



Inspection Report

Sample Report

Property Address:
123 Your Street
Fort Worth TX



National Property Inspections

**Scott Hoenig TREC 21111
505 Marquis Lane
Mansfield, Tx. 76063
972-877-5357
www.npiweb.com/scotth**

PROPERTY INSPECTION REPORT

Prepared For: Sample Report
(Name of Client)

Concerning: 123 Your Street, Fort Worth, TX
(Address or Other Identification of Inspected Property)

By: Scott Hoenig TREC 21111 / National Property Inspections 1/24/2017
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Approximate Temperature:

Over 70 (F)

Weather:

Partly Cloudy

Approximate age of building:

26-30 Years

Precipitation in last 3 days:

No

Ground/Soil surface condition:

Dry

Building Status:

Owner Occupied

In Attendance:

Inspector, Customer

Type of building:

Single Family (1 story)

Approximate size of Building:

1900 Square Feet

Table of Contents

<u>Cover Page.....</u>	<u>1</u>
<u>Table of Contents.....</u>	<u>5</u>
<u>I STRUCTURAL SYSTEMS.....</u>	<u>6</u>
<u>II ELECTRICAL SYSTEMS.....</u>	<u>25</u>
<u>III HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS</u>	<u>30</u>
<u>IV PLUMBING SYSTEM.....</u>	<u>32</u>
<u>V APPLIANCES.....</u>	<u>36</u>
<u>VI OPTIONAL SYSTEMS</u>	<u>38</u>
<u>Summary.....</u>	<u>39</u>
<u>Invoice.....</u>	<u>44</u>

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation (s): Concrete Slab Foundation

Comments:

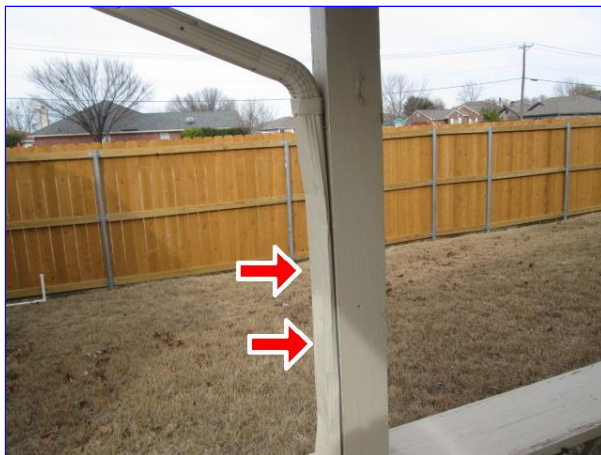
In my opinion the house shows signs of some structural movement. Cracks in various locations are indicators of movement. The amount of movement cannot be determined from a visual inspection alone. To measure the movement, a qualified foundation expert should further inspect.

B. Grading and Drainage

Comments:



B. Item 1



B. Item 2



B. Item 3

Gutter system has damaged downspouts, need repairs.

C. Roof Covering Materials

Types of Roof Covering: Architectural

(Roof) Viewed From: The surface (Walked)

Percent of Roof Observed: 100

Evidence of previous roof repair: No

Comments:

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

I NI NP D



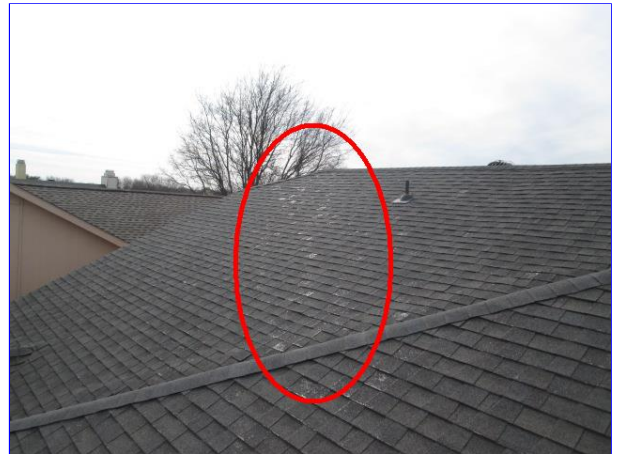
C. Item 1



C. Item 2



C. Item 3



C. Item 4



C. Item 5



C. Item 6

The roof covering has areas that have very high granule loss, possible due to age and lack of ventilation, Also a **STRONG** possibility of hail damage on those areas. Although no leaks were detected, the roof will need replacement soon. I recommend a roofing contractor evaluate further, Possible the current owner will be able to make an insurance claim.

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

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

D. Roof Structures and Attics

Roof Ventilation types: Turbine vents, Soffit vents
(Attic) Veiwed From: Attic Scuttle Hole
Percent of Attic Observed: 50
Type of Roof Structure: Traditional stick-built Framing, Plywood Sheathing
Attic info: Attic Scuttle Hole, With non working lights
Type Attic Insulation: Blown Rock Wool
Approximate Average Depth of Insulation: 6-8 inches
Approximate Average Thickness of Vertical Insulation: Vertical insulation is not visable.
Evidence of water penetration in attic: None visable at time of inspection

Comments:

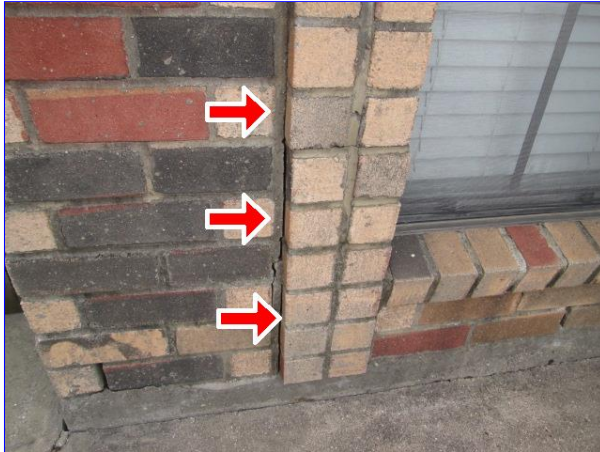
The Roof Structure was in good overall condition and appeared to be performing as intended.

