight risk of developing leaks during lightning storms. CSST is conductive as is copper and it also terminates into the ground as does the grounding system of the electrical system. Should the electrical system become super charged during an indirect lightning strike, there is a possibility that the grounding conductor of the Romex line will arc to the CSST when they are located together.

This arcing is the problem because CSST is so thin, a hole can easily be burned into the pipe. As part of a Class action settlement, a mandatory installation procedure was developed whereas the electrical grounding system and the gas piping system are to be bonded together to prevent arcing.

All manufacturers of CSST require the systems to be bonded in a specific manner - there needs to be a separate ground wire connected either to the rigid gas piping before the CSST, or directly to one of the CSST nuts. To accomplish this, it is necessary to attach a #6 AWG copper grounding conductor to the gas regulator manifold in the attic and run this conductor to the electrical

grounding system. This can be the earth grounding electrode, the cold water ground, or the grounding bus in the electrical service panel.

- There is Corrugated Stainless Steel Tubing present in the attic and there is not visible grounding at the gas manifold.

Example of proper bonding

Current

Notice: a gas line leak test is not specifically performed and can only be "properly" done by a licensed plumbing company.

☐ ☑ ☐ ☐ **E. Other**

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**

- The dishwasher is present and operates in normal mode.

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

- The waste disposer is present and operates in normal mode.

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

I	NI	NP	D

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

- The hood range and light are present and operate in normal mode.
- The hood range is a recirculating type vent.

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

- The cooktop is gas and all burners are functional.
- The oven was set to 350 degrees and tested within ± 25 degrees.

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

I	NI	NP	D

☑ ☐ ☐ ☐ **E. Microwave Ovens**

- Microwave is present and operates in normal mode.

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

☑ ☐ ☐ ☐ **G. Garage Door Operators**

- The garage door was tested and performs as intended.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

- The dryer has electric service and the electric plug appears to have a 4 prong connection; electric plug does not appear to be GFCI protected.

- The vent for the dryer is an "old" style on the roof. The roof vent must be accessible for service and has a flap that opens and closes to help keep out pest and debris.

Example

Current

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

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

All the sprinkler zones were operated in a manual mode from the control box. All visible water flow and pressure at the circuit heads appeared acceptable. The control box was properly mounted in the garage and all visible wiring was intact.

Many of the sprinkler heads have minor and/or typical adjustments and/or maintenance that is needed to prevent water from hitting the structure and for proper coverage of the yard.

The automatic function of the timer or control box, rain sensor or effectiveness, testing, and sizing of anti-siphon valves or backflow preventers are not part of a sprinkler system inspection.

There are drip lines buried and not visible or accessible for the inspection. When drip lines are used it is difficult to tell if there is a deficiency until a brown spot or dead grass is found.

- Is there a visible shut-off valve between the water meter and anti-siphon valve: Yes
- Is there a visible rain sensor present: No

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

I	NI	NP	D

Appendix A – Explanations and Limitations

We try our best to find all issues with this property.

We know that it is impossible to catch all issues with this property.

A home inspection tries to reduce risk, but it will never eliminate **all** the risk.

This is part of the inspection report please take the time to read these pages.

Please reference our web site for this document and more detailed documentation regarding your structure at www.aplushomeexperts.com

The following commentary was developed over many years of customer inquiry and inspection experience, and it contains numerous limitations and explanations. **We ask for your patience regarding this information, as *we are aware that limitations and disclaimers are offensive*.**

