



PROPERTY INSPECTION REPORT

Prepared For: Bill Sample

 (Name of Client)

Concerning: 123 Sample Drive, Anytown, TX 12345

 (Address or Other Identification of Inspected Property)

By: Jerimy Schiewe (# 21015) Dale Lockamy (# 22446) Bobby McDonald (# 8094) 12-12-2019

 (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 standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturers 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 sellers disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspectors 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 clients 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.

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

(512) 936-3000

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
Lockamy and Associates, Inc d.b.a. The HomeTeam Inspection Service

Email: dfw@hometeam.com, Phone 972-400-7034

Each office is independently owned and operated

Throughout this report the terms "right" and "left" are used to describe the home as viewed facing the home from the street. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Texas Real Estate Commission Standards Of Practice agreed upon in the Home Inspection Agreement.

Any pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection. Acceptance and/or use of this report implies acceptance of the Home Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.

Cosmetic conditions are not addressed. Conditions of floors and foundation below floor coverings can't be determined by this inspection. The presence of mold, lead paint, asbestos and composition of drywall/gypsum board is not part of this inspection. No intrusive, moisture, and/or indoor air quality tests were performed. Cabinets, window treatments, water softeners, storm windows, fences, fire protection, phone lines, computer lines, security systems, low voltage yard or exterior lights, transformers, fountains and waterfalls and other plug-in exterior systems are not part of this inspection. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third party users. If the home has gas appliances or an attached garage, it is recommended that carbon monoxide detectors be installed.

123 Sample Drive Anytown, TX 12345



Conditions at the Time of Inspection:

Weather Conditions: Partly cloudy
Temperature: 40 degrees F
Occupancy: Occupied

Multiple wall and floor surfaces were inaccessible throughout the house and/or garage due to furniture placement, personal items and storage.

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): post-tension slab-on-grade

Comments:

Observations:

The slab-on-grade foundation appeared to perform adequately at the time of the inspection. A constant moisture content should be kept in the soil around the perimeter of slab-on-grade foundations to minimize future structural movement.

B. Grading and Drainage

Comments:

The soil level was too high at front (PIC A); the foundation was not fully visible. Recommend a 2"-4" exposure on the foundation below brick and/or siding around the entire perimeter.

The soil was unlevel or too low adjacent to the foundation at front right (PIC B). Add and/or regrade soil as needed to prevent standing water at areas adjacent to the foundation.

The addition of gutter downspout extension(s) are recommended at all downspouts to allow water to drain properly away from the foundation.

Observations:

Proper grading and drainage is imperative to achieve consistent soil moisture content around the perimeter of all foundations in order to minimize structural movement.

Implementation of a watering program utilizing a soaker hose or a sprinkler system designed for foundation coverage will further facilitate consistency in moisture content around the foundation perimeter.

Stone and/or brick retaining wall(s) were observed at right side and at rear; the wall(s) appeared to maintain structural integrity at the time of the inspection.



A



B

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Roof Covering Materials

Types of Roof Covering: Laminated asphalt/fiberglass shingles

Viewed From: Roof surface, roof surface was accessed and walked

Comments:

Trim trees 3' from roof surface at left side to prevent damage to shingles.

Observations:

Minimal shingle wear was observed.

It is highly recommended that the buyer contact their insurance carrier to verify insurability of the roof surface before closing.

The visual inspection of the roof surface is not intended as a warranty or an estimate of the remaining life of the roof; leaks in the roof may only become evident during periods of heavy rain.

D. Roof Structures and Attics

Viewed From: Inside the attic space

Approximate Average Depth of Insulation: 8"-10"

Comments:

Indication of vermin infestation was observed throughout the attic areas; recommend evaluation by a licensed pest control contractor.

Attic door was not properly sealed at right side walkout attic.

Observations:

The roof structure consisted of rafters installed 24" on center with OSB sheathing. Roof ventilation was provided by ridge and soffit vents. Fiberglass insulation was present on the attic floor areas and fiberglass insulation was present on the vertical walls.

I	NI	NP	D
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E. Walls (Interior and Exterior)

Comments:

INTERIOR WALLS:

Sheetrock crack(s) were observed on interior wall surfaces at rear right in rear living room (PIC 1A) and front right at door entry in upstairs rear left bedroom (PIC 1B).

Water damage was observed at cabinets under sinks in upstairs left side bath (PIC 1C).

Gaps were observed in baseboard joint(s) at front left corner in front dining room (PIC 1D) and rear left corner in study (PIC 1E).

Door trim was damaged at closet entry in upstairs front left bedroom (PIC 1F)

Gap(s) were observed on interior door trim at upstairs rear left bedroom entry (PIC 1G) and upstairs hallway bath entry (PIC 1H).