E. Walls (Interior and Exterior)

Comments:

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

I NI NP D



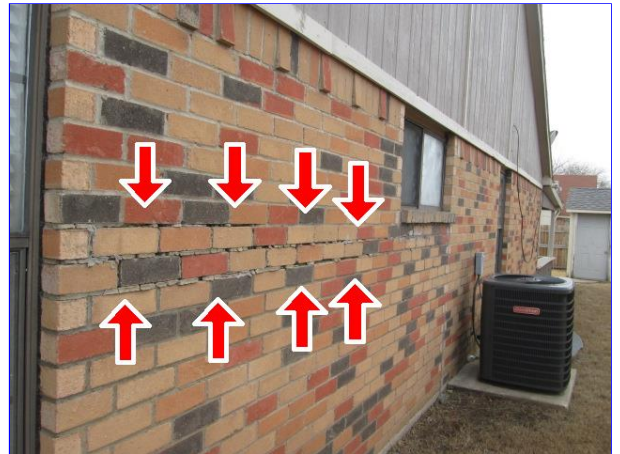
E. Item 1 left front



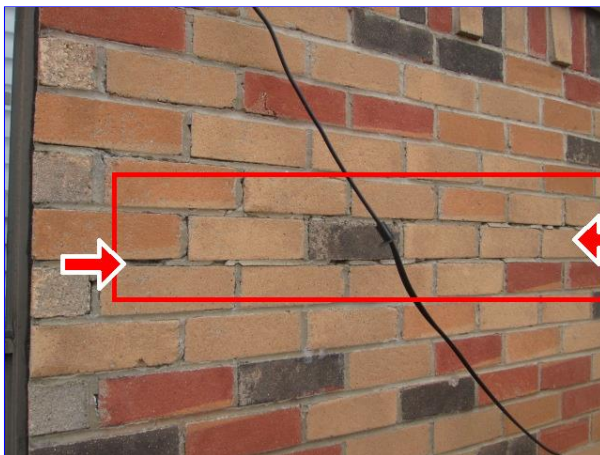
E. Item 2 chimney brick repair needed



E. Item 3 right side



E. Item 4 right side

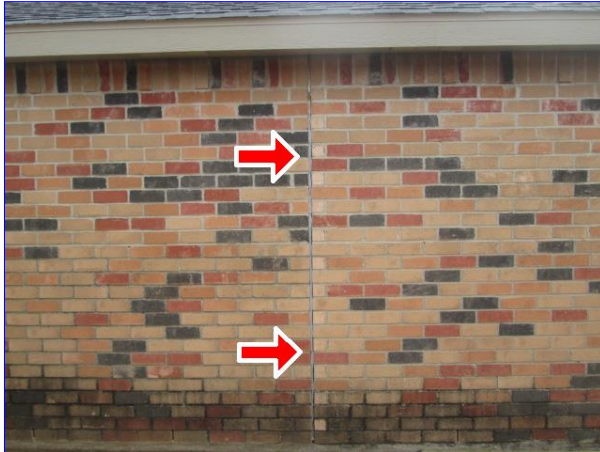


E. Item 5 right side wall damage

(1) There are significant cracks in the exterior walls that are considered to be a water intrusion point.. No attempt is made to discover or document an exhaustive list of every crack or anomaly in the exterior. Possible structural wall damage. These deficiencies should be repaired to avoid water intrusion.

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

I NI NP D



E. Item 6 right side



E. Item 7 right side



E. Item 8 left side

(2) Brick expansion joint is missing sealant. Recommend filling with silicone type sealant to stop water intrusion.



E. Item 9 right side



E. Item 10 rear

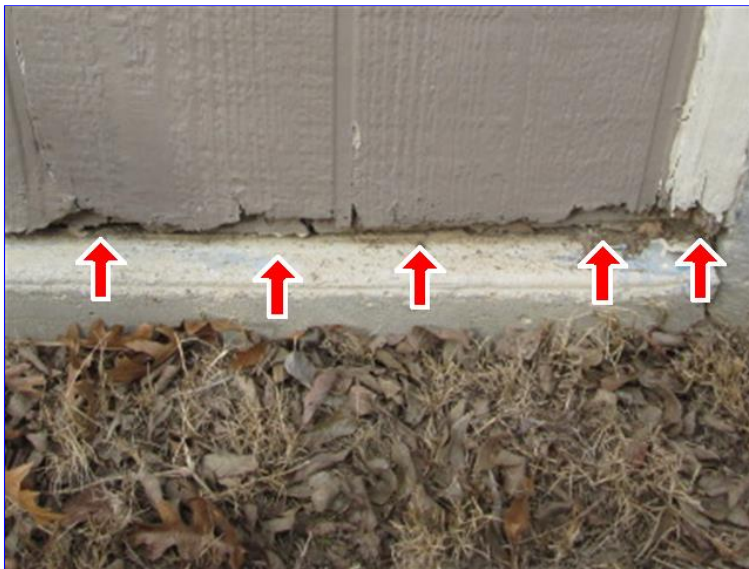
(3) Damaged fascia trim , right and rear area. Repairs are needed.