General Statement

Thank you for using A+ Home Experts to conduct your inspection. The purpose of the inspection is to provide an overall understanding of the general property condition. This inspection is primarily visual and general in scope. It is mainly concerned with systems that are clearly visible and easily accessible at the time of inspection. Unless departed from this inspection is performed to the Standards of Practice of the Texas Real Estate Commission. Some safety concerns may be reported by the inspector; however, it is important to understand that this is not a comprehensive safety inspection, and all unsafe potentials are not inspected. The inspection is not intended to be in-depth, all-encompassing or technically exhaustive and does not purport to determine the remaining life of any systems or components. Identification of items that do not meet modern construction standards or codes are not a part of this service and are departed from and any comment regarding such is partial. For the purpose of this report, the terms “appropriate” and “proper” as used in the TREC Standards of Practice are defined as: "The minimum levels of inspection practice required of inspectors for the accessible parts, components, and systems typically found in improvements to real property, excluding detached structures decks, docks, and fences." The terms do not mean compliance to manufacturer specifications or codes. In some circumstances TREC requires the inspector to compare the home to modern standards; however, this comparison is very limited. The inspector's opinions are made based upon what was seen at the time of inspection in readily accessible areas. This inspector makes no claims as to being able to determine the condition of internal inaccessible areas of floors, walls and ceilings. Furniture, stored items, foliage and flooring are not moved for inspection purposes. It is important to understand that while ***the inspection attempts to reduce your risk, it will not eliminate your risk.*** Although the inspector tries to be thorough***, this cursory report does not represent all defects (large or small) and unsafe conditions (minor or major) to have been discovered or completely interpreted.*** Such expectation is simply beyond the scope of this limited service. ***It is likely the inspector will fail to recognize a repair need. Guarantees, warranties or protection against errors and omissions are not expressed or implied.*** Unless specifically stated in the report, all of the following limitations apply to the inspection performed. There are times when an inspector may recognize a specific condition or make a recommendation that exceeds these limitations and such is simply presented for your added convenience and should not be construed as a comprehensive statement. You are advised to have all issues, regardless of their apparent insignificance, investigated by properly trained repair specialist before acquiring the property. If you have questions or are unclear regarding our findings, please call us before you buy the property. A+ Home Experts makes no guarantee or warranty as to any of the following.

- That all defects have been found or that A+ Home Experts will pay for the repair of undiscovered defects.
- That any of the items inspected are designed or constructed in a good or workmanlike manner.
- That any of the items inspected will continue to perform in the future as they are performing at the time of inspection.
- That any of the items inspected are merchantable or fit for any particular purpose.

This report is prepared for you only

This report is copyrighted material and is prepared exclusively for the person or persons named on page 2 and is not transferable to any other person or company. Other buyers, home warranty, insurance or appraisal companies may not rely on this inspection. This report does not meet HUD Appraisal VC requirements. If you are a third party or different buyer and are referring to this report, do not rely on it to make a selling or purchasing decision. You are recommended to hire your own inspection company to represent your interests. The client warrants that anyone he or she authorizes to rely on the report is bound by terms of this agreement.

Homeowners Warranty

We have heard of policies being canceled shortly after closing due to pre - existing conditions. Likewise, future claims may be denied on the basis of pre-existing conditions. As a precaution, you should make sure your homeowners insurance company has accepted the property without limitations or exclusions prior to closing. If exclusions exist, they should be specified in writing. Our report is not to be used by an insurance company for the purpose of underwriting a policy.

Mold

The inspection does not inspect for the presence or risk of microbilogicals such as mold. Given the proper conditions, mold can exist in any home and is commonly associated with air ducts, air conditioners, crawl space areas and any area repeatedly wetted. Mold can exist in inaccessible areas and may not become visible until renovation or repairs begin. Areas we have seen associated with mold can be but are not limited to: warped wood floors; past or present leaks from sources such as air conditioners, water heaters, roofing, leaking wall systems, plumbing, refrigerators, icemakers, toilets, showers, bathtubs, flashing, windows, appliance failures, floods, and air ducts in a crawl space to mention a few. EIFS (synthetic stucco) may also be a candidate for increased mold risks. Although the inspector does not perform mold inspection as part of the home inspection, the inspector may have a good general knowledge about molds. A+ Home Experts does not offer any mold detection service as part of the home inspection. Any comment about mold should be considered incomplete and worthy of optional testing consideration. If you are concerned about mold and indoor air quality, you should call an appropriate indoor air quality expert for special inspections. Be advised, mold inspection testing can cost $500 to $5000, and the results of the tests are often ambiguous and confusing. Information about mold remediation can be found at the EPA internet

site http://www.epa.gov/iaq/molds/index.html. The Texas Department of Health has a links page at http://www.tdh.state.tx.us/beh/iaq/MoldLinks.htm. The inspection also does not determine if there has been prior water damage or floods in the home. Some insurance companies are not providing coverage on homes with a history of flooding. Refer to the seller's disclosure for possible information regarding this item, and check to see that your insurance company does not have an underwriting issue.

Environmental
The inspection does not address environmental inspections. Any reference to such is partial and should be followed up on by you with special inspections before closing. Some, but not all, environmental or contamination concerns might be: lead; urea formaldehyde; radon; asbestos; pesticides; allergens; electromagnetic fields (EMF), microbiological [mold, mildew, etc.] conditions. The potential for these conditions to exist varies from building to building. If you are concerned about any of these issues you should contact appropriate experts for special inspections.