Water damage was observed on window sill(s) at multiple windows at rear in master bedroom (PIC 1I,1J,1K), left window in upstairs front left bedroom (PIC 1L), upstairs rear left bedroom (PIC 1M), upstairs front right bedroom (PIC 1N,1O) and windows in upstairs living room(4) (PIC 1P,1Q).

Separation was observed at wall surfaces and bottom of crown molding at rear left and left side rear in front dining room (PIC 1R).

EXTERIOR WALLS:

Caulk/seal was needed at front entry threshold (PIC 2A), at most exterior windows (PIC 2B, 2C) and at front right corner brick frieze board (PIC 2D).

Dry rot was observed at right and left side bottom (PIC 2E, 2F) of rear entry.

Damaged trim was observed at left side front window (PIC 2G).

Damaged siding was observed at front left, above the roof surface (PIC 2H).

Separation was observed at front right between garage doors (PIC 2I).

Trim all bushes, shrubs and trees away from exterior walls.

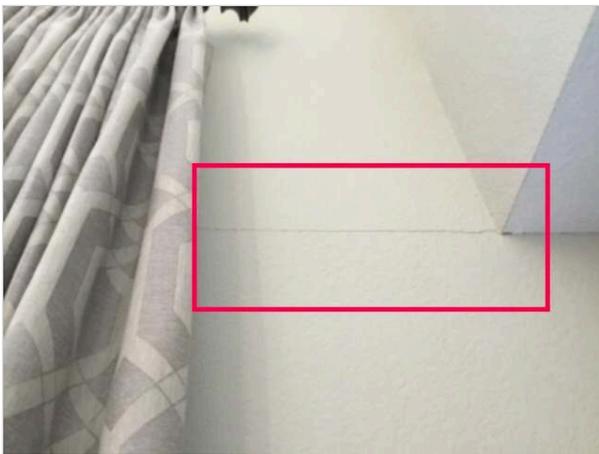
The right side front expansion joint was filled with mortar (PIC 2J).

Observations:

INTERIOR WALLS:

Interior walls were inaccessible throughout garage due to storage and personnel belongings (PIC 1S).

EXTERIOR WALLS:



1A



1B

I	NI	NP	D
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1C



1D



1E



1F



1G



1H

I	NI	NP	D
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1I



1J



1K



1L



1M



1N

I	NI	NP	D
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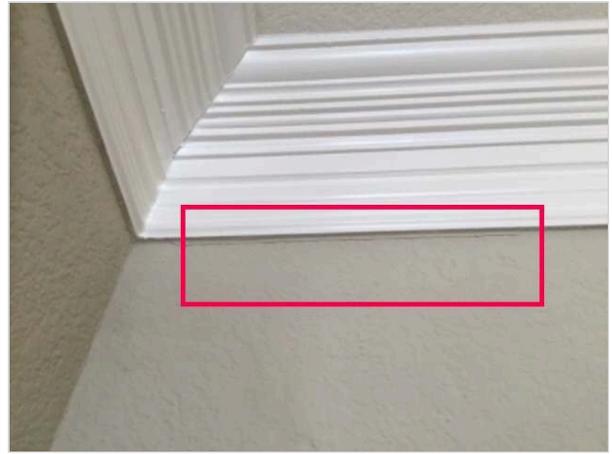
1O



1P



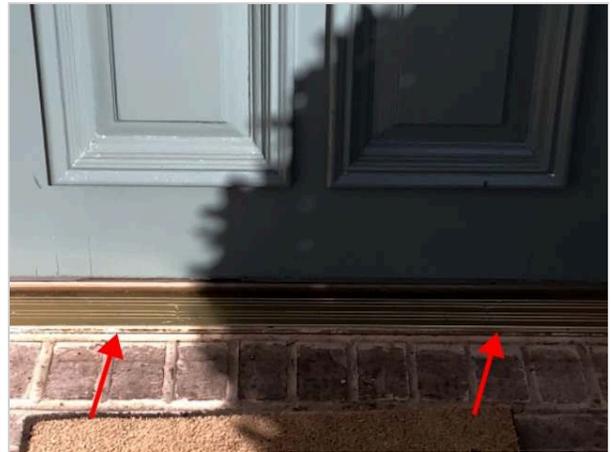
1Q



1R



1S



2A

I	NI	NP	D
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2B



2C



2D



2E



2F



2G

I	NI	NP	D
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2H



2I



2J

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-
-
-

F. Ceilings and Floors

Comments:

CEILINGS:

Sheetrock crack(s) were observed at ceiling surfaces at rear left in garage (PIC A).

Separation was observed between ceiling(s) and crown molding at multiple locations in master bedroom (PIC B,C).

Gaps were observed in crown molding joints at rear left and right corners in front dining room (PIC D).

FLOORS:

Cracked/missing grout was observed at threshold at garage entry (PIC E).

Significant wear was observed on wood flooring at multiple locations in study (PIC F,G).

