

1234 Sample Report Lane Dallas, TX 75228



Conditions at the Time of Inspection:

Weather Conditions: Clear and Sunny

Temperature: 75 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.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): pier and beam house with a slab-on-grade garage

Comments:

The garage slab-on-grade foundation performance appeared to be compromised as evidenced by cracks in the garage floor throughout, cracks and loose bricks at the right side and left side exterior of the garage and brick frieze board displacement at the right side of the garage. Further evaluation by a licensed structural engineer and/or an independent foundation specialist is recommended.

The pier and beam foundation performance appeared to be compromised as evidenced by damaged, twisted and unlevel main beams in the front and rear crawl spaces as listed below. Further evaluation by a licensed structural engineer and/or independent foundation repair specialist is recommended.

The second main beam from the right (PIC A,B) and the second main beam from the left (PIC C,D) in the rear crawl space were unlevel and twisted out of position along the entire lengths. The floor structure appeared to be compromised. Recommend further evaluation by an independent foundation repair specialist.

Main beam(s) were unlevel in the rear crawl space along the entire front (PIC B,D,E). The floor structure appeared to be compromised. Recommend evaluation by an independent foundation repair specialist.

The middle main beam in the front crawl space under the kitchen area was twisted out of position (PIC F) and attempts at additional support did not appear to be adequate (PIC F,G). Recommend evaluation and repair as needed by an independent foundation repair specialist.

The front main beam in the front crawl space was shifted completely off the pier at the left side (PIC H). Attempts at additional support did not appear to be adequate. Recommend evaluation and repair as needed by an independent foundation repair specialist. Insulation under the floor was loose and resting on the ground throughout the front and rear crawl spaces (PIC I,J,K,L).

Several hydraulic jacks were used for permanent framing support under the front living room area (PIC M).

Observations:

The front living room floor structure was supported directly on the original garage floor (PIC N). The floor may be prone to movement and shifting if the original floor shifts.

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I	NI	NP	D
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G



H



I



J



K



L

I	NI	NP	D
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M



N

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B. Grading and Drainage

Comments:

The addition of gutter downspout extension(s) are recommended at the front left and the front middle to allow water to drain properly away from the foundation. Gutter(s) were damaged at the rear left area (PIC A).

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.



A

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: Metal roof surface

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

Comments:

Observations:

Light to moderate 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.
 Indication of previous leakage was observed at the kitchen and the rear living room skylights; unable to determine if the leakage was old or active.

D. Roof Structures and Attics

Viewed From: Inside the attic space

Approximate Average Depth of Insulation: 4

Comments:

The existing insulation throughout the attic areas was not adequate for current efficiency standards, recommend additional insulation for attic space.
 Insulation was missing/loose on the vertical wall(s) at the rear of the rear skylight (PIC A), viewed from the rear attic.
 Indication of vermin infestation was observed throughout the attic areas; recommend evaluation by a licensed pest control contractor.
 WDI damage was observed on a truss chord at the rear middle (PIC B); structural integrity of the truss may be compromised.
 Several damaged and/or separated truss chords were observed at the front middle (PIC C) and the rear middle (PIC D). Structural integrity of the trusses may be compromised.

Observations:

The roof structure consisted of rafters (rear) and trusses (front) installed 24" on center with plywood sheathing. Roof ventilation was provided by gable, soffit and ridge vents. Rockwool and fiberglass batt insulation was present on the attic floor areas and fiberglass batt insulation was present on the vertical skylight walls.

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A



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C



D

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

Comments:

INTERIOR WALLS:

Water stain(s) were observed at left side in garage water heater closet (PIC 1A) and at multiple locations in front entry closet (PIC 1B).
 Baseboards were missing in front entry closet at left side (PIC 1C).
 Door trim was missing in garage at left side exterior entry (PIC 1D).
 Sheetrock crack(s) were observed in utility room above the right side entry (2) (PIC 1E, 1F) and in utility room above exterior entry.
 WDI damage was observed at rear wall in garage bath (PIC 1G). Refer to independent Wood Destroying Insect report if applicable.
 Caulk/seal was needed at backsplash at counter(s) in kitchen (PIC 1H).
 Damaged panels were observed at left side rear in garage (PIC 1I).
 The rear left kitchen countertop was not properly secured.
 Wood panel was cracked/damaged at right side rear in right hall (PIC 1J).

EXTERIOR WALLS:

Caulk/seal was needed at the right side of the rear patio entry doors (PIC 2A).
 Damaged trim was observed at the rear right top corner of the front porch (PIC 2B).
 Vertical/stairstep crack(s) were observed in the brick surface at the right side of the garage (PIC 2C), at the left side above the garage entry door (PIC 2D), at the rear left corner of the rear living room (PIC 2E), at the right side middle (PIC 2F,2G) and at the right side front (PIC 2H).
 Crack(s) with deflection were observed in the brick surface at the front right corner (PIC 2I).
 Brick frieze board displacement was observed at the right side of the garage (PIC 2J).
 Separation was observed at both left side garage windows (PIC 2K,2L).
 Loose brick(s) were observed at the soldier row at the left side of the garage (PIC 2M).

Observations:

INTERIOR WALLS:

Hairline sheetrock cracks were observed at multiple locations throughout the house above doors and above and below windows; hairline sheetrock cracks are common at interior wall areas and may indicate slight structural movement and/or a change in temperature and or humidity at interior areas.

Interior wall repairs were observed at multiple locations throughout.