Structural and Foundation
Structural comments are of conditions seen at the time of inspection, and such comments are comprised of opinion and not fact. Factual determinations are available via specialized engineering studies that you can obtain from other sources. Unless specified, the following is not determined or inspected: the potential for the structure to experience future problems; the potential of underlying soils to experience movements and/or water flow; whether the soils of a neighborhood or home site are stable; the existence or quality of prior repairs; the potential of future repair; failure analysis; documentation of all possible movement or repair indications; calculation of structural capacities; the condition of underground piers or pilings; construction material type or quality; ventilation calculations; deck & balcony capacity (especially cantilevered balconies); retaining wall conditions or capacity, capacities or life spans; framing span, point load and spacing calculations. For inspector safety reasons, crawlspaces with less than 18 inches of clearance are considered obstructed and / or inaccessible. All accessible crawlspace areas are observed in a cursory fashion. Extensive wood probing is not done, and wood damage or plumbing leaks may remain undetected. Comprehensive crawlspace examinations are available and entail additional fees. If termite damage is found, the extent of such is not determined. More comprehensive structural engineering follow-ups to this inspection are an option you may consider. As is the case with most North Texas homes, future movements and possible repairs are possible. The installation, use, and maintenance of window blinds, particularly electronic or remote-controlled types, are not included in our inspection process. We do not guarantee the reliability, completeness of install, functionality, or suitability of any window treatments or blinds, as they are considered add-on supplementary products to the property.

Electrical
Electrical features are operated with normal controls. Switches, outlets and fixtures are randomly checked. While some observations may be code related, this inspection does not determine if the system complies with code or modern construction standards. Unless specified, the following is not determined or inspected: electrical capacity; condition of all conductor insulation in crawlspace or attic areas (randomly inspected); voltage and ampacity; overcurrent capacity determinations for any item including installed appliances; comparing circuit breaker or fuse capacity to installed appliance listings; insurability of the system; aluminum wire systems or condition of connectors, tracing conductors; fire detection, phone, security, computer, cable/satellite TV or radio/intercom systems; any type of wireless devices, interior or exterior low voltage indoor and outdoor lighting systems. This inspection does not certify or warrant the home to be free from risk of fire, electrocution or personal injury/death. Electricity can be dangerous; always have a licensed master electrician familiar with local code perform repairs.

Heating and Cooling
Systems are operated with normal controls. Air ducts and registers are randomly evaluated. Unless specified, the following is not determined or inspected: register air flow velocity or capacity; air duct cleanliness or mold; the ability of the system to heat and/or cool the building evenly; system refrigerant levels (pressure gages are not used); code or construction standard compliance; refrigerant leaks; refrigerant type such as R22 versus its replacement; gas fueled air conditioners; cooling or heating capacity; humidifiers; electronic air filters; dampers; programmable thermostats; heat exchanger condition; geothermal heat pump ground loops; solar equipment; radiant floor heat systems; boiler systems; supplemental water heating devices; remaining life; if the item will be covered by a warranty company. In order to avoid damaging the system, air conditioners are not activated if outdoor temperatures are below 60 degrees; heat pumps are not operated in heat mode if outdoor temperatures are above 80 degrees or in air conditioning mode if outdoor temperatures are below 60 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detector alarm systems that can be purchased and easily installed. We recommend you consider this type of specialty detector for safety reasons. Obtaining an optional home warranty from a TREC approved provider can reduce the risks of appliance failure.

Plumbing
Fixtures are operated with normal controls for a limited period that does not simulate actual usage. Unless specified, the following is not determined or inspected: system capacity; condition of gas supply line (especially buried service lines), sewer and water supply lines under grade, under the foundation, inside inaccessible areas such as wall voids or in the crawlspace; freeze damaged pipes inside enclosed areas; presence or operation of back flow prevention devices; water potability; lead contents or testing; solar equipment; water conditioners & filters; buried components of sprinkler systems; water heater temperature and pressure relief valves; exterior and interior shut off valves; private water supply equipment and sewage disposal or septic systems; condition or quality of polybutylene or plastic piping. Water temperature is not measured, and you are advised to have the water heaters adjusted to provide

less than 120 degree water at all fixtures and to consider improving the residence by installing temperature limiting devices wherever possible to reduce scalding risks. Be advised, plumbing under concrete slab foundations is more likely to need repair as time passes, and these repairs can be expensive. We are presently unsure of how old the home must be before this becomes a significant concern. Other companies can perform specialty inspections of under ground plumbing if you are interested. The condition of substrate behind tiled bathroom areas is unknown. The electronic devices that control water flow in fixtures such as showers, toilets, and sinks (including but not limited to electronic toilet lids and steam showers) have not undergone specific testing or inspection. Users should exercise caution and ensure proper installation and maintenance. The manufacturer's guidelines should be followed to ensure safety and functionality.