Observations:

CEILINGS:

FLOORS:

Area rugs were present at front hallway and rear living room in the house, some floor surface(s) were not fully visible.

I	NI	NP	D
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A



B



C



D



E



F

I	NI	NP	D
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G

G. Doors (Interior and Exterior)

Comments:

INTERIOR DOORS:

The interior door(s) did not latch properly at upstairs front left bedroom entry, upstairs rear left bedroom entry, and upstairs front right bedroom entry and master bath entry (door lock does not disengage allowing it to latch properly at the right side door) (PIC A).

The interior door frame(s) were damaged at upstairs rear left bedroom entry (PIC B).

The interior door(s) did not close properly at upstairs rear left bedroom entry and upstairs front right bedroom entry; the door(s) and/or frame(s) were out of square.

EXTERIOR DOORS:

The exterior door frame(s) were out of square at rear entry in rear dining room.

Water damage was observed at the base of door framing and/or threshold at rear entry (PIC C,D).

The door(s) rubbed at the exterior door framing during operation at rear entry in rear dining room. The threshold(s) were damaged at base of door(s) at rear entry (PIC E).

The threshold(s) were loose at base of door(s) at rear entry in rear dining room (PIC F).

OVERHEAD GARAGE DOOR(S):

The rear overhead garage door did not seal properly at the panel(s) and the door framing (PIC G).

Observations:

INTERIOR DOORS:

The door(s) rubbed the carpet during operation at master bedroom.

EXTERIOR DOORS:

OVERHEAD GARAGE DOOR(S):



A



B

I	NI	NP	D
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C



D



E



F



G

I	NI	NP	D
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H. Windows

Comments:

Compromised thermal window pane(s) were observed at (10) total pane(s) throughout the house, indicated with red dots; window(s) may appear foggy and/or frosted depending on light, temperature and humidity conditions.

Missing window screen(s) were observed at multiple window(s) in the master bedroom.

Damaged window screen(s) were observed at middle window in study.

Window glass was scratched/damaged at lower panel at rear in kitchen (PIC A).

Observations:

Window(s) were not accessible at garage(2), left in front living room, rear left in study, left side middle in master bedroom and rear in upstairs living room due to storage and/or furniture, unable to view and/or test window(s).

Gaps at interior window framing were observed at multiple interior window locations, caulk/seal as needed (PIC B,C).

Temperature, humidity, sunlight conditions, cleanliness, and clear unobstructed access of windows at the time of the inspection may affect the accuracy of determining whether the seal has been compromised on thermal paned glass. While every effort has been made to accurately identify compromised thermal seals, actual counts may vary.



A



B



C

I	NI	NP	D
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I. Stairways (Interior and Exterior)

Comments:

INTERIOR STAIRWAY(S):

The handrail(s) were loose at rear middle in stairway and middle in upstairs middle hallway.

EXTERIOR STAIRWAY(S):

Observations:

INTERIOR STAIRWAY(S):

EXTERIOR STAIRWAY(S):

J. Fireplaces and Chimneys

Comments:

A damper clamp was not present in the firebox; a damper clamp is recommended to partially open the damper at all times to keep gas and carbon monoxide from collecting in the firebox and/or in the house.

The firebox and flue were in need of cleaning at the rear living room fireplace(s) by a qualified chimney specialist to ensure safe use of the fireplace (PIC A); a significant amount of creosote buildup was present in the firebox (PIC A).

Observations:

The gas lighter pipe was tested and was operational at the time of the inspection.



A

K. Porches, Balconies, Decks, and Carports

Comments:

Observations:

Stress cracks were observed in the garage floor that appear to be a result of normal settlement.

L. Other

Comments:

The driveway surface was cracked/damaged.

Observations:

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service Panel Manufacturer: Square D service panel

Service Panel Location: Service panel was located in the garage.

Service Panel Amperage: 200 amps

Comments:

Arc-fault circuit protection has been required in some form in most cities since approximately 2002. Standards for which circuits require protection have changed over the years. There was no arc-fault circuit protection observed in the service panel at the time of the inspection. A gap was observed between conduit and meter box at right side exterior (PIC A).

Observations:

The incoming underground service wires entered at the right of the house.



Service panel



A

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I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper 120V/240V

Comments:

The lack of GFCI circuit protection in certain locations is a TREC Recognized Hazard. The addition of GFCI circuit protection is recommended at garage ceiling (2) in order to comply with current standards for GFCI circuit protection.

Open grounded receptacle(s) were observed at right side in kitchen study.

Light(s) did not function in master bath over the shower (1).

Switch cover plate(s) were missing at right side upstairs storage room.

Improper switch and/or wiring was installed at front dining room; light fixture(s) did not operate independently from each switch.

Observations:

GFCI circuit protection was present at all kitchen, at utility room, at all baths, at all accessible garage walls and at all accessible exterior receptacles.

All installed smoke detectors responded to test buttons at the time of the inspection.