Loose sheetrock tape joint(s) were observed at multiple locations throughout.

EXTERIOR WALLS:

I	NI	NP	D
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1A



1B



1C



1D



1E



1F

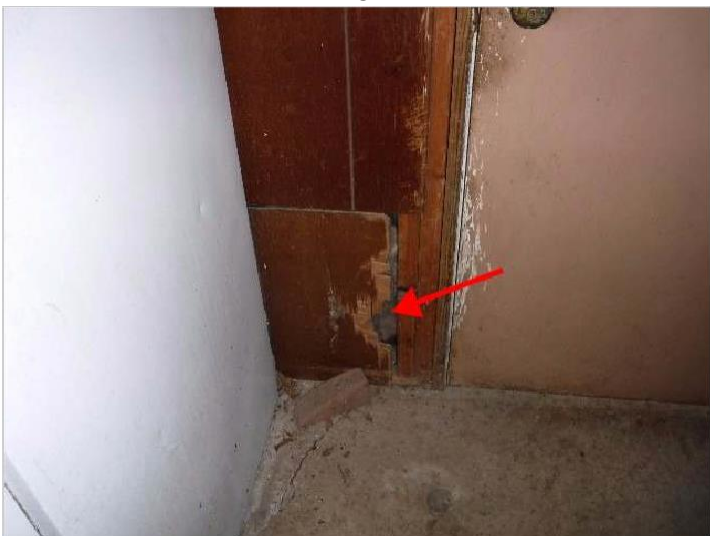
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1G



1H



1I



1J



2A



2B

I	NI	NP	D
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2C



2D



2E



2F



2G



2H

I	NI	NP	D
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2I



2J



2K



2L



2M

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I	NI	NP	D
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F. Ceilings and

Floors Comments:

CEILINGS:

Damaged sheetrock was observed at rear middle (PIC A) and front left (PIC B) in front left bedroom.

Water damage was observed at ceiling above garage water heater (PIC C) and at middle around light/skylight in kitchen (PIC D, E).

Water stain(s) were observed at front right (PIC F) and front left (PIC G) in rear living room, at middle (3) (PIC H, I, J) in rear hall bath and at rear right in front entry closet (PIC K).

Sheetrock crack(s) were observed in front living room at left side hall entry (PIC L) and in rear bedroom at middle (PIC M).

Sagging sheetrock was observed in front living room and in rear bedroom.

Separation was observed between ceiling(s) and wall(s) at front left in front living room (PIC N).

Loose/warped panels were observed at multiple locations throughout the garage ceiling (PIC O, P).

An unidentifiable stain was observed at middle in rear bedroom (PIC Q).

There was no ceiling in the right side furnace closet, the closet was open to the attic (PIC R).

FLOORS:

Cracked tile(s) were observed in front living room (7) (PIC S, T) and in kitchen (12) (PIC U, V).

Loose tile(s) were observed in front living room at multiple locations and in kitchen at multiple locations.

Floors were unlevel at multiple locations throughout the house.

Separation between wall and floor was observed at rear in front living room (PIC W) and at front in rear living room (PIC X).

Mortar was missing/loose in tile floor at multiple locations throughout the front living room and at multiple locations throughout the kitchen.

Observations:

CEILINGS:

Hairline sheetrock cracks were observed in multiple locations throughout the house; hairline sheetrock cracks are common in ceiling areas and may indicate slight structural movement and/or a change in temperature or humidity at interior areas.

Repairs were observed in ceiling surface(s) at multiple locations throughout.

Nail pops were observed in multiple locations throughout the house; nail pops are generally cosmetic in nature.

Loose sheetrock tape joint(s) were observed at multiple locations throughout.

FLOORS:

I	NI	NP	D
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B



C



D

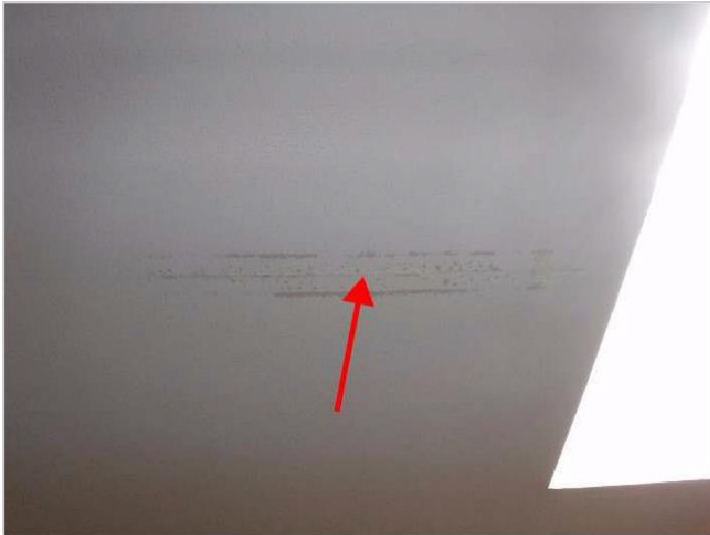


E



F

I	NI	NP	D
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G



H



I



J

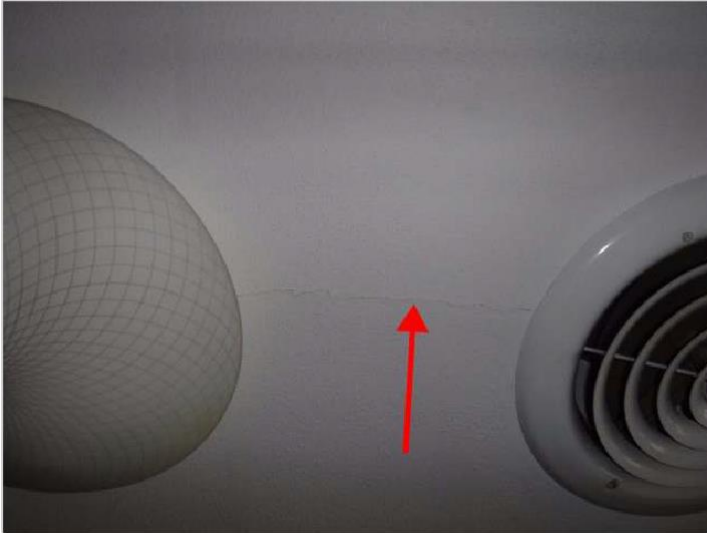


K



L

I	NI	NP	D
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M



N



O



P

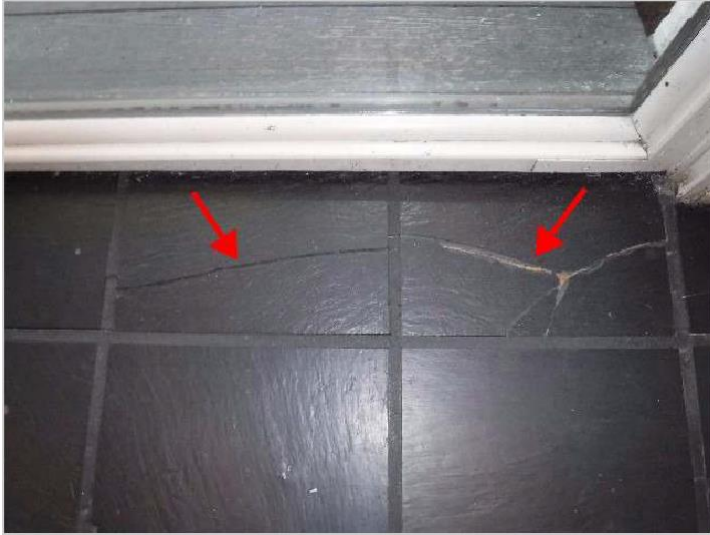


Q



R

I	NI	NP	D
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S



T



U



V



W



X

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G. Doors (Interior and Exterior)

Comments:

INTERIOR DOORS:

The garage bath entry, the right side entry in rear living room and the front hall bath door(s) did not latch at properly.

The door frame(s) were out of square at garage bath entry and at utility entry.

Water damage was observed on the door(s) at garage bath entry (PIC A).

The door(s) rubbed at jamb during operation at front closet in rear bedroom.

Double doors were not properly secured at left side kitchen entry.

The right side furnace closet door was not properly sealed.

Door rubbed the striker plate when closing at right side hall entry.

EXTERIOR DOORS:

The door(s) were damaged at garage entry (PIC B).

The latch(es) were defective at bottom of front door at left side exterior entry in rear living room.

Water damage was observed on the door exterior at utility room exterior entry (PIC C).

The door frame(s) were out of square at the left side garage entry and at utility room exterior entry.

The door(s) did not seal properly at left side exterior garage entry; add and/or adjust weatherstripping as needed.

The weatherstripping was missing at garage entry, at utility room exterior entry and at both rear entries in front living room; the door(s) did not seal properly.

Safety glass was not present in door window at utility room exterior entry.

The deadbolt lock(s) were keyed from the inside at front entry; there is not adequate egress when lock(s) are engaged at door(s) in case of emergency.

The door(s) rubbed at the jamb during operation at utility room exterior entry.

The door(s) rubbed at the floor during operation at garage entry, at left side rear entry in front living room and at front entry.

The threshold(s) were missing at base of door(s) at right side rear entry in front living room (PIC D).

The doorknob was damaged on the utility room exterior entry (PIC E).

Bottom lock/latch was damaged at right rear entry in front living room (PIC F).

The threshold was damaged at left side entry in rear living room (PIC G).

The front entry deadblot was loose in the door.

OVERHEAD GARAGE DOOR(S):

The overhead garage door panel(s) were damaged at right side bottom on bottom panel (PIC H).

The overhead garage door did not seal properly at left (PIC I) and right (PIC J) sides.

Observations:

INTERIOR DOORS:

EXTERIOR DOORS:

OVERHEAD GARAGE DOOR(S):

I	NI	NP	D
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C



D



E



F

I	NI	NP	D
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G



H



I



J

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H. Windows

Comments:

Window(s) did not operate properly at right side front in rear hall bath (PIC A), at right side in front right bedroom and at front left in front right bedroom.

There was no secondary egress present in rear bedroom, the window(s) were higher than 44" off the floor.

Observations:

Gaps at interior window framing were observed at multiple interior window locations, caulk/seal as needed.

Temperature, humidity and sunlight conditions and cleanliness 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.

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I. Stairways (Interior and Exterior)

Comments:

INTERIOR STAIRWAY(S):

EXTERIOR STAIRWAY(S):

The stairway was not properly secured at garage entry.

Balusters exceeded 4" spacing at the handrails throughout the garage exterior stairway.

The handrail(s) were damaged at garage entry (PIC A).

An improper riser height was observed at the left side exterior entry steps (PIC B).