Swimming Pools or Spas
Unless specified, the following is not determined or inspected: code or construction standard requirements; equipment is not disassembled; backwash systems and drain line; D/E filter grids, cartridge filters or sand filter media condition; inaccessible wiring condition; heating capacity; underground leakage of any kind; structural integrity or stability of shell; valve operation; programmable or remote controls; thermostat controls; tile adhesion; future performance of decks and deck surfacing materials; plaster or pool surfacing material life spans; sweeps; vacuums; hose; water conditioning equipment; water flow at all returns or inlets; main drain performance; life expectancy; safety of suction openings. Fiberglass or vinyl liners; Water quality; Pools are inherently unsafe. Pool safety, some of which include electrical, diving boards, slides, slippery surfaces, access issues or spa drain (suction) considerations are not addressed. All pools and spas have potential dangers, and you are advised to become familiar with the issues of pool safety. Comprehensive inspections are available from specialists.

Certificate of Merit
The client shall make no claim for professional negligence, either directly or by way of a cross complaint against A+ Home Experts, unless the client has first provided A+ Home Experts with a written certification executed by an independent consultant currently practicing in the same discipline as A+ Home Experts and licensed in the State of Texas. This certification shall: (a) contain the name and license number of the certifier; (b) specify the acts or omissions that the certifier contends are not in conformance with the standard of care for a consultant performing professional services under similar circumstances; and (c) state in detail the basis for the certifier's opinion that such acts or omissions do not confirm to the standard of care.

This certificate shall be provided to A+ Home Experts not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any arbitration or judicial proceeding. This Certificate of Merit clause will take precedence over any existing state law in force at the time of the claim or demand for arbitration.

What you must do
If you have any complaint about our inspection, YOU MUST notify us in writing within seven days after you discover any problem, and let us reinspect before changing the condition, except in emergencies, of course. If we report that an item deficient, in need of repair, is not performing its intended function or shows past damage, and you intend to purchase the property anyway, you first should have the item examined by an appropriate specialist.

Arbitration Clause
Any dispute, controversy, or claim, including claims for, but not limited to, breach of contract, negligence, fraud or misrepresentation, arising out of this contract or arising from the inspection or inspection report shall be submitted for final and binding arbitration to the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services. The decision of the arbitrator shall be final and binding and judgment may be entered in any court of competent jurisdiction

Limitation of Liability
You agree that, to the extent allowed by law, any damages for breach of this contract or report are **LIMITED to the amount of the inspection fee.** You further agree that A+ Home Experts and its agents shall not be subject to any claims after a period of one year from the inspection date. If a claim is brought against A+ Home Experts and the claimant fails to prove such claims, the claimant will pay all attorney's fees, arbitrator's fees, legal expenses and costs incurred by A+ Home Experts in defending the claim. You represent to us that (1) the inspector has not made any oral representation(s) that are different from or in addition to what is written in his report, and (2) you agree to each provision of this report by relying on it in any way, whether or not you sign it. You must not allow anyone else to use or rely on this report without our prior consent.

Conclusion
Thank you for your patience regarding the abundant limitation language and legalese. We wish we could keep things simple, but today's litigation prone world just doesn't seem to allow it. Comprehensive inspections are available for additional fees if you desire. Such usually involve specialists and take time. Please call if you are interested.

I have been given the opportunity to read these limitations and disclaimers and the inspector has reviewed them with me.

Appendix B – Foundation Information

Most of the North Texas area soil is expansive type clay. Therefore, proper care of your home's foundation is very important in preserving the integrity of the structure. Clay soils have the ability to expand (when wet) and contract (when dry) at alarming rates. This requires that an EVEN and rather constant level of moisture be maintained around the ENTIRE house. Defects in foundations occur when the structure does not move as a unit. This could occur when one area around the foundation is continually wet, while other areas remain dry.

Expansive soil is subject to swelling and shrinkage of the soil, varying in proportion to the amount of moisture present in the soil. As water is initially introduced into the soil (by rainfall or watering), an expansion takes place. If dried out, the soil will contract, often leaving small fissures or cracks. Excessive drying and wetting of the soil will progressively deteriorate structures over the years. This excessive wetting and drying causes damage due to differential settlement within buildings and other improvements.