All installed carbon monoxide alarm(s) responded to test buttons at the time of the inspection.

Items listed as deficient in this report may not have been deficient at the time of initial construction as mechanical standards change over the years. It is recommended that all deficiencies be evaluated by a licensed electrical contractor prior to closing and repairs addressed as needed. The condition of the electrical wiring is not able to be determined in inaccessible locations including, but not limited to insulated areas of the attic and inside walls. An attempt was made to check all receptacles and light fixtures throughout interior and exterior locations; some switches and receptacles may not be accessible in occupied homes.

For safety reasons, smoke alarms should be tested upon occupancy. The batteries should be replaced (if present) with new ones when you move into the house, and tested on a monthly basis thereafter. Note: We are unable to verify the effectiveness or inter-connectivity of smoke alarms when present.

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Central forced air furnace

Energy Sources: Gas

Comments:

The furnace access door at right side walkout attic was not properly sealed.

Observations:

UNIT #1:

The unit was manufactured by Trane in the year unknown (coils 2002). The unit was located in the right side walkout attic. The unit appeared to supply heating to the downstairs main zone.

UNIT #2:

The unit was manufactured by Trane in the year unknown (coils 2010). The unit was located in the top attic at the left. The unit appeared to supply heating to the master bedroom zone.

UNIT #3:

The unit was manufactured by Amana in the year 2010. The unit was located in the top attic at the front. The unit appeared to supply heating to the upstairs zone.

The filters were located in the filter housings at each unit.

The main condensation drain line(s) terminated to bath sink drains and secondary condensation drain line(s) terminated to exterior location(s).

The main condensation drain line(s) terminated to house drainage and secondary condensation drain line(s) terminated to exterior location(s).

The adequacy, efficiency and size of the system(s) relative to conditioned space are beyond the scope of the inspection. The condition and integrity of the heat exchanger(s) in gas furnaces can not be adequately determined without dismantling the equipment and is beyond the scope of the inspection. The future performance and life expectancy is beyond the scope of the inspection. The accuracy of the thermostat and balance of air flow throughout the house are beyond the scope of the inspection. Heating systems should be serviced and maintained annually by a licensed HVAC contractor. Any questions or information relating to any or all of the above items should be addressed by a licensed HVAC contractor.



Furnace #1



Furnace #2

I	NI	NP	D
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Furnace #3

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B. Cooling Equipment

Type of Systems: Central cooling system

Comments:

Insulation was damaged and/or missing on the refrigerant line(s) at right side exterior (PIC A).

Observations:

UNIT #1: The condenser unit was manufactured by Amana in the year 2009. The unit was located at right side exterior and the unit size was 4 tons per manufacturer label.

UNIT #2: The condenser unit was manufactured by Trane in the year 2003. The unit was located at right side exterior and the unit size was 2.5 tons per manufacturer label.

UNIT #3: The condenser unit was manufactured by Amana in the year 2009. The unit was located at right side exterior and the unit size was 4 tons per manufacturer label.

To prevent possible damage to the cooling system(s), the system(s) can not be tested when the outside temperature is below 60 degrees. The cooling system(s) were NOT tested at the time of the inspection.

The adequacy, efficiency and size of the system(s) relative to conditioned space are beyond the scope of the inspection. The condition of the evaporator coil and other internal components of the cooling system(s) are beyond the scope of the inspection and are not addressed. The future performance and life expectancy of the equipment is beyond the scope of the inspection. The accuracy of the thermostat and balance of air flow throughout the house are beyond the scope of the inspection. Cooling systems should be serviced and maintained annually by a licensed HVAC contractor. Any questions or information relating to any or all of the above items should be addressed by a licensed HVAC contractor.



Condensers



A

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NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Duct Systems, Chases, and Vents

Comments:

Observations:

Flexible ducts were observed for HVAC system air distribution.

I	NI	NP	D
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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front exterior near street

Location of water meter supply valve: At the meter

Static water pressure reading: 70-75 PSI

Comments:

KITCHEN:

UTILITY:

WET BAR:

HALL BATH: UPSTAIRS RIGHT SIDE

The collar was loose around the upstairs right side hall bath shower pipe at the wall (PIC A).

The upstairs right side hall bath tub surface was chipped and/or damaged (PIC B).

The upstairs right side hall bath shower head was loose in the wall.

The upstairs right side hall bath sink faucet was loose at the counter connection.

MASTER BATH:

Both master bath sink stoppers did not function properly.

OTHER BATH: HALF BATH

The hot and cold water valves leaked at the hall bath sink (PIC C).

OTHER BATH: UPSTAIRS LEFT SIDE

The hot and cold water valve leaked at right sink in upstairs left side bath (PIC D).

EXTERIOR:

Exterior faucet(s) at right side rear leaked around the stem behind the handle(s).