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

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



E. Item 11 left side

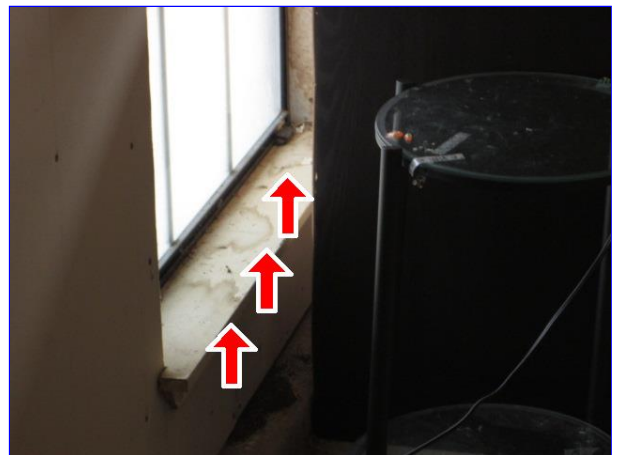


E. Item 12 left side

(4) Decay lower edge on siding at left side of home.



E. Item 13



E. Item 14

(5) Water stains are found around garage windows and window sills.

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

I NI NP D



E. Item 15 large hole in wall.

(6) Large hole in wall behind washer/dryer. Repairs are needed.

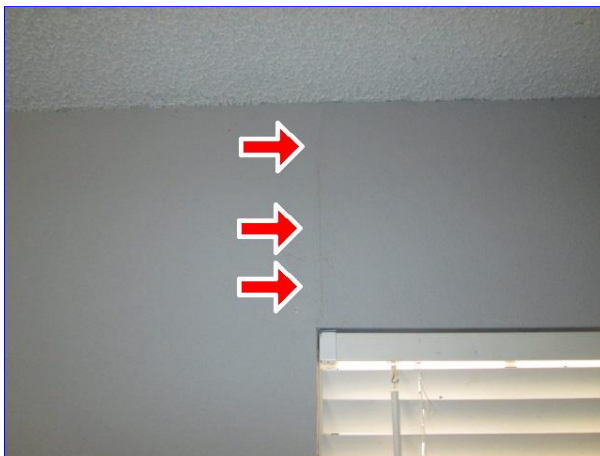


E. Item 16



E. Item 17

(7) Cracks, and hole, in wall of laundry room, need repairs.



E. Item 18 crack above window, master bed

(8) There are cracks in the interior walls. No attempt is made to discover or document an exhaustive list of every crack or anomaly in the interior walls. Recommend prep and paint.

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

I NI NP D

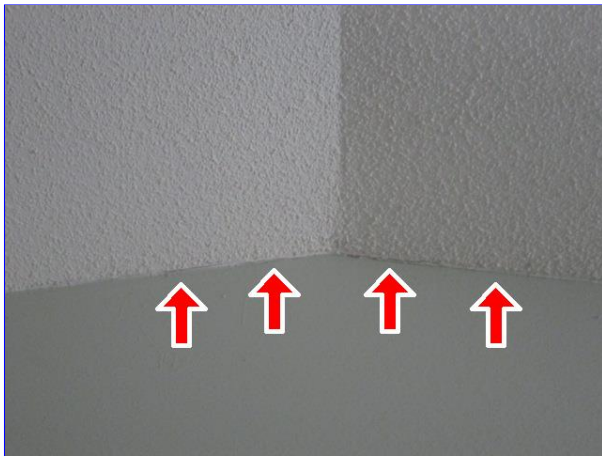


E. Item 19

(9) Damaged wall under kitchen bar area.

F. Ceilings and Floors

Comments:



F. Item 1 kitchen ceiling cracks

(1) There are minor/cosmetic cracks in the interior ceilings that are considered to be cosmetic and average for age. No attempt is made to discover or document an exhaustive list of every crack or anomaly. These minor deficiencies should be repaired when repainting the interior.

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

I NI NP D



F. Item 2

(2) Rear patio floor ,slopes badly. this appears to be by design, in this area.

G. Doors (Interior and Exterior)

Comments:



G. Item 1

(1) There were manual door locks present on automatically controlled garage doors. It is recommended that the manual door locks be removed, or disabled when automatic door controls are in use to avoid damage.

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

I NI NP D

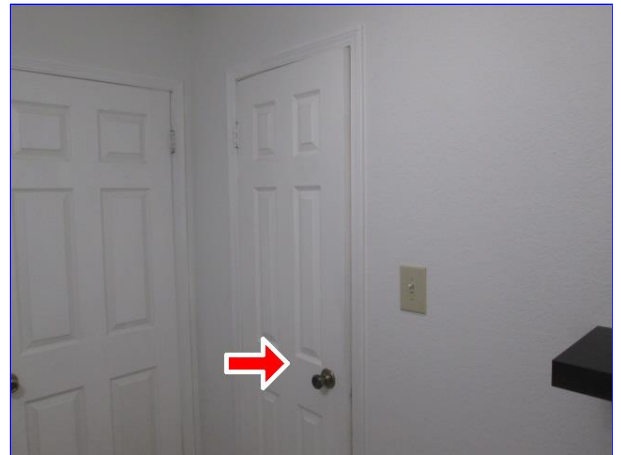


G. Item 2

(2) Wood Damage at garage door frame.



G. Item 3 pantry door



G. Item 4 office closet

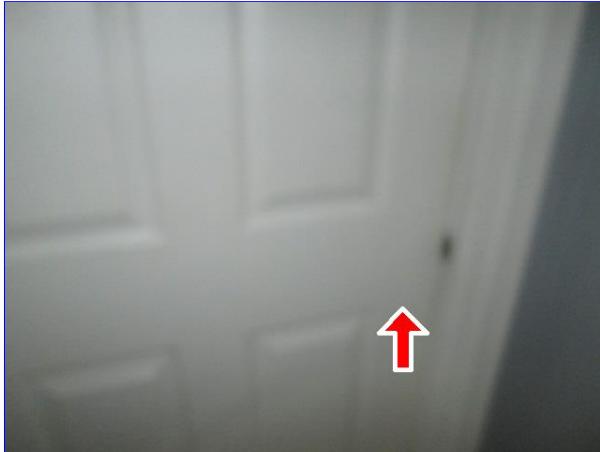


G. Item 5 bedroom door

(3) Several doors in home will not close properly, repairs are needed.