If your home is located on expansive soil it is likely that your home will experience more hairline cracks in the walls and slabs than a home built on sandy soil. This is due to the native soil in the area, and not much can be done to prevent minor soil movement. You can, however, protect your house from major damage, and minimize the minor cracking by taking a few precautions to ensure that the soil under the foundation does not become either saturated or completely dried out. The following guidelines are intended to assist you in that regard:

- Proper drainage after a rain is the most important single factor. Rainfall should run off the property as fast as possible following a storm. About an hour or two after the next storm you should inspect your property to determine if there are any areas where water is "ponding", especially next to the building. If this is the case, the lot drainage should be improved as soon as practical, as ponding water could saturate the foundation and cause major structural damage. Regrading of the lot and/or installation of a drainage system may be necessary to alleviate the drainage problem.

- Installation of rain gutters and downspouts can help in the elimination of a drainage problem, but be sure that the downspout outlet does not discharge close to the structure, as this could cause a problem. The discharge point should be on walkways, driveways or other paved areas away from the building. Drainage should then flow directly to the street.

- In the summer water your lawn lightly two or three times a week. Heavy watering is not recommended as this could saturate the foundations. However, it should be emphasized that a uniform moisture condition around foundations should be maintained throughout the year. This will prevent periodic drying (shrinkage) and wetting (expansion) which will cause damage to structures.

- Monitor your water consumption. An unexplained increase in your water bill could indicate a plumbing leak. Any leak should be repaired immediately, as the soil around the foundation could become saturated and distressed if the leak is allowed to continue for a long time.

- If you notice a number of ground fissures or cracks in a short period of time, it would be in your best interest to contact a soil engineer who specializes in expansive soil problems. If you wish, you may contact the Building Department for a list of soil engineers who have analyzed expansive soil problems in your area. A soil engineer can investigate the problem and make specific recommendations for elimination of the problem and repair of your home.

- Planting trees (even small ones) within about ten feet from the house is not recommended. Trees tend to extract moisture from soil causing shrinkage. Greater separation is appropriate for larger trees. Plants that require a large amount of moisture are also not recommended near buildings.

If you have any further questions or would like some advice on your particular problem please check with your local municipality building division.

Summary

Structural Systems

Foundations
- The skirting has a couple area where it is starting to fail - one under the garage and the other by the front entry

Grading and Drainage
Obvious or ongoing drainage problems **were observed** around the perimeter of the structure during the inspection at the front flower bed.
- At the joint where the garage and driveway meet, there is a gap that should be properly sealed to prevent water and debris intrusion.

Roof Covering Materials
- There is excessive leaves and other debris present on the roof gutters.

Roof Structures and Attics
- The attic access opening is located within the conditioned portion of the home and does not appear to be adequately air-sealed or insulated.

Walls (Interior and Exterior)
- There are some minor paint update needs in the house.
- There is vegetation in direct contact with the exterior of the structure.
- The brick walls need to be cleared of paint at the upstairs balcony.

Ceilings and Floors
- The upstairs living room and bedrooms have carpet loose and needs to be re-stretched.

Doors (Interior and Exterior)
- The family room - door to the patio - the base frame is rotted.
- The upstairs door to the patio header needs painting.

Windows
- Suspected failed seal(s) were seen on double pane (multi-pane) windows at:
  - The formal dining - 3
  - The upstairs living room - 2
- There are a few windows that have minor caulking needs.

Other
- The fence surrounding the property is leaning and there are several section that need to be straightened.

Electrical Systems

Branch Circuits, Connected Devices, and Fixtures
- The upstairs west bedroom - by the bathroom the outlet gives a "not grounded" reading when tested.
- GFCI protection was not present at: utility room.

Plumbing Systems

Plumbing Supply, Distribution Systems and Fixtures

The master bathroom:

- Shower door - section of glass at bottom is loose
- Shower enclosure has caulking needs

Water Heating Equipment

- The unit is not 18 inches above the ground.

Gas Distribution Systems and Gas Appliances

- The outside meter base should NOT be in contact with the ground (4 inch clearance minimum).
- There is Corrugated Stainless Steel Tubing present in the attic and there is not visible grounding at the gas manifold.

Appliances

Dryer Exhaust Systems

- The vent for the dryer is an "old" style on the roof.