Meter box was full of water at the time of the inspection (PIC E), unable to determine the source of water; recommend evaluation by service provider and/or licensed plumbing professional.

Observations:

KITCHEN:

UTILITY:

There was a washing machine present and installed at the drip box at the time of the inspection; the water supply valves and drain at the drip box were not tested.

The water shut off valves for the utility room sink were not fully visible, some deficiencies may not have been visible at the time of the inspection.

WET BAR:

HALL BATH:

MASTER BATH:

OTHER BATH:

OTHER BATH:

EXTERIOR:

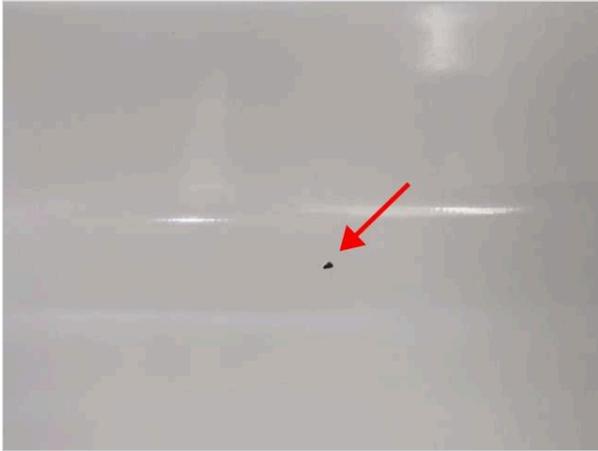


Water meter

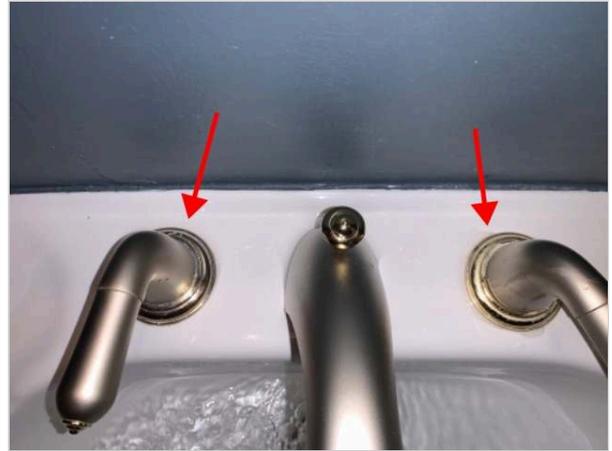


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I	NI	NP	D
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B



C



D



E

B. Drains, Wastes, and Vents

Comments:

Observations:

The functionality and/or capacity of clothes washing drains and floor drains are beyond the scope of the inspection.

The presence or absence and location of clean out ports for the main waste line between the house and the city sewer connection are beyond the scope of the inspection. The condition and the functionality of the main waste line is also beyond the scope of the inspection. An evaluation by a licensed plumbing professional is recommended for older homes and/or homes where large trees are present in the general area of the main waste line between the house and the sewer line connection.

I	NI	NP	D
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C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50 Gallons Each.

Comments:

The exhaust vent pipe above the right side walkout attic water heater was in contact with sheathing at the roof penetration(s) (PIC A).

The water heater door at right side walkout attic was not properly sealed.

The exhaust vent pipe did not set properly on the draft hood at the top attic water heater (PIC B).

Observations:

UNIT #1: The water heater was manufactured by Rheem in the year 2018. The unit was located in right side walkout attic.

UNIT #2: The water heater was manufactured by General Electric in the year 2012. The unit was located in top attic.

TP&R valve(s) were not tested at the time of the inspection due to the one time use nature of these valve(s).



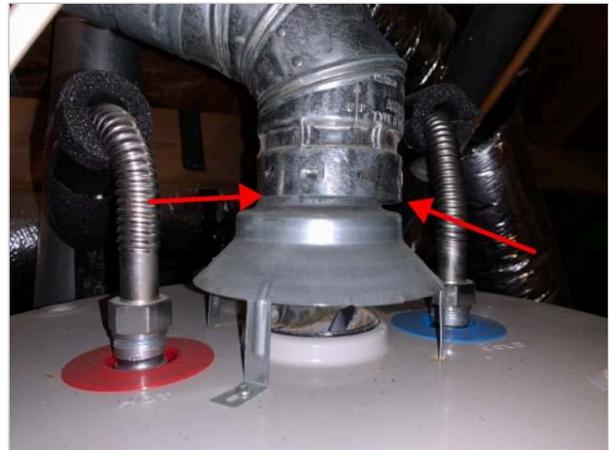
Water heater #1



Water heater #2



A



B

D. Hydro-Massage Therapy Equipment

Comments:

Observations:

I	NI	NP	D
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E. Other

Comments:

GAS SUPPLY SYSTEMS:

There was no sediment trap installed on all furnace gas supply lines.

There was no sediment trap installed on all water heater gas supply lines.