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

I NI NP D



G. Item 6 laundry room



G. Item 7 bedroom closet



G. Item 8 no latch at bedroom closet

(4) Four doors in home are missing latch/knobs.



G. Item 9



G. Item 10

(5) Sliding glass door has broken glass , one pane is intact. one is broken out. repairs are need for safety, broken glass edges are dangerous, replacement glass is recommended.

H. Cabinets / Countertops

Comments:

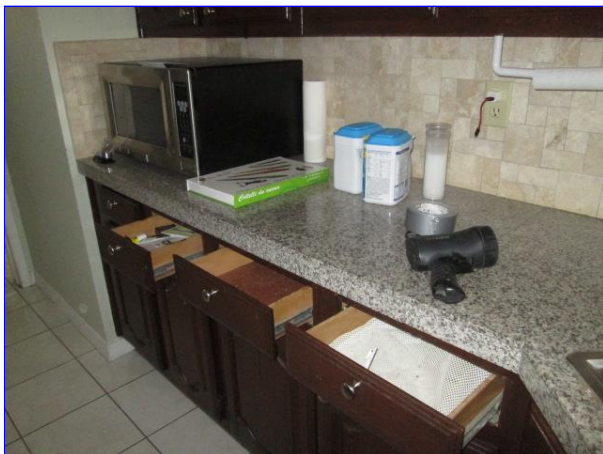
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



H. Item 1

(1) Badly water stained wall under kitchen sink, unknown cause, repairs will be needed.



H. Item 2

(2) many cabinet drawers are off track/loose, repairs are needed.

I. Windows

[Comments:](#)

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

I NI NP D



I. Item 1 front



I. Item 2 front



I. Item 3 front



I. Item 4 front

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

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



I. Item 5 6 on right wall



I. Item 6 left side



I. Item 7 left side

(1) Estimate 19 Thermal pane window(s) have been identified that are Obviously fogged or display other evidence of broken seals. As thermal panes lose their vacuum, moisture may appear and then disappear, depending on the inside and outside temperature, barometric pressure and the humidity level. Windows are listed and observed at the time of inspection only and no warranty is implied.

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

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



I. Item 8 damaged screens



I. Item 9 damaged screens



I. Item 10

(2) TEN or more screens were either missing and/or damaged. Recommend screens be repaired or replaced as necessary.



I. Item 11 broken glass, patio

(3) Three window panes are found to have broken glass. Kitchen , living room, patio room.

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

I NI NP D



I. Item 12

(4) Many windows have been painted, inspector cannot see to determine if these have broken seals. Unknown if pain can be removed.

(5) Various windows are difficult to operate and it is important to have an operable window in each bedroom for emergency egress. Suggest cleaning and lubricating the window tracks.

J. Stairways (Interior and Exterior)

Comments:

K. Fireplaces and Chimneys

Chimney (exterior): Metal Flue Pipe, Wood Framed, Hardboard Siding, Brick siding

Operable Fireplaces: One

Types of Fireplaces: Insert/Metal Box & Metal Flue Pipe

Comments:



K. Item 1

(1) Fireplace flue pipe is full of debris, bird nesting. Recommend professional cleaning of fireplace.

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

I NI NP D



K. Item 2

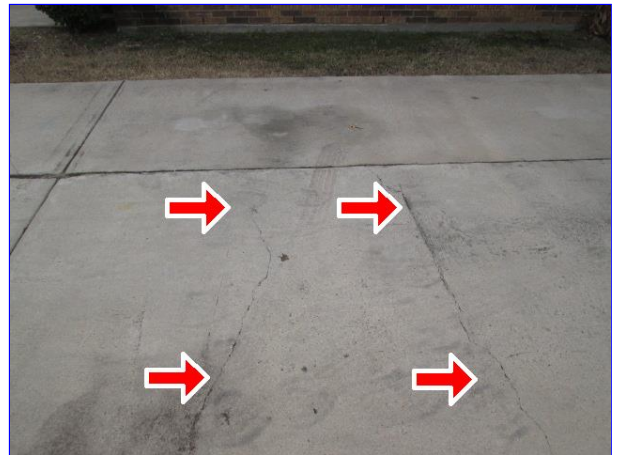
(2) Much of the wood trim around the chimney is deteriorated, The siding however appears to be in good shape. Recommend replace trim with cement type and repaint.

L. Porches, Balconies, Decks, Carports, Flatwork, Driveways and Walkways

[Comments:](#)



L. Item 1



L. Item 2



L. Item 3

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

I NI NP D

Some cracks were discovered on driveway, These cracks should be sealed to prevent further deterioration.

M. Gates/Fences

Comments:



M. Item 1 front

(1) Brick column at right front, is leaning.



M. Item 2 rear

Brick column at rear is damaged on top and leans.



M. Item 3

(2) Fence on left side is in bad condition, repairs are needed.



M. Item 4

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

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



M. Item 5

(3) New fence post on right side are missing metal caps. 15 caps missing.

O. Other

[Comments:](#)



O. Item 1

Out building is not part of this home inspection or termite inspection.