Observations:

INTERIOR STAIRWAY(S):

EXTERIOR STAIRWAY(S):



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B

I	NI	NP	D
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J. Fireplaces and Chimneys

Comments:

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

Both fireboxes and flues were in need of cleaning by a qualified chimney specialist to ensure safe use of the fireplace.

A gap was observed around the front living room fireplace and the brick (PIC A, B).

Observations:

The gas lighter pipe(s) in the front living room and in the rear living room fireplace(s) were tested and were operational at the time of the inspection.

A metal firebox insert was present at front living room and rear living room fireplace; the inspector was not able to view the space surrounding the insert(s).



A



B

K. Porches, Balconies, Decks, and Carports

Comments:

The garage floor was cracked/damaged and unlevel (PIC A,B).

The rear brick steps were damaged and shifted throughout (PIC C,D,E,F) and present a considerable trip safety hazard.

The transition between the rear entry and the rear brick steps was loose and unlevel (PIC G,H).

Observations:

I	NI	NP	D
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I	NI	NP	D
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G



H

L. Other

Comments:

The fence was in need of cleaning and seal/stain around rear yard perimeter (PIC A,B).
Loose and damaged fence pickets were observed at the entire rear yard perimeter (PIC C,D).

The driveway surface was cracked, damaged and unlevel (PIC E,F).

Observations:

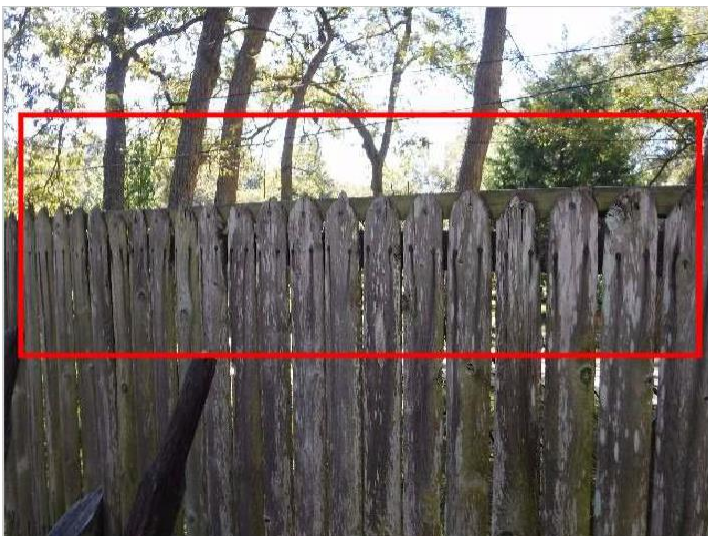
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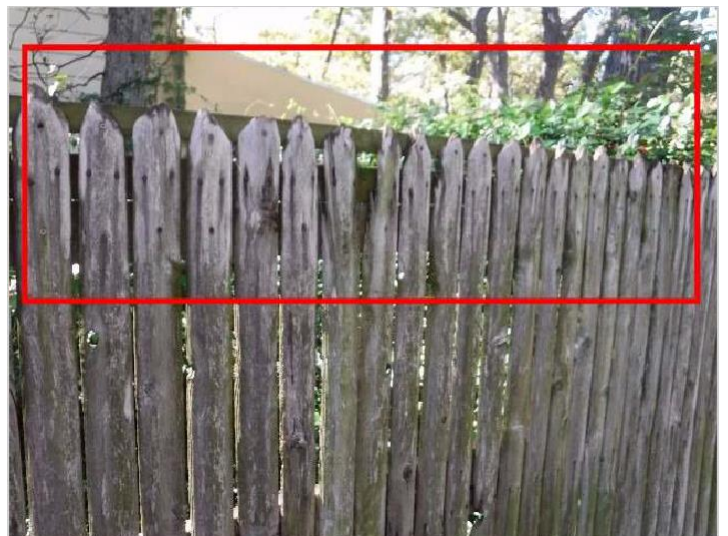
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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Service Panel Manufacturer: Zinsco service panel

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

Service Panel Amperage: 225 amp

Comments:

There was no main shut off switch present for the electrical service to the house.

The wiring for the sub panel was double tapped off the main lugs in the main service panel (PIC A).

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. Recommend evaluation of the Zinsco service panel by a licensed electrical contractor due to inferior quality components of the panel and replacement as needed.

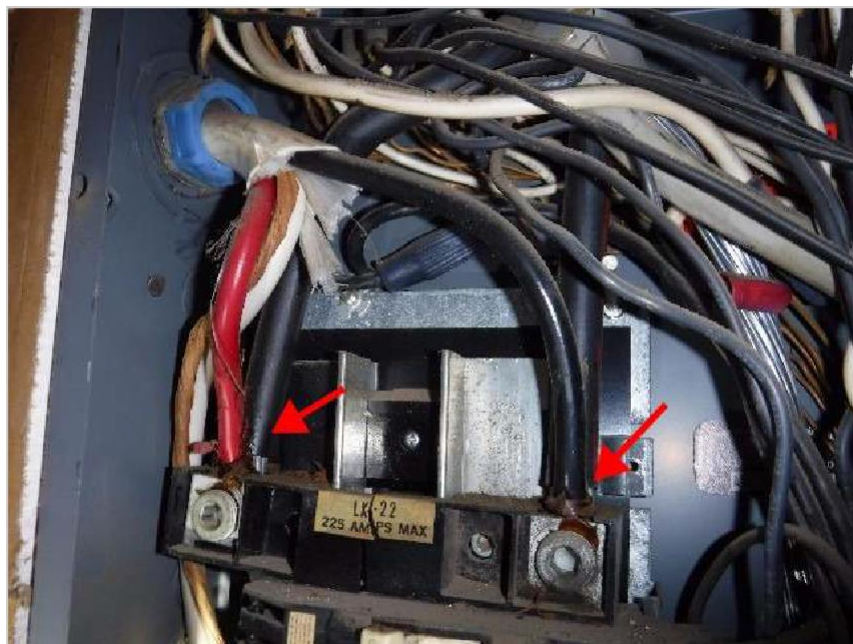
Recommend replacement of the Federal Pacific sub panel by a licensed electrical contractor due to possible safety concerns.

Improper(5) and missing(1) fasteners were observed at the main service panel cover.

Observations:

The incoming overhead service wires entered at the left side of the house.

A Federal Pacific sub panel was located in the garage closet.



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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 all receptacles at the kitchen counters, in the garage and at the exterior in order to comply with current standards for GFCI circuit protection.

Open grounded receptacle(s) were observed at all accessible walls in the front left bedroom, in the right side hall and at the rear left wall in the utility room.

Light(s) did not function in the rear living room(2).

Junction box(es) were missing cover plate(s) in the crawl space at the front left (PIC A).

Junction box(es) were missing cover plate(s) in the attic at the middle (PIC B).

Recommend installing smoke alarm(s) in all bedrooms.

Recommend installing carbon monoxide alarm(s) in all recommended locations.

Observations:

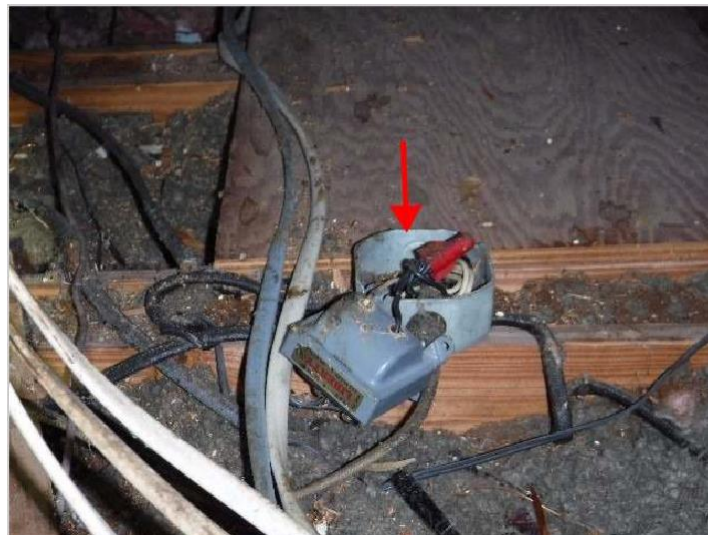
2 and 3 wire electrical system was present; 2 wire system was non-grounded. There were open grounded 3 prong receptacles present throughout the house.

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.



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central forced air furnace

Energy Sources: Gas

Comments:

Observations:

The unit was manufactured by Lennox in the year unknown (new unit). The unit was located in the hall closet. The single unit appeared to supply heating to the entire house. The filter was located in the filter housing at the unit.

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.

B. Cooling Equipment

Type of Systems: Central cooling system

Comments:

Observations:

The condenser unit was manufactured by Payne in the year 2003. The unit was located at the right side exterior and the unit size was 5 tons per manufacturer label.

The return air temperature for the system was measured at 71 degrees and the supply vent temperature was measured at 51 degrees creating a supply/return differential of 20 degrees. The system is considered to be cooling within normal standards if the supply/return differential is between 15 and 22 degrees.

The system may be inadequately sized for the conditioned space and the efficiency of the home; recommend evaluation by a licensed HVAC contractor.

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.

C. Duct Systems, Chases, and Vents

Comments:

Gray vinyl sheathing ducts were observed throughout the attic space (PIC A,B), recommend duct replacement.

Observations:

Combination of flexible and metal ducts were observed for HVAC system air distribution.

I	NI	NP	D
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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: 105-110 PSI

Comments:

KITCHEN:

The kitchen sink faucet did not rotate properly.

Caulk/seal kitchen sink counter at backsplash to prevent moisture intrusion behind and between cabinets (PIC A).

UTILITY:

WET BAR:

The wet bar sink faucet leaked at the base of the handle.

The wet bar sink faucet spout was loose in the counter.

HALL BATH: RIGHT SIDE FRONT BATH

The right side front bath shower head leaked at the selector ring (PIC B).

The right side front bath tub stopper did not function properly.

The right side front bath shower diverter did not function properly; water did not divert fully th the shower when engaged (PIC C).

MASTER BATH:

OTHER BATH: RIGHT SIDE REAR BATH

The right side rear bath shower head leaked at the connection to the hose (PIC D).

The right side rear bath tub stopper was missing.

The right side rear bath commode was not properly secured at the floor.

OTHER BATH: GARAGE HALF BATH

The garage half bath sink faucet leaked at the base of the spout (PIC E).

EXTERIOR:

Insulation was missing on the water supply line(s) at the front exterior hose bib (PIC F), recommend adding insulation to minimize the possibility of freezing pipe(s) during cold weather.

Incoming water pressure was measured above the normal recommended range of 40-80 PSI; high water pressure may facilitate premature leakage at plumbing seals and/or fixtures throughout house. Incoming water pressure may vary depending on day and time pressure reading was taken.

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.

WET BAR:

HALL BATH:

MASTER BATH:

OTHER BATH:

OTHER BATH:

EXTERIOR:

I	NI	NP	D
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B. Drains, Wastes, and Vents

Comments:

The drain line was leaking at the right side front bath tub (PIC A).

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.



A

C. Water Heating Equipment

Energy Sources: Gas and Electric

Capacity: 80 Gallons and 40 Gallons.

Comments:

The emergency drain pan was damaged under the right side front bath water heater (PIC A). An improper firestop was observed at the garage water heater vent pipe penetration at the ceiling (PIC B), there was a gap at the ceiling.

The TPR drain line at the garage closet water heater terminated to the drain pan under the unit (PIC C) and the drain pan line terminated in the closet (PIC C).

Observations:

UNIT #1: The electric water heater was manufactured by Bradford White in the year 2008. The unit was located in the right side front bath closet.

UNIT #2: The gas water heater was manufactured by General Electric in the year 2013. The unit was located in the garage closet.

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

I	NI	NP	D
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C

D. Hydro-Massage Therapy Equipment

Comments:

The whirlpool pump did not respond to the switch, the pump was not functional.
The whirlpool pump was inaccessible at the time of the inspection; the location and condition of the pump was not determined.
There was no GFCI protection present for the whirlpool pump.

Observations:

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D=Deficient

I	NI	NP	D
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E. Other

Comments:

GAS SUPPLY SYSTEMS:

There was no sediment trap installed on the furnace gas supply line.

There was no sediment trap present on the garage closet water heater gas supply line.

Observations:

GAS SUPPLY SYSTEMS:

The main gas meter was located at the right side front exterior.

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.

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I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Manufacturer: Miele

Comments:

There was no separate water shut off for the dishwasher.

Observations:

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

B. Food Waste Disposers

Manufacturer: In-Sink-Erator

Comments:

Observations:

C. Range Hood and Exhaust Systems

Manufacturer: Vent-A-Hood

Comments:

The right vent fan did not function.

Observations:

The externally vented hood was present at the time of the inspection.

D. Ranges, Cooktops, and Ovens

Manufacturer: Jenn-air and Wolf

Comments:

The Jenn Air oven light did not function.

The front burners (3) on the Wolf range had an inconsistent flame.

Observations:

A freestanding Wolf gas range was present.

A Jenn Air electric oven was present.

E. Microwave Ovens

Manufacturer: General Electric

Comments:

Observations:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The bath vent fan line(s) terminated in the attic; bath vent fan(s) should terminate to the exterior to prevent the introduction of moisture into the attic space.

The bath vent fan(s) were noisy during operation in the front hall bath(s).

Observations:

G. Garage Door Operators

Manufacturer: Overhead Door

Comments:

The garage door operator failed to reverse the door when pressure was applied during operation.

Observations:

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 wall.

I. Other

Comments:

BUILT-IN APPLIANCES:

OUTDOOR COOKING EQUIPMENT:

Observations:

BUILT-IN APPLIANCES:

Thermadore warming cabinet was located in the kitchen.

Sub Zero refrigerator was located in the kitchen.

OUTDOOR COOKING EQUIPMENT:

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

Sprinkler system station # 2: underground leak was observed at right side front of driveway (PIC A).

Observations:

Water Master twelve (12) station controller was located in garage.

Eleven (11) stations were active.

Pop-up, riser and rotor spray heads.

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

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

Type of Construction:

Comments:

Observations:

The swimming pool was not inspected.

-

C. Outbuildings

Comments:

Observations:

-

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

Type of Pump:

Type of Storage Equipment:

Comments:

Observations:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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 Wednesday, October 18, 2017 inspection at 8231 Barbaree Drive, Dallas, TX 75228. 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

A. Foundations

- The garage slab-on-grade foundation performance appeared to be compromised as evidenced by cracks in the garage floor throughout, cracks and loose bricks at the right side and left side exterior of the garage and brick frieze board displacement at the right side of the garage. Further evaluation by a licensed structural engineer and/or an independent foundation specialist is recommended.
- The pier and beam foundation performance appeared to be compromised as evidenced by damaged, twisted and unlevel main beams in the front and rear crawl spaces as listed below. Further evaluation by a licensed structural engineer and/or independent foundation repair specialist is recommended.
- The middle main beam in the front crawl space under the kitchen area was twisted out of position (PIC F) and attempts at additional support did not appear to be adequate (PIC F,G). Recommend evaluation and repair as needed by an independent foundation repair specialist.
- The front main beam in the front crawl space was shifted completely off the pier at the left side (PIC H). Attempts at additional support did not appear to be adequate. Recommend evaluation and repair as needed by an independent foundation repair specialist.
- Insulation under the floor was loose and resting on the ground throughout the front and rear crawl spaces (PIC I,J,K,L).
- Several hydraulic jacks were used for permanent framing support under the front living room area (PIC M).

B. Grading and Drainage

- The addition of gutter downspout extension(s) are recommended at the front left and the front middle to allow water to drain properly away from the foundation.
- Gutter(s) were damaged at the rear left area (PIC A).

D. Roof Structures and Attics

- The existing insulation throughout the attic areas was not adequate for current efficiency standards, recommend additional insulation for attic space.
- Insulation was missing/loose on the vertical wall(s) at the rear of the rear skylight (PIC A), viewed from the rear attic.
- Indication of vermin infestation was observed throughout the attic areas; recommend evaluation by a licensed pest control contractor.
- WDI damage was observed on a truss chord at the rear middle (PIC B); structural integrity of the truss may be compromised.
- Several damaged and/or separated truss chords were observed at the front middle (PIC C) and the rear middle (PIC D). Structural integrity of the trusses may be compromised.

E. Walls (Interior and Exterior)

- Water stain(s) were observed at left side in garage water heater closet (PIC 1A) and at multiple locations in front entry closet (PIC 1B).
- Baseboards were missing in front entry closet at left side (PIC 1C).
- Door trim was missing in garage at left side exterior entry (PIC 1D).
- Sheetrock crack(s) were observed in utility room above the right side entry (2) (PIC 1E, 1F) and in utility room above exterior entry.
- WDI damage was observed at rear wall in garage bath (PIC 1G). Refer to independent Wood Destroying Insect report if applicable.
- Caulk/seal was needed at backsplash at counter(s) in kitchen (PIC 1H).
- Damaged panels were observed at left side rear in garage (PIC 1I).
- The rear left kitchen countertop was not properly secured.
- Wood panel was cracked/damaged at right side rear in right hall (PIC 1J).
- Caulk/seal was needed at the right side of the rear patio entry doors (PIC 2A).
- Damaged trim was observed at the rear right top corner of the front porch (PIC 2B).
- Vertical/stairstep crack(s) were observed in the brick surface at the right side of the garage (PIC 2C), at the left side above the garage entry door (PIC 2D), at the rear left corner of the rear living room (PIC 2E), at the right side middle (PIC 2F,2G) and at the right side front (PIC 2H).
- Crack(s) with deflection were observed in the brick surface at the front right corner (PIC 2I).
- Brick frieze board displacement was observed at the right side of the garage (PIC 2J).
- Separation was observed at both left side garage windows (PIC 2K,2L).
- Loose brick(s) were observed at the soldier row at the left side of the garage (PIC 2M).

F. Ceilings and Floors

- Damaged sheetrock was observed at rear middle (PIC A) and front left (PIC B) in front left bedroom.
- Water damage was observed at ceiling above garage water heater (PIC C) and at middle around light/skylight in kitchen (PIC D, E).
- Water stain(s) were observed at front right (PIC F) and front left (PIC G) in rear living room, at middle (3) (PIC H, I, J) in rear hall bath and at rear right in front entry closet (PIC K).
- Sheetrock crack(s) were observed in front living room at left side hall entry (PIC L) and in rear bedroom at middle (PIC M).
- Sagging sheetrock was observed in front living room and in rear bedroom.
- Separation was observed between ceiling(s) and wall(s) at front left in front living room (PIC N).
- Loose/warped panels were observed at multiple locations throughout the garage ceiling (PIC O, P).
- An unidentifiable stain was observed at middle in rear bedroom (PIC Q).
- There was no ceiling in the right side furnace closet, the closet was open to the attic (PIC R).
- Cracked tile(s) were observed in front living room (7) (PIC S, T) and in kitchen (12) (PIC U, V).
- Loose tile(s) were observed in front living room at multiple locations and in kitchen at multiple locations.
- Floors were unlevel at multiple locations throughout the house.
- Separation between wall and floor was observed at rear in front living room (PIC W) and at front in rear living room (PIC X).
- Mortar was missing/loose in tile floor at multiple locations throughout the front living room and at multiple locations throughout the kitchen.

G. Doors (Interior and Exterior)

- The garage bath entry, the right side entry in rear living room and the front hall bath door(s) did not latch at properly.
- The door frame(s) were out of square at garage bath entry and at utility entry.
- Water damage was observed on the door(s) at garage bath entry (PIC A).
- The door(s) rubbed at jamb during operation at front closet in rear bedroom.
- Double doors were not properly secured at left side kitchen entry.
- The right side furnace closet door was not properly sealed.
- Door rubbed the striker plate when closing at right side hall entry.
- The door(s) were damaged at garage entry (PIC B).
- The latch(es) were defective at bottom of front door at left side exterior entry in rear living room.
- Water damage was observed on the door exterior at utility room exterior entry (PIC C).
- The door frame(s) were out of square at the left side garage entry and at utility room exterior entry.
- The door(s) did not seal properly at left side exterior garage entry; add and/or adjust weatherstripping as needed.
- The weatherstripping was missing at garage entry, at utility room exterior entry and at both rear entries in front living room; the door(s) did not seal properly.
- Safety glass was not present in door window at utility room exterior entry.
- The deadbolt lock(s) were keyed from the inside at front entry; there is not adequate egress when lock(s) are engaged at door(s) in case of emergency.
- The door(s) rubbed at the jamb during operation at utility room exterior entry.
- The door(s) rubbed at the floor during operation at garage entry, at left side rear entry in front living room and at front entry.
- The threshold(s) were missing at base of door(s) at right side rear entry in front living room (PIC D).
- The doorknob was damaged on the utility room exterior entry (PIC E).
- Bottom lock/latch was damaged at right rear entry in front living room (PIC F).
- The threshold was damaged at left side entry in rear living room (PIC G).
- The front entry deadbolt was loose in the door.
- The overhead garage door panel(s) were damaged at right side bottom on bottom panel (PIC H).
- The overhead garage door did not seal properly at left (PIC I) and right (PIC J) sides.

H. Windows

- Window(s) did not operate properly at right side front in rear hall bath (PIC A), at right side in front right bedroom and at front left in front right bedroom.
- There was no secondary egress present in rear bedroom, the window(s) were higher than 44" off the floor.

I. Stairways (Interior and Exterior)

- The stairway was not properly secured at garage entry.
- The handrail(s) were damaged at garage entry (PIC A).
- An improper riser height was observed at the left side exterior entry steps (PIC B).

J. Fireplaces and Chimneys

- A damper clamp was not present in both firebox(es); a damper clamp is recommend to partially open the damper at all times to keep gas and carbon monoxide from collecting in the firebox(es) and/or in the house.
- Both fireboxes and flues were in need of cleaning by a qualified chimney specialist to ensure safe use of the fireplace.
- A gap was observed around the front living room fireplace and the brick (PIC A, B).

K. Porches, Balconies, Decks, and Carports

- The garage floor was cracked/damaged and unlevel (PIC A,B).
- The rear brick steps were damaged and shifted throughout (PIC C,D,E,F) and present a considerable trip safety hazard.
- The transition between the rear entry and the rear brick steps was loose and unlevel (PIC G,H).

L. Other

- The fence was in need of cleaning and seal/stain around rear yard perimeter (PIC A,B).
- Loose and damaged fence pickets were observed at the entire rear yard perimeter (PIC C,D).
- The driveway surface was cracked, damaged and unlevel (PIC E,F).

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

- There was no main shut off switch present for the electrical service to the house.
- The wiring for the sub panel was double tapped off the main lugs in the main service panel (PIC A).
- 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.
- Recommend evaluation of the Zinsco service panel by a licensed electrical contractor due to inferior quality components of the panel and replacement as needed.
- Recommend replacement of the Federal Pacific sub panel by a licensed electrical contractor due to possible safety concerns.
- Improper(5) and missing(1) fasteners were observed at the main service panel cover.

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 all receptacles at the kitchen counters, in the garage and at the exterior in order to comply with current standards for GFCI circuit protection.
- Open grounded receptacle(s) were observed at all accessible walls in the front left bedroom, in the right side hall and at the rear left wall in the utility room.
- Light(s) did not function in the rear living room(2).
- Junction box(es) were missing cover plate(s) in the crawl space at the front left (PIC A).
- Recommend installing smoke alarm(s) in all bedrooms.
- Recommend installing carbon monoxide alarm(s) in all recommended locations.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

C. Duct Systems, Chases, and Vents

- Gray vinyl sheathing ducts were observed throughout the attic space (PIC A,B), recommend duct replacement.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

- The kitchen sink faucet did not rotate properly.
- Caulk/seal kitchen sink counter at backsplash to prevent moisture intrusion behind and between cabinets (PIC A).
- The wet bar sink faucet leaked at the base of the handle.
- The wet bar sink faucet spout was loose in the counter.
- The right side front bath shower head leaked at the selector ring (PIC B).
- The right side front bath tub stopper did not function properly.
- The right side front bath shower diverter did not function properly; water did not divert fully th the shower when engaged (PIC C).
- The right side rear bath shower head leaked at the connection to the hose (PIC D).
- The right side rear bath tub stopper was missing.
- The right side rear bath commode was not properly secured at the floor.
- The garage half bath sink faucet leaked at the base of the spout (PIC E).
- Insulation was missing on the water supply line(s) at the front exterior hose bib (PIC F), recommend adding insulation to minimize the possibility of freezing pipe(s) during cold weather.
- Incoming water pressure was measured above the normal recommended range of 40-80 PSI; high water pressure may facilitate premature leakage at plumbing seals and/or fixtures throughout house. Incoming water pressure may vary depending on day and time pressure reading was taken.

B. Drains, Wastes, and Vents

- The drain line was leaking at the right side front bath tub (PIC A).

C. Water Heating Equipment

- The emergency drain pan was damaged under the right side front bath water heater (PIC A).
- An improper firestop was observed at the garage water heater vent pipe penetration at the ceiling (PIC B), there was a gap at the ceiling.
- The TPR drain line at the garage closet water heater terminated to the drain pan under the unit (PIC C) and the drain pan line terminated in the closet (PIC C).

D. Hydro-Massage Therapy Equipment

- The whirlpool pump did not respond to the switch, the pump was not functional.
- The whirlpool pump was inaccessible at the time of the inspection; the location and condition of the pump was not determined.
- There was no GFCI protection present for the whirlpool pump.

E. Other

- There was no sediment trap installed on the furnace gas supply line.
- There was no sediment trap present on the garage closet water heater gas supply line.

V. APPLIANCES

A. Dishwashers

- There was no separate water shut off for the dishwasher.

C. Range Hood and Exhaust Systems

- The right vent fan did not function.

D. Ranges, Cooktops, and Ovens

- The Jenn Air oven light did not function.
- The front burners (3) on the Wolf range had an inconsistent flame.

F. Mechanical Exhaust Vents and Bathroom Heaters

- The bath vent fan line(s) terminated in the attic; bath vent fan(s) should terminate to the exterior to prevent the introduction of moisture into the attic space.
- The bath vent fan(s) were noisy during operation in the front hall bath(s).

G. Garage Door Operators

- The garage door operator failed to reverse the door when pressure was applied during operation.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

- Sprinkler system station # 2: underground leak was observed at right side front of driveway (PIC A).