Observations:

The water treatment system was not tested/inspected.

GAS SUPPLY SYSTEMS:

The main gas meter was located at right side.

CSST gas lines were used for natural gas distribution; the CSST gas supply system was not inspected for proper bonding (PIC A).

Gas supply lines cannot be adequately tested for deficiency and/or leakage unless a pressure test is performed by the utility provider and/or a licensed plumbing professional. As a courtesy, gas lines are tested for leakage at accessible valves and appliance connections at the time of the inspection.



Water treatment system in garage



Gas meter



A

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Manufacturer: Kitchen Aid

Comments:

There was no air break present on the dishwasher drain line; there was no visible air break device installed at the top of the sink and the drain line was not looped above the point of connection to the sink drain.

Observations:

The dishwasher cycled properly during operation in "normal" mode at the time of the inspection.

B. Food Waste Disposers

Manufacturer: American Standard

Comments:

Observations:

C. Range Hood and Exhaust Systems

Manufacturer: Kitchen Aid

Comments:

The vent hood filter was dirty at the time of the inspection and should be cleaned or replaced.

The downdraft vent line was damaged and/or disconnected in the cabinet under the cooktop (PIC A).

Observations:

The externally vented cooktop combo vent hood was functional at the time of the inspection.



A

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Manufacturer: Kitchen Aid

Comments:

Observations:

A gas cooktop and an electric double oven were present.

A teflon coated gas connector line with a brass shut off valve was present.

E. Microwave Ovens

Manufacturer:

Comments:

Observations:

The LG microwave oven was not a built in unit and was not tested.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Observations:

G. Garage Door Operators

Manufacturer: Unit #1: (Overhead Door); Unit #2: (Overhead Door)

Comments:

The laser safety sensor(s) were loose at the front garage door (PIC A), the garage door operation was inconsistently closing when activating the garage door button at the time of inspection.

Observations:

Operational laser safety was present at both overhead garage door(s).



A

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

Observations:

The dryer vented to the exterior through the roof.

I. Other

Comments:

BUILT-IN APPLIANCES:

OUTDOOR COOKING EQUIPMENT:

Observations:

BUILT-IN APPLIANCES:

RING Door bell was present.

OUTDOOR COOKING EQUIPMENT:

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Observations:

Hunter (12) station controller was located in garage.

Ten (10) stations were active; eleven stations were wired; station #7 was not active but wired.

Tree bubblers

Pop-up, riser and rotor spray heads.

Water was pooling at walk way at rear left by house in rear yard during sprinkler system testing (PIC A).

All operable zones were tested with the controller in the "manual" mode.

Note: In accordance with the Texas Real Estate Commission standards of practice, inspectors are not required to determine: effective coverage of the system across all zones, proper operation of the system controller in automatic mode, effectiveness of the sensors (such as rain, moisture, wind, flow or freeze) or the sizing and effectiveness of the back flow prevention devices.



A

I	NI	NP	D
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Gunite in ground pool.

Comments:

There was no anti vortex cover installed at the main pool drains.
 The fence gates opening to the rear yard did not self close/latch properly.
 Gaps were observed in the expansion joint between the pool deck and pool edge around the pool perimeter (PIC A, B).
 The pool deck was cracked and/or damaged at rear (2) (PIC C, D).
 The pool light did not function.
 Leakage was observed on the pool equipment at heater (PIC E); the exact source of the leakage was unknown.
 The gas pool heater did not function at the time of the inspection.
 The base of the pool heater was severely corroded (PIC F).
 Several top stones were loose around the pool perimeter (PIC G, H).
 A crack was observed at the bottom of the pool from rear center to front right (PIC I, J).
 The pool deck was damaged, rebar was showing, at front right (PIC K).
 Recommend evaluation and repairs as needed by an independent pool specialist.

Observations:

The pool equipment consisted of: Century 1.5 hp main pump, Century .75 hp cleaner pump, Hayward salt cell, Polaris cleaner, Aquatech DE filter, Hayward gas pool heater, Intermatic manual timer controls.
 GFCI protection for the pool light was located at the pool equipment area.
 The freeze guard protection for the main pool pump was not tested.
 The backwash valve was not tested.