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

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electric Panel Manufacturer: Square D

Panel Max Rating: 200 AMP

Main Breaker Size: 200 AMP

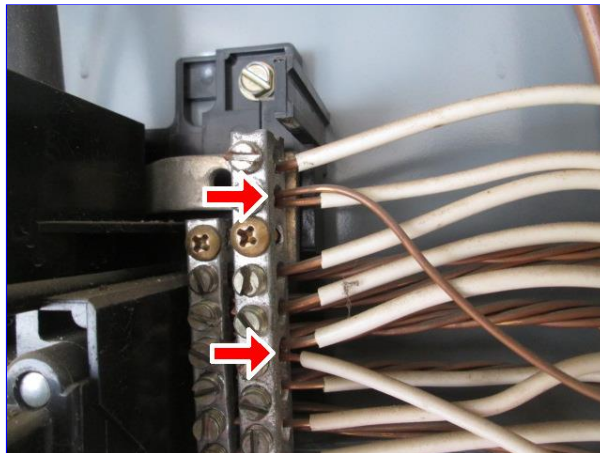
Electric Panel Labelled properly: No

Electrical Service Conductors: Below Grade (underground), Copper, 120V/240V

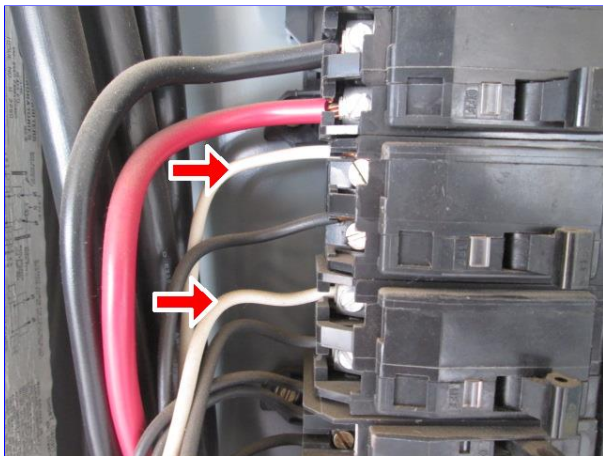
Comments:



A. Item 1 poorly labelled



A. Item 2 double tapped neutrals



A. Item 3 charged white wires

The Service Entrance Electrical Panel appeared to be performing as intended.

HOWEVER,

Noted that neutral terminal bar had more than one (double tapped) neutral wire connected per lug. Unless specified on main panel, a neutral terminal bar should only have one wire per lug. Recommend repair by a licensed electrician.

Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.

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

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

There are current-carrying WHITE wires present in this panel. tape or mark these wires to be RED or Black for safety.Recommend a qualified contractor for corrections.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Branch Circuits: Non-Metallic Sheathing(Romex)

Branch wire 15 and 20 amperage: Copper W/Non-Metalic Sheathing

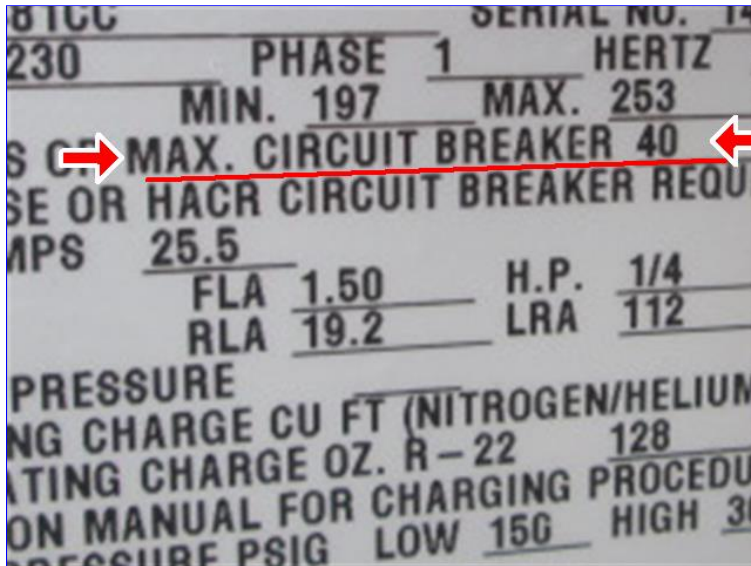
Comments:

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

I NI NP D



B. Item 1



B. Item 2



B. Item 3

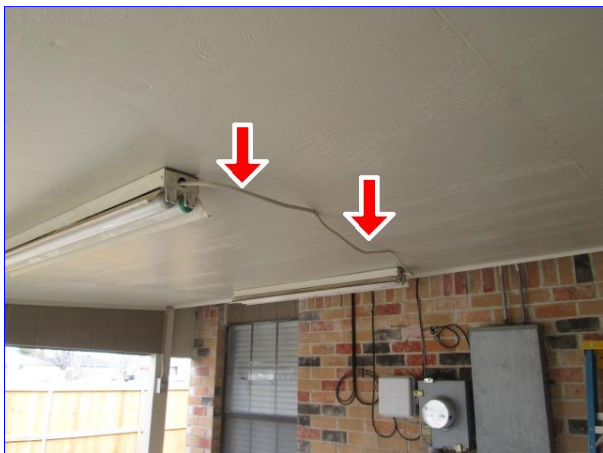


B. Item 4

(1) Manufacture of AC unit has maximum of 40 amp breaker. The breaker in panel box for the AC unit is currently 45 amp. Recommend HVAC contractor correct to proper size and type.

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

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



B. Item 5

(2) Exposed electrical wiring on porch lights, should be in conduit pipe.



B. Item 6



B. Item 7

(3) Ground Fault circuit interrupter (GFCI) receptacles are not present at all recommended locations in this house.

NO GFCI found in kitchen

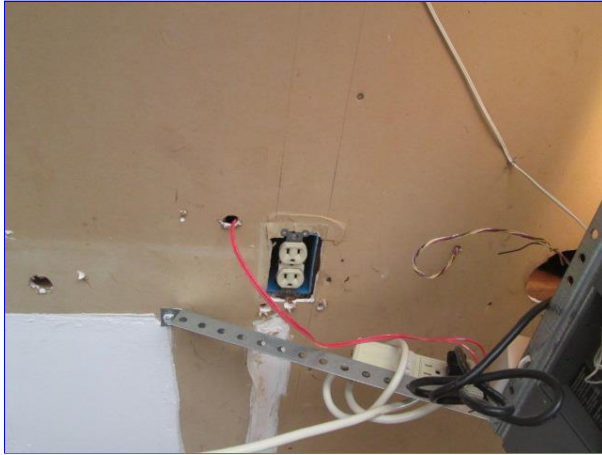
Notice: Under current electrical standards GFCI receptacles are required at the following locations: all exterior receptacles, all kitchen counter top receptacles, all bathroom receptacles, wet bar receptacles, laundry room with sink receptacles, garage receptacles and pool equipment receptacles. Older homes not equipped with GFCI plugs are not required to convert to them but doing so protects from electrical shock. I recommend installing in these areas.

(4) Smoke detectors were not observed in FOUR Bedrooms. To provide a higher level of protection for occupants in case of fire, the fire safety industry has adopted guidelines for smoke detector placement and installation. Here is a list of some of the guidelines. Required in each sleeping room, and outside each sleeping area in the immediate vicinity of the sleeping room. They should be connected to the building electrical system and have battery backup. They should be interconnected so that if one detector were to

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

I NI NP D

sound, they would all sound. and where a structure has more than one story, there should be a minimum of one detector installed at each additional story.



B. Item 8

(5) Missing electrical outlet cover at garage ceiling.

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air, In Wall
Energy Sources: Electric
Heat System Age: Manufactured in 2009
Heat System Brand: Goodman
Number of Heat Systems: One
Comments:



A. Item 1

Heating equipment is performing as intended.

B. Cooling Equipment

Type of Systems: Air Conditioner unit, In Wall and Outside
Cooling System Manufacturer: Goodman
Cooling System Age: Manufactured in 2014
Comments:

Cooling equipment appeared to be operating as intended at time of inspection. The Temperature Differential Readings measured were within normal acceptable range of 14 to 22 degrees. Return Temp 53 Supply Temp 71 Difference 18

D. Duct Systems, Chases, and Vents

Ductwork: Insulated
Comments:

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

I NI NP D



D. Item 1



D. Item 2

Grey(Goodman) flexible air flow ducts were recalled in the 90's due to their deterioration in attic heat. These ducts are present they should be replaced. [ref: TREC 535.230(d)(1)]

This ducting is coming apart. no longer energy efficient.

link http://inspectapedia.com/aircond/Gray_Flex_Duct_Goodman.php

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

I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Static water pressure reading: 65-70 PSI

Location of water meter: Street Front

Location of main water supply valve: In landscape-front of house

Plumbing Water Supply (into home): Not visible

Water Source: Public

Plumbing Water Distribution (inside home): Copper

Comments:



A. Item 1

(1) Water shutoff valve box is filled with debris. Trash/Dirt should be removed for proper access to valve.



A. Item 2

(2) Kitchen faucet leaks at handle during use. Should be replaced or repaired.

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

I NI NP D



A. Item 3 faucet not operating



A. Item 4 faucet not operating

(3) Faucet at bar sink is NOT operating. Needs repair.



A. Item 5

(4) Master bathroom tub controls do NOT operate. Repairs by plumber is recommended.



A. Item 6

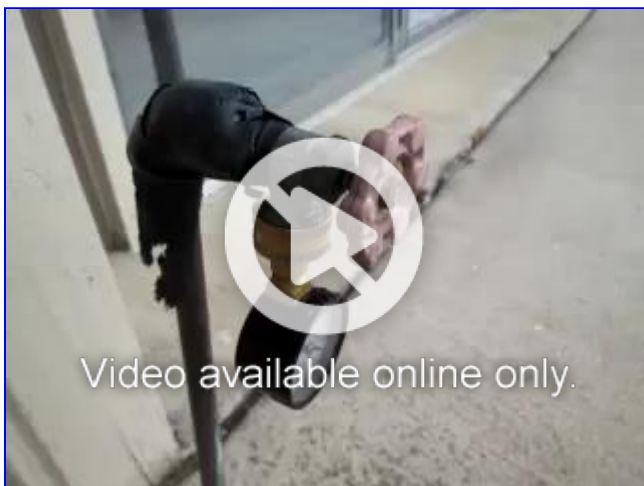
(5) The hose bibb faucets need an anti-siphoning device installed (vacuum break) to prevent the possibility of backflow to the fresh water supply. These can be purchased and easily installed.

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

I NI NP D



A. Item 7 leaking at handle



A. Item 8 leaking

(6) Hose faucets at front and rear of home are leaking at handles. Recommend repair.

B. Drains, Waste, and Vents

[Comments:](#)



B. Item 1

Drain leak found at guest bathroom sink. Repairs are needed.

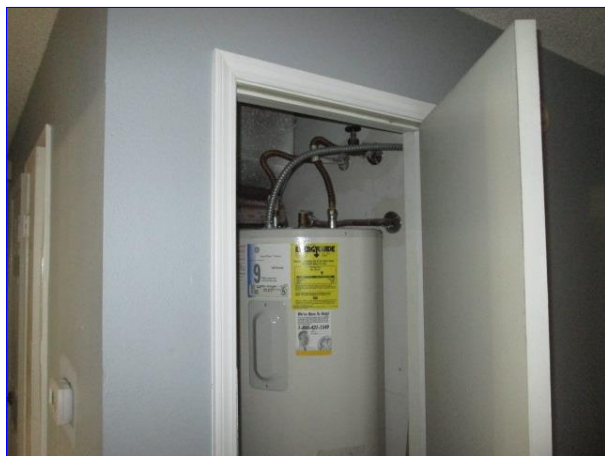
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

C. Water Heating Equipment

Water Heater energy Source: Electric
Water Heater Manufacturer: General Electric
Water Heater Capacity: 50 gallon
Water Heater Location: Hall Closet
Water Heater Age: Manufactured in 2003

Comments:



C. Item 1

(1) Although water heater appeared to be operating as intended, due to age considerations, the heater was near the end of its life expectancy. Most water heaters have a life expectancy of approximately 12 to 15 years. Realize that with a change in patrons and water usage habits, water heater failure can occur.