In ground pool



A



B



C

I	NI	NP	D
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D



E



F



G



H



I

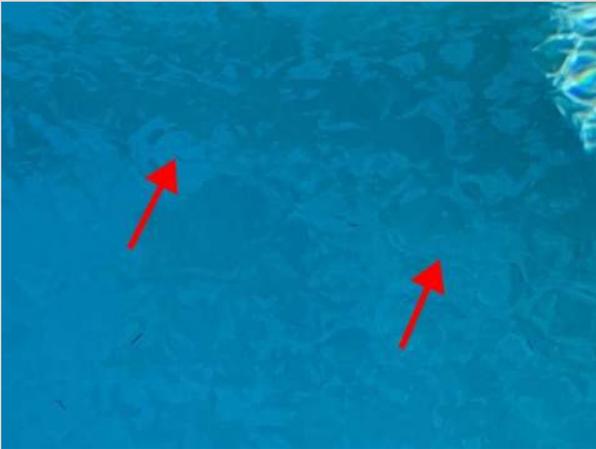
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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J



K

C. Outbuildings

Comments:

Observations:

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

Type of Pump:

Type of Storage Equipment:

Comments:

Observations:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

Observations:

F. Other

Comments:

Observations:

SUMMARY:

This summary provides a simplified overview of the results of the Thursday, December 12, 2019 inspection at 123 Sample Drive Anytown, TX 12345. Be sure to read the full body of the inspection report; it contains much more detail about the property. It is the client's responsibility to decide which items referenced in the report constitute relevant "defects". Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

I. STRUCTURAL SYSTEMS

B. Grading and Drainage

- The soil level was too high at front (PIC A); the foundation was not fully visible. Recommend a 2"-4" exposure on the foundation below brick and/or siding around the entire perimeter.
- The soil was unlevel or too low adjacent to the foundation at front right (PIC B). Add and/or regrade soil as needed to prevent standing water at areas adjacent to the foundation.
- The addition of gutter downspout extension(s) are recommended at all downspouts to allow water to drain properly away from the foundation.

C. Roof Covering Materials

- Trim trees 3' from roof surface at left side to prevent damage to shingles.

D. Roof Structures and Attics

- Indication of vermin infestation was observed throughout the attic areas; recommend evaluation by a licensed pest control contractor.
- Attic door was not properly sealed at right side walkout attic.

E. Walls (Interior and Exterior)

- Sheetrock crack(s) were observed on interior wall surfaces at rear right in rear living room (PIC 1A) and front right at door entry in upstairs rear left bedroom (PIC 1B).
- Water damage was observed at cabinets under sinks in upstairs left side bath (PIC 1C).
- Gaps were observed in baseboard joint(s) at front left corner in front dining room (PIC 1D) and rear left corner in study (PIC 1E).
- Door trim was damaged at closet entry in upstairs front left bedroom (PIC 1F)
- Gap(s) were observed on interior door trim at upstairs rear left bedroom entry (PIC 1G) and upstairs hallway bath entry (PIC 1H).
- Water damage was observed on window sill(s) at multiple windows at rear in master bedroom (PIC 1I,1J,1K), left window in upstairs front left bedroom (PIC 1L), upstairs rear left bedroom (PIC 1M), upstairs front right bedroom (PIC 1N,1O) and windows in upstairs living room(4) (PIC 1P,1Q).
- Separation was observed at wall surfaces and bottom of crown molding at rear left and left side rear in front dining room (PIC 1R).
- Caulk/seal was needed at front entry threshold (PIC 2A), at most exterior windows (PIC 2B, 2C) and at front right corner brick frieze board (PIC 2D).
- Dry rot was observed at right and left side bottom (PIC 2E, 2F) of rear entry.
- Damaged trim was observed at left side front window (PIC 2G).
- Damaged siding was observed at front left, above the roof surface (PIC 2H).
- Separation was observed at front right between garage doors (PIC 2I).
- Trim all bushes, shrubs and trees away from exterior walls.
- The right side front expansion joint was filled with mortar (PIC 2J).

F. Ceilings and Floors

- Sheetrock crack(s) were observed at ceiling surfaces at rear left in garage (PIC A).
- Separation was observed between ceiling(s) and crown molding at multiple locations in master bedroom (PIC B,C).
- Gaps were observed in crown molding joints at rear left and right corners in front dining room (PIC D).
- Cracked/missing grout was observed at threshold at garage entry (PIC E).
- Significant wear was observed on wood flooring at multiple locations in study (PIC F,G).

G. Doors (Interior and Exterior)

- The interior door(s) did not latch properly at upstairs front left bedroom entry, upstairs rear left bedroom entry, and upstairs front right bedroom entry and master bath entry (door lock does not disengage allowing it to latch properly at the right side door) (PIC A).
- The interior door frame(s) were damaged at upstairs rear left bedroom entry (PIC B).
- The interior door(s) did not close properly at upstairs rear left bedroom entry and upstairs front right bedroom entry; the door(s) and/or frame(s) were out of square.
- The exterior door frame(s) were out of square at rear entry in rear dining room.
- Water damage was observed at the base of door framing and/or threshold at rear entry (PIC C,D).
- The door(s) rubbed at the exterior door framing during operation at rear entry in rear dining room.
- The threshold(s) were damaged at base of door(s) at rear entry (PIC E).

- The threshold(s) were loose at base of door(s) at rear entry in rear dining room (PIC F).
- The rear overhead garage door did not seal properly at the panel(s) and the door framing (PIC G).

H. Windows

- Compromised thermal window pane(s) were observed at (10) total pane(s) throughout the house, indicated with red dots; window(s) may appear foggy and/or frosted depending on light, temperature and humidity conditions.
- Missing window screen(s) were observed at multiple window(s) in the master bedroom.
- Damaged window screen(s) were observed at middle window in study.
- Window glass was scratched/damaged at lower panel at rear in kitchen (PIC A).

I. Stairways (Interior and Exterior)

- The handrail(s) were loose at rear middle in stairway and middle in upstairs middle hallway.

J. Fireplaces and Chimneys

- A damper clamp was not present in the firebox; a damper clamp is recommended to partially open the damper at all times to keep gas and carbon monoxide from collecting in the firebox and/or in the house.
- The firebox and flue were in need of cleaning at the rear living room fireplace(s) by a qualified chimney specialist to ensure safe use of the fireplace (PIC A); a significant amount of creosote buildup was present in the firebox (PIC A).

L. Other

- The driveway surface was cracked/damaged.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

- Arc-fault circuit protection has been required in some form in most cities since approximately 2002. Standards for which circuits require protection have changed over the years. There was no arc-fault circuit protection observed in the service panel at the time of the inspection.
- A gap was observed between conduit and meter box at right side exterior (PIC A).

B. Branch Circuits, Connected Devices, and Fixtures

- The lack of GFCI circuit protection in certain locations is a TREC Recognized Hazard. The addition of GFCI circuit protection is recommended at garage ceiling (2) in order to comply with current standards for GFCI circuit protection.
- Open grounded receptacle(s) were observed at right side in kitchen study.
- Light(s) did not function in master bath over the shower (1).
- Switch cover plate(s) were missing at right side upstairs storage room.
- Improper switch and/or wiring was installed at front dining room; light fixture(s) did not operate independently from each switch.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

- The furnace access door at right side walkout attic was not properly sealed.

B. Cooling Equipment

- Insulation was damaged and/or missing on the refrigerant line(s) at right side exterior (PIC A).
- To prevent possible damage to the cooling system(s), the system(s) can not be tested when the outside temperature is below 60 degrees. The cooling system(s) were NOT tested at the time of the inspection.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

- The collar was loose around the upstairs right side hall bath shower pipe at the wall (PIC A).
- The upstairs right side hall bath tub surface was chipped and/or damaged (PIC B).
- The upstairs right side hall bath shower head was loose in the wall.
- The upstairs right side hall bath sink faucet was loose at the counter connection.
- Both master bath sink stoppers did not function properly.
- The hot and cold water valves leaked at the hall bath sink (PIC C).
- The hot and cold water valve leaked at right sink in upstairs left side bath (PIC D).
- Exterior faucet(s) at right side rear leaked around the stem behind the handle(s).
- Meter box was full of water at the time of the inspection (PIC E), unable to determine the source of water; recommend evaluation by service provider and/or licensed plumbing professional.

C. Water Heating Equipment

- The exhaust vent pipe above the right side walkout attic water heater was in contact with sheathing at the roof penetration(s) (PIC A).
- The water heater door at right side walkout attic was not properly sealed.
- The exhaust vent pipe did not set properly on the draft hood at the top attic water heater (PIC B).

E. Other

- There was no sediment trap installed on all furnace gas supply lines.
- There was no sediment trap installed on all water heater gas supply lines.

V. APPLIANCES

A. Dishwashers

- There was no air break present on the dishwasher drain line; there was no visible air break device installed at the top of the sink and the drain line was not looped above the point of connection to the sink drain.

C. Range Hood and Exhaust Systems

- The vent hood filter was dirty at the time of the inspection and should be cleaned or replaced.
- The downdraft vent line was damaged and/or disconnected in the cabinet under the cooktop (PIC A).

G. Garage Door Operators

- The laser safety sensor(s) were loose at the front garage door (PIC A), the garage door operation was inconsistently closing when activating the garage door button at the time of inspection.

VI. OPTIONAL SYSTEMS

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

- The entry door(s) opening from the house to the pool area were not separately alarmed.
- There was no anti vortex cover installed at the main pool drains.
- The fence gates opening to the rear yard did not self close/latch properly.
- Gaps were observed in the expansion joint between the pool deck and pool edge around the pool perimeter (PIC A, B).
- The pool deck was cracked and/or damaged at rear (2) (PIC C, D).
- The pool light did not function.
- Leakage was observed on the pool equipment at heater (PIC E); the exact source of the leakage was unknown.
- The gas pool heater did not function at the time of the inspection.
- The base of the pool heater was severely corroded (PIC F).
- Several top stones were loose around the pool perimeter (PIC G, H).
- A crack was observed at the bottom of the pool from rear center to front right (PIC I, J).
- The pool deck was damaged, rebar was showing, at front right (PIC K).
- Recommend evaluation and repairs as needed by an independent pool specialist.