C. Item 2

(2) Water heater drain pan was never installed. Recommend drain line be added to direct the water outside in case of a water heater leak. Note: A sensor is also available to shut down the water supply if water from a leak is sensed in the drain pan.

D. Hydro-Massage Therapy Equipment

Comments:

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

I NI NP D

V. APPLIANCES

A. Dishwashers

[Comments:](#)

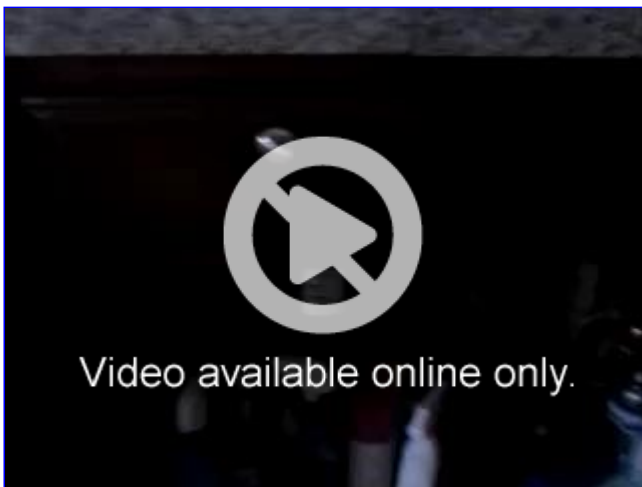
The dishwasher appeared to be performing as intended at time of inspection.

B. Food Waste Disposers

[Comments:](#)



B. Item 1



B. Item 2

Noted disposal excessively noisy at time of inspection. Recommend qualified service technician evaluate and repair.

C. Range Hood and Exhaust System

[Comments:](#)

The exhaust system appeared to be performing as intended at time of inspection.

D. Ranges, Cooktops and Ovens

[Comments:](#)

The range/oven/cooktop appeared to be performing as intended at time of inspection.

E. Microwave Ovens

[Comments:](#)

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

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

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The exhaust systems appeared to be performing as intended at time of inspection.

G. Garage Door Operators

Garage Opener Brand: Chamberlain/Liftmaster

Comments:

The Garage door openers appeared to be performing as intended at time of inspection.

The sensors are in place for garage door(s) and will reverse the door.

H. Dryer Exhaust Systems

Comments:

The dryer vent appears to be terminating to the exterior of the house, as it should. Most of the vent pipe is not accessible and the interior condition of the pipe cannot be verified. Cleaning and maintenance of the dryer vent system should be expected.

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

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

[Comments:](#)

Lawn sprinkler system was not present.

Summary



National Property Inspections

505 Marquis Lane
Mansfield, Tx. 76063
972-877-5357
www.npiweb.com/scotth

Customer
Sample Report

Address
123 Your Street
Fort Worth TX

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

I. STRUCTURAL SYSTEMS

General Summary

A. Foundations

Inspected, Deficient

In my opinion the house shows signs of some structural movement. Cracks in various locations are indicators of movement. The amount of movement cannot be determined from a visual inspection alone. To measure the movement, a qualified foundation expert should further inspect.

B. Grading and Drainage

Inspected, Deficient

Gutter system has damaged downspouts, need repairs.

C. Roof Covering Materials

Inspected, Deficient

The roof covering has areas that have very high granule loss, possible due to age and lack of ventilation, Also a STRONG possibility of hail damage on those areas. Although no leaks were detected, the roof will need replacement soon. I recommend a roofing contractor evaluate further, Possible the current owner will be able to make an insurance claim.

E. Walls (Interior and Exterior)

Inspected, Deficient

(1) There are significant cracks in the exterior walls that are considered to be a water intrusion point.. No attempt is made to discover or document an exhaustive list of every crack or anomaly in the exterior. Possible structural wall damage. These deficiencies should be repaired to avoid water intrusion.

- (2) Brick expansion joint is missing sealant. Recommend filling with silicone type sealant to stop water intrusion.
- (3) Damaged fascia trim , right and rear area. Repairs are needed.
- (4) Decay lower edge on siding at left side of home.
- (5) Water stains are found around garage windows and window sills.
- (6) Large hole in wall behind washer/dryer. Repairs are needed.
- (7) Cracks, and hole, in wall of laundry room, need repairs.
- (8) There are cracks in the interior walls. No attempt is made to discover or document an exhaustive list of every crack or anomaly in the interior walls. Recommend prep and paint.
- (9) Damaged wall under kitchen bar area.

F. Ceilings and Floors

Inspected, Deficient

- (1) There are minor/cosmetic cracks in the interior ceilings that are considered to be cosmetic and average for age. No attempt is made to discover or document an exhaustive list of every crack or anomaly. These minor deficiencies should be repaired when repainting the interior.

G. Doors (Interior and Exterior)

Inspected, Deficient

- (1) There were manual door locks present on automatically controlled garage doors. It is recommended that the manual door locks be removed, or disabled when automatic door controls are in use to avoid damage.
- (2) Wood Damage at garage door frame.
- (3) Several doors in home will not close properly, repairs are needed.
- (4) Four doors in home are missing latch/knobs.
- (5) Sliding glass door has broken glass , one pane is intact. one is broken out. repairs are need for safety, broken glass edges are dangerous, replacement glass is recommended.

H. Cabinets / Countertops

Inspected, Deficient

- (1) Badly water stained wall under kitchen sink, unknown cause, repairs will be needed.
- (2) many cabinet drawers are off track/loose, repairs are needed.

I. Windows

Inspected, Deficient

- (1) Estimate 19 Thermal pane window(s) have been identified that are Obviously fogged or display other evidence of broken seals. As thermal panes lose their vacuum, moisture may appear and then disappear, depending on the inside and outside temperature, barometric pressure and the humidity level. Windows are listed and observed at the time of inspection only and no warranty is implied.
- (2) TEN or more screens were either missing and/or damaged. Recommend screens be repaired or replaced as necessary.
- (3) Three window panes are found to have broken glass. Kitchen , living room, patio room.
- (4) Many windows have been painted, inspector cannot see to determine if these have broken seals. Unknown if pain can be removed.
- (5) Various windows are difficult to operate and it is important to have an operable window in each bedroom for emergency egress. Suggest cleaning and lubricating the window tracks.

K. Fireplaces and Chimneys

Inspected, Deficient

- (1) Fireplace flue pipe is full of debris, bird nesting. Recommend professional cleaning of fireplace.
- (2) Much of the wood trim around the chimney is deteriorated, The siding however appears to be in good shape. Recommend replace trim with cement type and repaint.

L. Porches, Balconies, Decks, Carports, Flatwork, Driveways and Walkways

Inspected, Deficient

Some cracks were discovered on driveway, These cracks should be sealed to prevent further deterioration.

M. Gates/Fences

Inspected, Deficient

(1) Brick column at right front, is leaning.

Brick column at rear is damaged on top and leans.

(2) Fence on left side is in bad condition, repairs are needed.

(3) New fence post on right side are missing metal caps. 15 caps missing.

II. ELECTRICAL SYSTEMS

General Summary

A. Service Entrance and Panels

Inspected, Deficient

The Service Entrance Electrical Panel appeared to be performing as intended.

HOWEVER,

Noted that neutral terminal bar had more than one (double tapped) neutral wire connected per lug. Unless specified on main panel, a neutral terminal bar should only have one wire per lug. Recommend repair by a licensed electrician.

Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.

There are current-carrying WHITE wires present in this panel. Tape or mark these wires to be RED or Black for safety. Recommend a qualified contractor for corrections.

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficient

(1) Manufacture of AC unit has maximum of 40 amp breaker. The breaker in panel box for the AC unit is currently 45 amp. Recommend HVAC contractor correct to proper size and type.

(2) Exposed electrical wiring on porch lights, should be in conduit pipe.

(3) Ground Fault circuit interrupter (GFCI) receptacles are not present at all recommended locations in this house.

NO GFCI found in kitchen

Notice: Under current electrical standards GFCI receptacles are required at the following locations: all exterior receptacles, all kitchen counter top receptacles, all bathroom receptacles, wet bar receptacles, laundry room with sink receptacles, garage receptacles and pool equipment receptacles. Older homes not equipped with GFCI plugs are not required to convert to them but doing so protects from electrical shock. I recommend installing in these areas.

(4) Smoke detectors were not observed in FOUR Bedrooms. To provide a higher level of protection for occupants in case of fire, the fire safety industry has adopted guidelines for smoke detector placement and installation. Here is a list of some of the guidelines. Required in each sleeping room, and outside each sleeping area in the immediate vicinity of the sleeping room. They should be connected to the building electrical system and have battery backup. They should be interconnected so that if one detector were to sound, they would all sound. and where a structure has more than one story, there should be a minimum of one detector installed at each additional story.

(5) Missing electrical outlet cover at garage ceiling.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

General Summary

D. Duct Systems, Chases, and Vents

Inspected, Deficient

Grey(Goodman) flexible air flow ducts were recalled in the 90's due to their deterioration in attic heat. These ducts are present they should be replaced. [ref: TREC 535.230(d)(1)]

This ducting is coming apart. no longer energy efficient.

link http://inspectapedia.com/aircond/Gray_Flex_Duct_Goodman.php

IV. PLUMBING SYSTEM

General Summary

A. Plumbing Supply Distribution Systems and Fixtures

Inspected, Deficient

- (1) Water shutoff valve box is filled with debris. Trash/Dirt should be removed for proper access to valve.
- (2) Kitchen faucet leaks at handle during use. Should be replaced or repaired.
- (3) Faucet at bar sink is NOT operating. Needs repair.
- (4) Master bathroom tub controls do NOT operate. Repairs by plumber is recommended.
- (5) The hose bibb faucets need an anti-siphoning device installed (vacuum break) to prevent the possibility of backflow to the fresh water supply. These can be purchased and easily installed.
- (6) Hose faucets at front and rear of home are leaking at handles. Recommend repair.

B. Drains, Waste, and Vents

Inspected, Deficient

Drain leak found at guest bathroom sink. Repairs are needed.

C. Water Heating Equipment

Inspected, Deficient

- (2) Water heater drain pan was never installed. Recommend drain line be added to direct the water outside in case of a water heater leak. Note: A sensor is also available to shut down the water supply if water from a leak is sensed in the drain pan.

V. APPLIANCES

General Summary

B. Food Waste Disposers

Inspected, Deficient

Noted disposal excessively noisy at time of inspection. Recommend qualified service technician evaluate and repair.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected

adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Scott Hoenig TREC 21111



INVOICE

National Property Inspections
505 Marquis Lane
Mansfield, Tx. 76063
972-877-5357
www.npiweb.com/scotth
Inspected By: Scott Hoenig TREC 21111

Inspection Date: 1/24/2017
Report ID: 6068test

Customer Info:	Inspection Property:
Sample Report	123 Your Street Fort Worth TX
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Wood destroying insect (WDI)	100.00	1	100.00
Home Inspection	300.00	1	300.00

Tax \$0.00
Total Price \$400.00

Payment Method: Cash
Payment Status: .Paid At Time Of Inspection
Note: