Property Inspection Report

Residential Inspection Sample

Property Address:
123 Any Street
Any town TX 00000

National Property Inspections

Sean Green TREC #8266
2201 Hazy Meadows
Flower Mound, TX 75028
972-489-5245

PROPERTY INSPECTION REPORT

Prepared For:	Residential Inspection Sample	
	(Name of Client)	
Concerning:	123 Any Street, Any town, TX 00000	
	(Address or Other Identification of Inspected Property)	
By:	Sean Green TREC #8266 / National Property Inspections	10/11/2018
	(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:

Date: 10/11/2018	**Time:** 08:30:00 AM	**Report ID:** 7325
Property: 123 Any Street Any town TX 00000	**Customer:** Residential Inspection Sample	**Real Estate Professional:**

ATTENTION! IMPORTANT PLEASE READ FIRST: On January 1, 2014, The Standards of Practice and Report Forms have changed for Texas Home Inspectors. This Report complies with the new Standards of Practice for procedure and reporting of findings. Client(s) and Realtor(s) using this report as part of their decision-making process in a real estate transaction should read the "Texas Real Estate Consumer Notice Concerning Hazards or Deficiencies" back at the preamble section of this report or the TREC Consumer Notice (form OP-I) located at the attachment page in order to understand the specific hazards and deficiencies now required to be reported.

Additional pages and/or documents may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present within the property but is not inspected, the "NI" column will be checked and an explanation will be given. This report may be electronically distributed by National Property Inspections and changes, deletions or amendments to the report of any type are strictly prohibited. It is recommended that you ask the seller to update the sellers' disclosure document to reflect the most current condition of the home at the time of closing. It is also recommended that you obtain receipts and warrantees for repairs resulting from this inspection. A re-inspection to verify repairs is available for an additional fee.

Regarding Photographs: Photographs have been included in this report to provide examples of items deficient and/or to help provide a better understanding of a condition. Photographs may not represent every location and/or condition discovered during time of inspection. There may be some conditions and/or deficiencies not represented with photographs.

Regarding Equipment Age Determination: The inspector may rely on third-party sources for reporting ages of certain components and appliances based on make/model and/or serial numbers. While such sources are believed to be reliable, the inspector cannot guarantee their accuracy.

Attendance, Conditions, and Status

Weather:	**Approximate Temperature:**	**Precipitation in last 3 days:**
Clear	Over 60 Degrees	Yes
In Attendance:	**Building Status:**	**Type of Building:**
Client(s), Seller	Owner Occupied	Single Family (1 story)
Front of Building Faces:	**Approximate Age of Building:**	**Approximate Size of Building:**
South	Over 50 Years	2100 Square Feet

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab

Comments:

(1) In the opinion of the inspector, the foundation appeared to be providing adequate support for the structure based on a limited, visible observation today. At the time of this inspection, the inspector did observe some stress indicators of movement but none that were corresponding to suggest excessive movement of the structure, and there were no notable functional problems resulting from foundation movement. The inspector did not perceive the foundation to contain any significant unlevelness while walking the first floor. Note: This is a cursory and visual observation of the conditions and circumstances present at the time of the inspection. Opinions are based on observations made without sophisticated testing.

(2) The client mentioned that it was disclosed by the seller that there had been previous repairs to the foundation. Recommend client consult with the seller to verify location of repairs and whether the repairs have a transferable warranty.

(3) Noted cracks at one or more corners of the foundation grade beam. Corner cracks are not structural in nature but cosmetic and caused primarily by expansion of the adjacent veneer when heated by the sun. Although cracks such as these are common and not structurally significant, the client may want to repair a corner crack as the foundation in this area does provide some support for the adjacent wall.

A. Photo 1

(4) There was a hairline vertical crack along the left front of the foundation. This did not appear to be structurally significant.

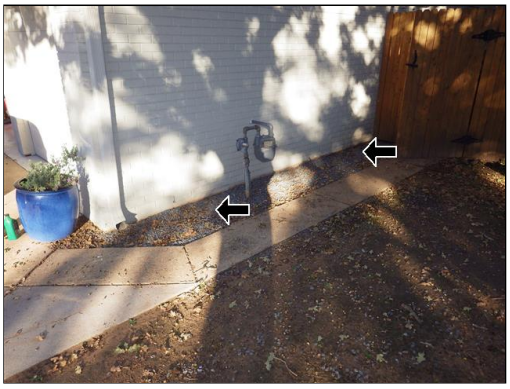
A. Photo 2

I NI NP D

☑ ☐ ☐ ☑ **B. Grading & Drainage**

Comments:

(1) The soil was sloped toward the structure at one or more locations. This condition could affect foundation performance if water were retained near these locations. Today's standards require that grading be positively sloped away from the structure a minimum six inches for every ten feet (5% positive slope). Recommend further evaluation and repair by a qualified contractor.



B. Photo 1 Right side

B. Photo 2 Right rear

(2) Noted soil line was positioned too high at one or more locations along the base of the structure exterior. Any surface water retained in these areas could penetrate the structure if not corrected. A minimum four to six inches of exposed foundation grade beam should be maintained. Recommend repair by a qualified contractor. Note: Care should be taken in correcting the soil line so that a negative grade is not created.

B. Photo 3

B. Photo 4

B. Photo 5

B. Photo 6

I NI NP D

(3) One or more gutters were not properly pitched toward the downspouts. Water retained in gutters can prematurely rust them over time and in some cases, can overflow into the adjacent eaves. Recommend repair/adjustment by a qualified contractor.

B. Photo 7 Front

(4) There was a underground gutter outlet in the grade at the left rear corner of the structure. The drain inlet was not found.

B. Photo 8

(5) One or more gutter downspouts were positioned to discharge rainwater near the foundation. Rainwater ponding near the foundation could affect its performance. Recommend downspout extensions be installed to move water a minimum of three feet away from the foundation.

B. Photo 9

(6) Several gutters and/or downspouts were full of debris. Recommend removal for proper rainwater release.

I NI NP D

B. Photo 10

B. Photo 11

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

Types of Roof Covering: Asphalt Composition Shingles

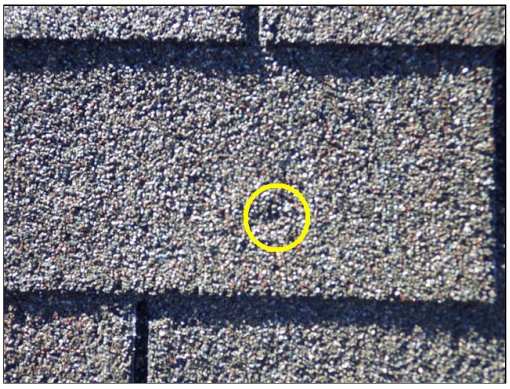
Viewed From: The surface (walked)

Comments:

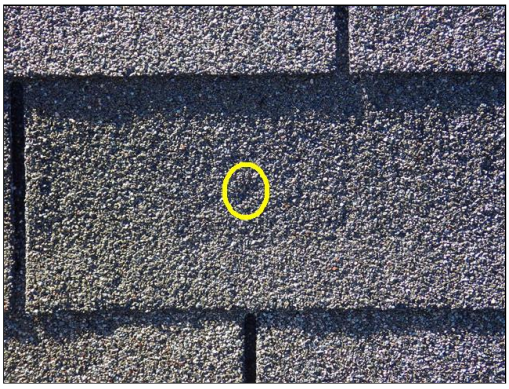
(1) The roof covering showed visual signs of impact damage. It was marginal whether there was enough damage to warrant repair and/or an insurance claim. Also, the inspector observed granular loss at several shingles, primarily on the right front roof plane and the left front valley. Recommend further evaluation by a qualified roofing contractor.

C. Photo 1

C. Photo 2



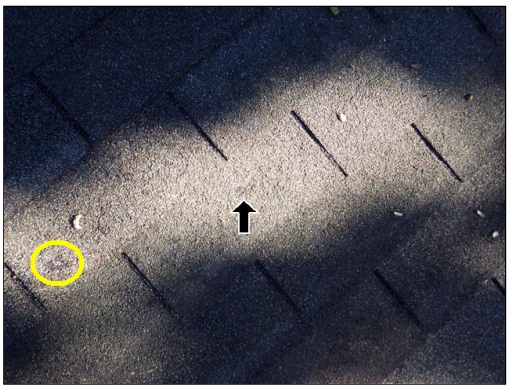
C. Photo 3



C. Photo 4

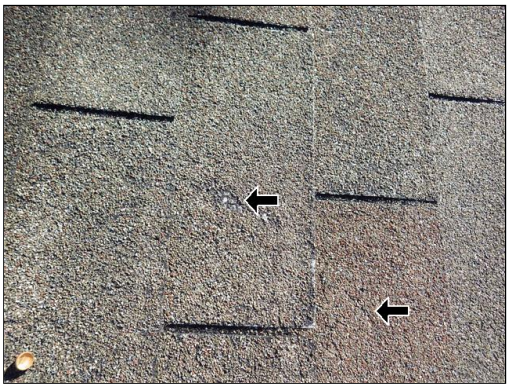
I NI NP D

C. Photo 5

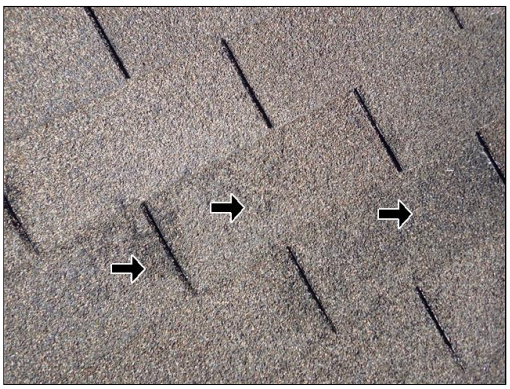


C. Photo 6 Right front

C. Photo 7 Dented spark arrestor



C. Photo 8 Right front



C. Photo 9 Right front

C. Photo 10 Left front ridge

I NI NP D

C. Photo 11 Close up view (ridge)

C. Photo 12 Close up view (ridge)

C. Photo 13 Close up view (ridge)

(2) **Additional Information Regarding Roof Coverings:** When, in the judgment of the inspector, attempts made to fully view all roof surfaces would create an unsafe condition for the inspector (e.g. excessive pitch, excessive height, rain water, ice, etc.), the roof covering will be inspected from the edge of the roof with a ladder and/or from the ground. If portions of the roof, such as: coverings, flashings, and penetrations, cannot be viewed from a ladder or the ground, the percentage of the roof inspected will be listed as less than 100 percent. When this occurs, the inspector recommends that a qualified roofing contractor be consulted to fully evaluate the roof. Per the TREC standards of practice, remaining life expectancy and/or insurability of the roof is not determined. In most cases, the inspector cannot tell if the roof will leak unless it is raining during the time of the inspection. All roofs in North Texas are hit by a variety of hail from time to time and storm damage can result between the time of the inspection and the closing of the purchase. If the home is being inspected as part of a real estate transaction, you should consult with your insurance company to ensure that your roof meets insurance underwriting guidelines before the end of your option period. Please refer to the seller's disclosure for information about the age and performance history (leaks) of the roof.

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

Viewed From: Decked Area, 60 Percent Viewed (approximately)

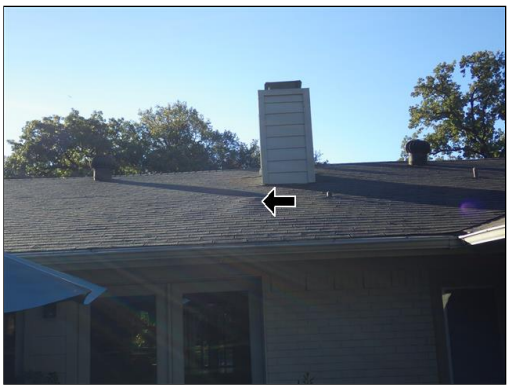
Type of Roof Structure: Stick-Built

Approximate Average Depth of Insulation: 10-12 inches (Loose Fill Fiberglass)

Comments:

(1) There was a deflection in the surface of the rear roof plane (near the chimney). This area was not readily accessible in the attic due to a lack of decking. Also, there was a broken collar tie. Recommend further evaluation and repair by a qualified framing contractor.

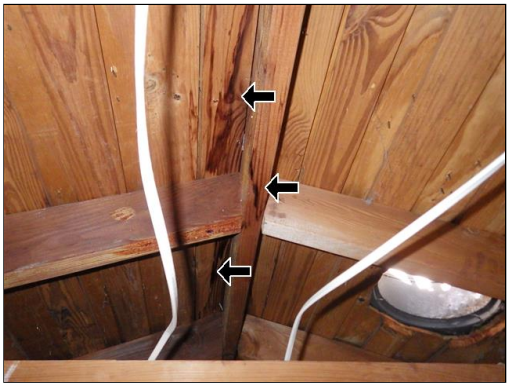
I NI NP D



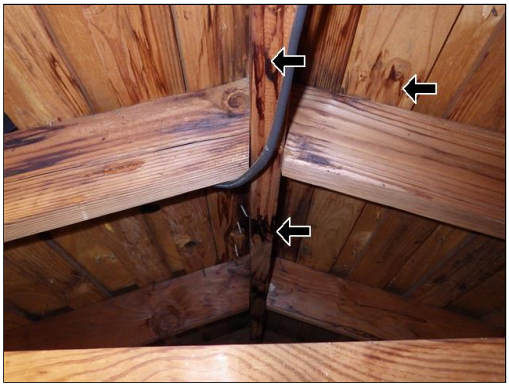
D. Photo 1

D. Photo 2

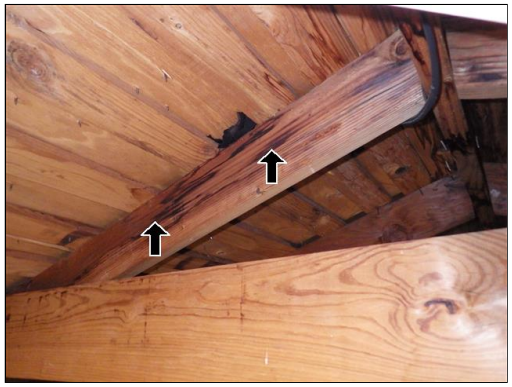
(2) There were several apparent water stains along the ridge and rafters at the attic above the garage. These did not appear to be recent or active. Recommend continued monitoring for further developments.



D. Photo 3



D. Photo 4



D. Photo 5

(3) The insulation on the attic floor was covered by radiant barrier sheets. Typically, these would be hung from the rafters, not laying on the attic floor. Recommend consulting with an energy efficiency professional to confirm the best way to utilize the radiant barrier present in the attic.

I NI NP D

D. Photo 6

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

Exterior Wall Material: Brick Veneer, Siding

Comments:

(1) There was a hairline crack at the archway between the front living room and the rear living room.

E. Photo 1

(2) **Additional Information Regarding Wall Systems:** Exterior and interior wall damage (e.g. mortar cracks, tape cracks, holes, etc.) related to thermal expansion, appearance or aesthetics, and not related to structural performance, operability, or water penetration are considered cosmetic and may not be reported by the inspector.

☑ ☐ ☐ ☐ **F. Ceilings & Floors**

Comments:

At the left front bedroom, the floor was sloping downward toward the left side exterior wall. Based on the age of the home, some sloping of floors can be expected. This did not appear to be structurally significant. Recommend continued monitoring for further developments.

I NI NP D

F. Photo 1

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

Comments:

(1) At the right side patron door, the trim had been cut short with portions of the wall framing visible. It is possible that some deteriorated wood had been cut off. These are potential entry points for rainwater or rodents. Recommend repair by a qualified contractor. Note: the client mentioned that the seller disclosed that when there is a heavy rain, storm water will run under the door and enter the garage. Recommend client ask the seller additional questions about this condition.

G. Photo 1

G. Photo 2

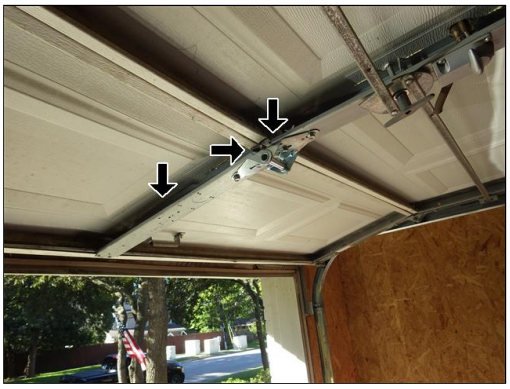
G. Photo 3

(2) The left garage door did not close with the opener in that the door was binding during down travel. Further investigation found that several door panels were cracked and the center supports were no longer glued to the skin of the panels. The door may need to be replaced. Also, one of the rail supports was pulling away from the ceiling. Recommend repair by a qualified contractor.

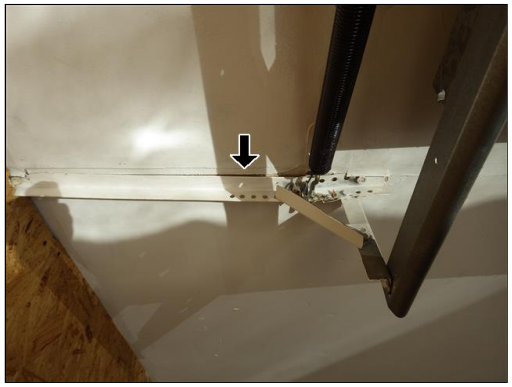
G. Photo 4

G. Photo 5

G. Photo 6



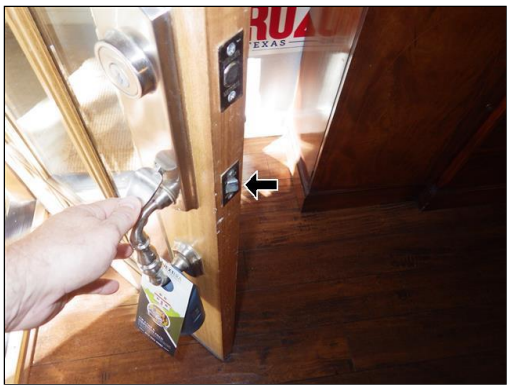
G. Photo 7



G. Photo 8

(3) The striker at the front exterior door did not fully engage when the button was depressed. The front door was difficult to open. Recommend repair by a qualified contractor.

I NI NP D



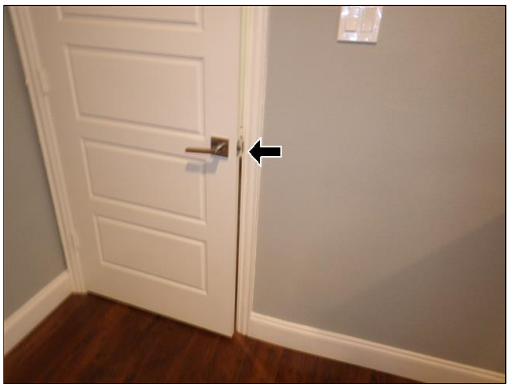
G. Photo 9

(4) One of the rear double doors did not latch closed. It would only latch when the lock was engaged. Also, at another one of the double doors, the upper part of the door did not latch. Recommend repair by a qualified contractor.

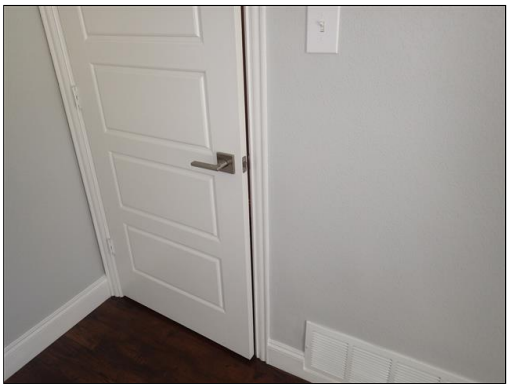
G. Photo 10

G. Photo 11

(5) The door to the master bedroom did not latch and the door to the left front bedroom was rubbing on the frame. Recommend repair/adjustment by a qualified contractor.



G. Photo 12



G. Photo 13

☑ ☐ ☐ ☐ **H. Windows**

Comments:

(1) There were no screens on the windows at time of inspection. There were numerous screens observed in the attic. They were not inventoried.

I NI NP D

H. Photo 1

H. Photo 2

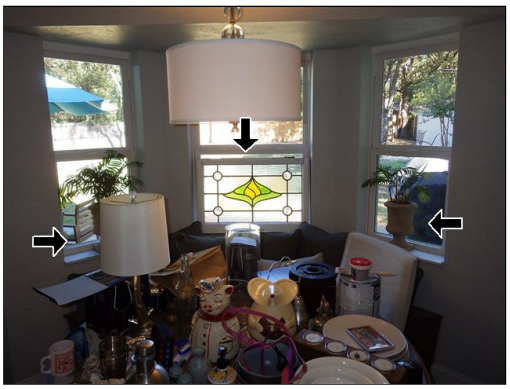
H. Photo 3

(2) Windows were tested in a random sampling and appeared to be operating as intended.

(3) Several windows were not accessible due to furniture and the seller's contents. These were not assessed.

I NI NP D

H. Photo 4 Living



H. Photo 5 Breakfast nook

H. Photo 6 Master bedroom

(4) **Additional Information Regarding Window Vacuum Seals:** There is no guarantee or warranty, expressed or implied, regarding the current and/or future performance of window glazing vacuum seals. A visual inspection does not take into account the changes in barometric and/or atmospheric conditions, and therefore, cannot be fully reliable.

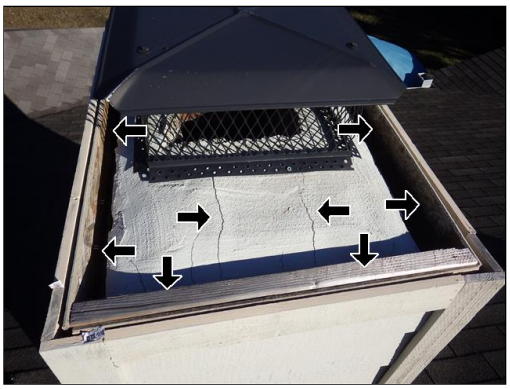
☐ ☐ ☑ ☐ **I. Stairways (Interior and Exterior)**

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

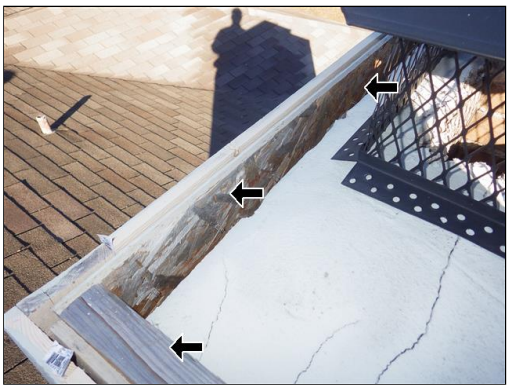
Comments:

The fireplace had numerous deficiencies. The inspector observed that a siding cover was installed over the existing chimney and that there was no cap. The wood framing and the backside of the siding was exposed which will deteriorate it over time. The mortar cap had several cracks which are potential entry points for rainwater. At the firebox, there was a vertical crack at the back wall. Also, the area above the firebox opening had missing mortar and some exposed wood which is combustible. Recommend a full review of the fireplace and chimney be performed by a qualified contractor.

I NI NP D



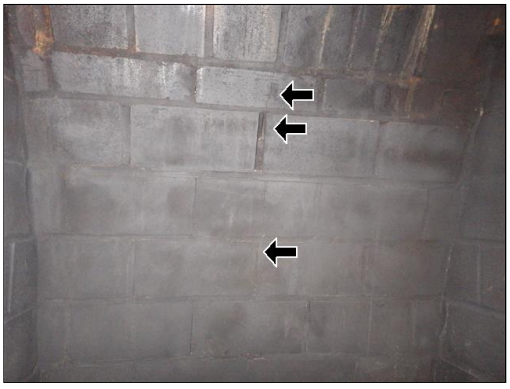
J. Photo 1



J. Photo 2 Close up view

J. Photo 3 Close up view

J. Photo 4 Close up view



J. Photo 5

J. Photo 6

I NI NP D

J. Photo 7

J. Photo 8

J. Photo 9

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

Comments:

There were a few concrete cracks across the driveway and at the rear patio.

I NI NP D

K. Photo 1

K. Photo 2

K. Photo 3

☑ ☐ ☐ ☑ **L. Other**

Comments:

(1) There were a few cracks across the sidewalk concrete.

L. Photo 1

L. Photo 2

(2) In the guest bathroom, two of the cabinet drawers were not fully openable. They were hitting on the door frame trim.

I NI NP D

L. Photo 3

I NI NP D

II. ELECTRICAL SYSTEMS

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

Electrical Service Entrance: Overhead Service - 120V/240V

Electrical Service (Disconnect) Amperage: 150 Amp

Panel Manufacturer: Cutler Hammer/Eaton

Comments:

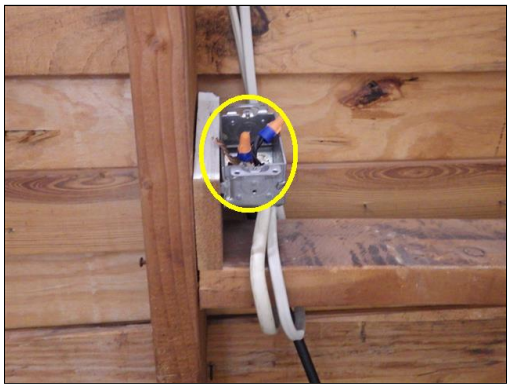
Electrical main panel appeared to be performing as intended at time of inspection.

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

Type of Wiring: Copper, Non-Metallic Sheathing (Romex)

Comments:

(1) In the attic, there was an open junction box. This is a safety concern. The wire connections should be protected from rodents and patrons of the attic. Recommend repair by a qualified contractor.



B. Photo 1

(2) Above the attic entry, there was an electrical receptacle that did not have power. Recommend repair by a licensed electrician.

B. Photo 2

(3) The inspector did not find a switch for the lighting in the attic. When consulting the seller, he mentioned that the attic light turned on when the garage light turned on. This is an undesirable condition. Recommend repair by a licensed electrician.

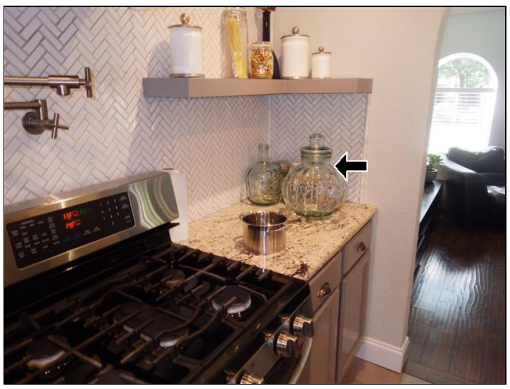
(4) Ground Fault Circuit Interrupter (GFCI) protection was not present one or more garage receptacles and at the front exterior receptacle. Also, a couple of receptacles on the wall near the kitchen sink and at a right side bathroom were not GFCI protected. Today's standards require GFCI protection at all **bathroom**, **garage, outdoor**, crawlspace, unfinished basement, and kitchen countertop receptacles. Also, any receptacle within **six feet of water** are to be GFCI protected. Although the structure may not have been required to have GFCI protection in any or all of these locations at the time of construction, it is considered a life-safety upgrade. The Texas Real Estate Commission (TREC) Standards of Practice requires inspectors to report lack of GFCI protection as deficient.

B. Photo 3

B. Photo 4

(5) Several kitchen countertop receptacles were measured to be too far away to service the adjacent countertops. Today's standards require that receptacles used to service countertops be installed so that they are no further than 24 inches from serving any point along the adjacent countertop.

B. Photo 5

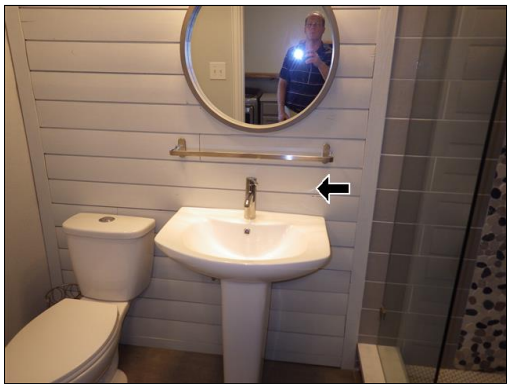


B. Photo 6

(6) At the right side of the interior, a smoke detector did not sound when the test button was depressed. This could be due to a dead battery. Recommend repair by a qualified contractor.

B. Photo 7

(7) There was no receptacle present near the right side bathroom sink. Today's electrical standards require that a GFCI protected receptacle be present within three feet of a bathroom sink to service the sink.



B. Photo 8

(8) At the left front bedroom, one of the receptacles had a grounding pin broken off in it. Also, one of the receptacles was tested to have an "open ground" condition which is a safety concern. Recommend repair by a licensed electrician.

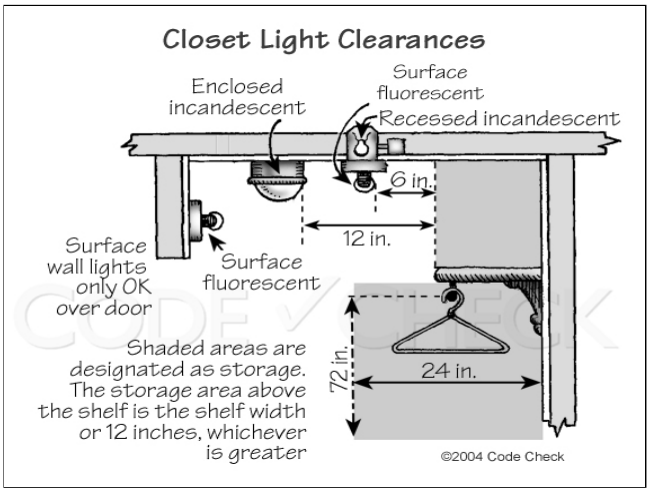
I NI NP D

B. Photo 9

B. Photo 10

(9) Lighting in one or more closets were an open incandescent bulb fixture. This is no longer an acceptable lighting receptacle by today's standards. Recommend replacing with an enclosed incandescent light that is a minimum 12 inches away from shelf storage area or replacing with a recessed incandescent or surface fluorescent that is a minimum 6 inches from shelf storage area. Note: The shelf storage area is measured from the light fixture to a vertical line from shelf to ceiling.

B. Photo 11



B. Photo 12

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Forced Air

Energy Sources: Natural Gas

Heating Equipment Manufacturer: Trane

Comments:

The heating equipment appeared to be operating as intended at time of inspection.

☑ ☐ ☐ ☐ **B. Cooling Equipment**

Type of Systems: Air Conditioner

Cooling Equipment Manufacturer: Trane

Comments:

(1) Cooling equipment appeared to be operating as intended at time of inspection. The Temperature Differential Readings measured were within the normal acceptable range of 14 to 22 degrees.

I NI NP D

(2) **Additional Information Regarding Cooling Equipment Testing:** Temperature Differential Readings (Delta-T) are a fundamental, non-invasive standard for testing the proper operation of the cooling equipment. The normal acceptable range is considered to be approximately between 14-22 degrees (Fahrenheit) total difference between the supply air and return air. Unusual conditions such as excessive humidity, low outdoor temperature, and restricted air flow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate proper operation in spite of an equipment malfunction.

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

Comments:

(1) The ductwork, chases, and vents were in good condition and appeared to be performing as intended. Note: The inspection was limited to visible and readily accessible areas.

(2) On the right side of the supply plenum, there was some loose tape at a seam. Due to the location, it was unclear whether there was an air leak in this area. Recommend area be sealed/taped by a qualified HVAC contractor.

C. Photo 1

I NI NP D

IV. PLUMBING SYSTEM

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

Location of Water Meter: Front/center of property near street

Location of Main Water Supply Valve: Unknown (cannot locate)

Static Water Pressure Reading: 65-70 pounds/square inch

Gas Shut Off Location: At Gas Meter (right side of structure)

Comments:

(1) The water shut off for the structure (typically located between the meter and the water supply plumbing for the interior) was not found. Often times, the shut off valve is hidden/buried in a flower bed or behind an interior wall panel. Recommend consulting with seller or builder for location. If only the shut off at the city side of the meter is present, recommend water key and wrench be purchased so that water can be shut off at the meter enclosure in case of an emergency.

(2) Anti-siphon valves were missing at one or more hose bibbs. A backflow preventor (anti-siphon valve), eliminates the possibility of a vacuum and prevents water from backsiphoning into the main water lines. Recommend anti-siphon valves be added.

A. Photo 1 An example

(3) At the left front hose bibb, there was a slight drip visible when the valve was fully closed. Recommend repair by a licensed plumber.

A. Photo 2

(4) Observed grout and/or sealant separation along shower/tub walls and fixtures. These areas retain moisture that could deteriorate drywall and framing. Recommend new grout/sealant be applied.

A. Photo 3 Master shower

(5) The guest bathroom toilet was loose from the floor and may have broken its wax seal and/or flange. Recommend repair by a licensed plumber.

A. Photo 4

(6) At the guest bathroom, the hot and cold water supplies were sharing shut off valves. Today's plumbing standards require that each supply have its own shut off valve. Recommend repair by a licensed plumber.

A. Photo 5

(7) At two of the showers, the mounting brackets for the wands were loosely mounted to the wall. Recommend they be secured.

A. Photo 6

A. Photo 7

(8) There was a hole in the wall around the drain line for the sink of the right side bathroom.

I NI NP D

A. Photo 8

A. Photo 9 Close up view

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

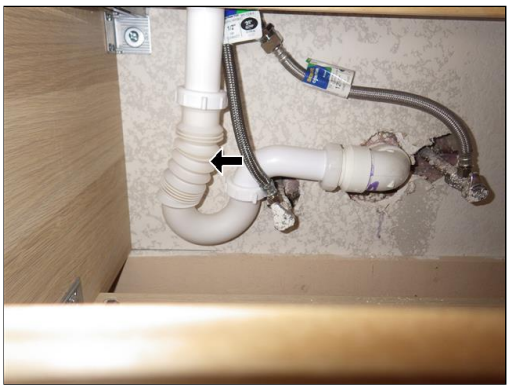
Comments:

(1) At the rear center of the roof, there was a plumbing vent that was partially covered. Due to its location in the attic, it was unclear whether the vent had fallen down and lead boot was bent over it or if this was an attempt to abandon the vent. Recommend repair by a licensed plumber.

B. Photo 1

(2) The drain lines at the sinks for both master sinks were of a flexible design. This is not an approved material in that the ribbing can retain sediment, hair, etc. that can prematurely clog the drain. Recommend repair by a licensed plumber.

B. Photo 2



B. Photo 3

(3) The drains, wastes and vents appeared to be performing as intended at time of inspection.

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

Energy Sources: Gas

I NI NP D

Capacity: 50 Gallon
Manufacturer: Rheem/Ruud
Age of Heater: Five to seven years old
Water Heater Location(s): Garage Closet
Water Temperature: 120-125 degrees
Comments:

(1) Water heater(s) appear to be operating as intended at time of inspection. The life expectancy of a water heater is typically eight to thirteen years. Realize that with a change in patrons and water usage habits, water heater failure can occur.

(2) The exhaust vent appeared to be constructed with an asbestos-like material. This is a potential health concern. Recommend further evaluation by a licensed plumber. A new vent may be warranted.

C. Photo 1

C. Photo 2

(3) The water heater had a drain pan but no drain line for the pan. As a work around, there was a sensor installed (flood stop) in the pan that if water was sensed in the pan, it would interrupt the water supply. The controller for the sensor was missing batteries. There was no way to determine whether it would be operational if batteries were added. Recommend further evaluation by a licensed plumber.

C. Photo 3

C. Photo 4

(4) Water temperature was set too high. Temperature should be set at 120 degrees or less to help prevent scalding during shower and/or sink use. Recommend thermostat be adjusted. Note: If dishwasher present, recommend verifying with manufacturer the temperature necessary to wash dishes effectively.

☐ ☐ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

There was no jetted tub onsite.

I NI NP D

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**

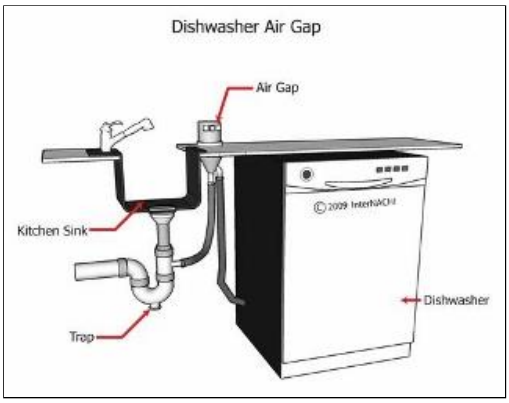
Dishwasher Brand: Samsung

Comments:

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

(2) The dishwasher did not appear to have an anti-siphon device installed for the drain line. Anti-siphon devices should be installed to prevent wastewater within the disposer from being siphoned back into the dishwasher and contaminating its contents. Recommend repair by a qualified service technician. Note: In some cases, a high loop of the drain line will provide the same protection. In a high loop installation, the drain line must be secured to the underneath side of the counter. The current loop to the drain is not adequate.

A. Photo 1



A. Photo 2

(3) The cap for the rinse reservoir was missing.

A. Photo 3

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Disposer Brand: Kitchen Aide

Comments:

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

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

Vent Hood Brand: Unknown

Comments:

(1) The exhaust system(s) appeared to be performing as intended at time of inspection

I NI NP D

(2) The kitchen exhaust fan appeared to be venting into the attic. Today's standards require that exhaust fans terminate to the exterior so that moisture and/or odors will not be retained in the attic. Excessive moisture can contribute to mold growth.

C. Photo 1

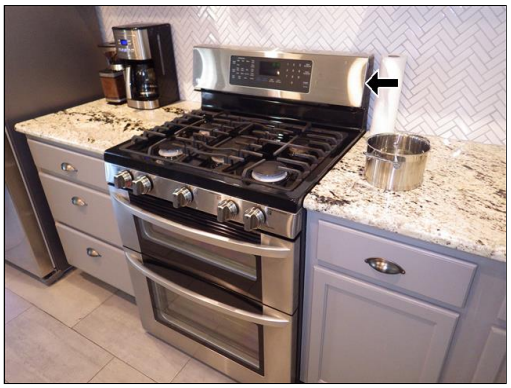
☑ ☐ ☐ ☑ **D. Ranges, Cooktops and Ovens**

Oven/Range Brand: LG

Comments:

(1) The range appeared to be performing as intended at time of inspection.

(2) Range did not have an "Anti-tip device" installed. Children have been known to stand on an oven door and tip over the appliance. Recommend anti-tip hardware be added.



D. Photo 1

☐ ☐ ☑ ☐ **E. Microwave Ovens**

Comments:

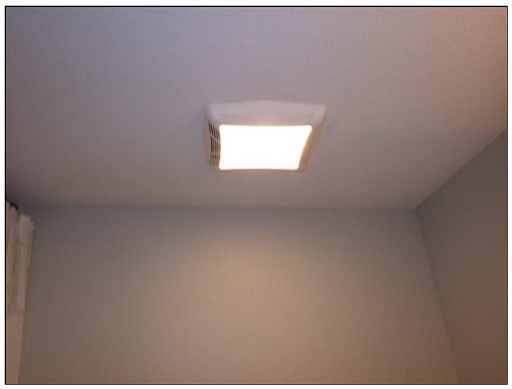
There was no microwave present.

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

Comments:

Bathroom and/or laundry exhaust fans were venting into the attic. Today's standards require that exhaust fans terminate outside so that moisture and/or odors will not be retained in the attic.

I NI NP D



F. Photo 1

☑ ☐ ☐ ☐ **G. Garage Door Operators**

Operator Brand: Lift-Master

Comments:

The garage door operator(s) were in good overall condition and appeared to be performing as intended.

☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

Comments:

The damper for the dryer vent was stuck in the open position. In some cases, this could be due to excessive lint. The condition is a potential entry point for rodents and/or insects. Recommend repair by a qualified contractor.

H. Photo 1

H. Photo 2 Close up view

☐ ☑ ☐ ☐ **I. Other**

Comments:

Information Regarding Refrigeration Systems: Assessment of refrigeration systems and freezers is beyond the scope of the inspection.

I NI NP D

VI. OPTIONAL SYSTEMS

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

System Brand: Rain Bird

Comments:

(1) The inspector did not find the presence of an isolation valve for the lawn sprinkler system water supply. Today's irrigation standards require that an isolation valve be installed between the water meter and the backflow prevention device. This is so the water supply to the lawn sprinkler system can be shut off

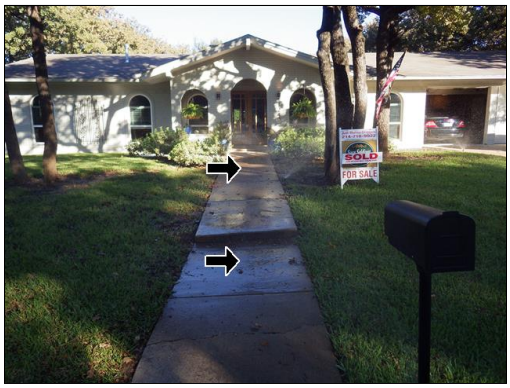
independently of the main water supply for servicing of the system and/or of the backflow prevention device.

A. Photo 1

(2) The sprinkler system did not have the zones labeled. Recommend zones be labeled for ease of use.

A. Photo 2

(3) Noted one or more sprinkler heads on the property that were adjusted incorrectly and spraying on areas such as but not limited to: the structure, the flatwork (e.g. sidewalk, driveway, decks), street, cooling equipment, gutters, fencing. Recommend head adjustment by a qualified lawn sprinkler contractor.



A. Photo 3

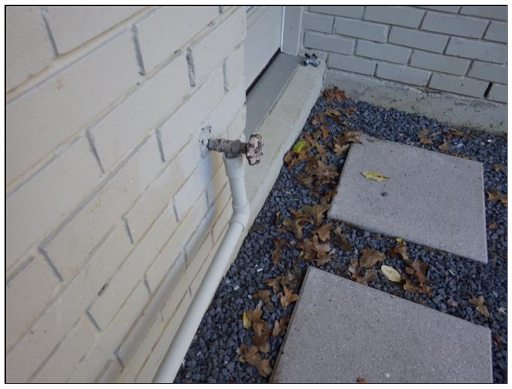
(4) The lawn sprinkler system did not appear to have a rain/freeze sensor. A rain/freeze sensor will impede sprinkler system operation if it had recently rained or at temperatures near or below freezing. Recommend sensor be added.

(5) There was no sprinkler coverage to the right of the property, to the right of the home and to the left of the home. Also, there was a single pipe connected to a hose bibb that provided water to heads at the center of the backyard. The backyard configuration was operational but was not checked for coverage.

I NI NP D

A. Photo 4

A. Photo 5



A. Photo 6

A. Photo 7

☐ ☑ ☐ ☐ **B. Outbuildings**

Comments:

The outbuilding was not inspected.

B. Photo 1

General Summary

National Property Inspections

2201 Hazy Meadows
Flower Mound, TX 75028
972-489-5245

Customer
Residential Inspection Sample

Address
123 Any Street
Any town TX 00000

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 may 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. **Notice: This Summary is not the entire report. The complete report may include additional information of concern to the customer including deficiencies not listed in this summary. It is recommended that the customer read the complete report.**

I. STRUCTURAL SYSTEMS

B. **Grading & Drainage**

Inspected, Deficiency

(1) The soil was sloped toward the structure at one or more locations. This condition could affect foundation performance if water were retained near these locations. Today's standards require that grading be positively sloped away from the structure a minimum six inches for every ten feet (5% positive slope). Recommend further evaluation and repair by a qualified contractor.

(2) Noted soil line was positioned too high at one or more locations along the base of the structure exterior. Any surface water retained in these areas could penetrate the structure if not corrected. A minimum four to six inches of exposed foundation grade beam should be maintained. Recommend repair by a qualified contractor. Note: Care should be taken in correcting the soil line so that a negative grade is not created.

(3) One or more gutters were not properly pitched toward the downspouts. Water retained in gutters can prematurely rust them over time and in some cases, can overflow into the adjacent eaves. Recommend repair/adjustment by a qualified contractor.

C. **Roof Covering Materials**

Inspected, Deficiency

(1) The roof covering showed visual signs of impact damage. It was marginal whether there was enough damage to warrant repair and/or an insurance claim. Also, the inspector observed granular loss at several shingles, primarily on the right front roof plane and the left front valley. Recommend further evaluation by a qualified roofing contractor.

D. **Roof Structures & Attics**

Inspected, Deficiency

(1) There was a deflection in the surface of the rear roof plane (near the chimney). This area was not readily accessible in the attic due to a lack of decking. Also, there was a broken collar tie. Recommend further evaluation and repair by a qualified framing contractor.

G. **Doors (Interior & Exterior)**

Inspected, Deficiency

(1) At the right side patron door, the trim had been cut short with portions of the wall framing visible. It is possible that some deteriorated wood had been cut off. These are potential entry points for rainwater or rodents. Recommend repair by a qualified contractor. Note: the client mentioned that the seller disclosed that when there is a heavy rain, storm water will run under the door and enter the garage. Recommend client ask the seller additional questions about this condition.

(2) The left garage door did not close with the opener in that the door was binding during down travel. Further investigation found that several door panels were cracked and the center supports were no longer glued to the skin of the panels. The door may need to be replaced. Also, one of the rail supports was pulling away from the ceiling. Recommend repair by a qualified contractor.

(3) The striker at the front exterior door did not fully engage when the button was depressed. The front door was difficult to open. Recommend repair by a qualified contractor.

(4) One of the rear double doors did not latch closed. It would only latch when the lock was engaged. Also, at another one of the double doors, the upper part of the door did not latch. Recommend repair by a qualified contractor.

J. **Fireplaces and Chimneys**

Inspected, Deficiency

The fireplace had numerous deficiencies. The inspector observed that a siding cover was installed over the existing chimney and that there was no cap. The wood framing and the backside of the siding was exposed which will deteriorate it over time. The mortar cap had several cracks which are potential entry points for rainwater. At the firebox, there was a vertical crack at the back wall. Also, the area above the firebox opening had missing mortar and some exposed wood which is combustible. Recommend a full review of the fireplace and chimney be performed by a qualified contractor.

L. **Other**

Inspected, Deficiency

(2) In the guest bathroom, two of the cabinet drawers were not fully openable. They were hitting on the door frame trim.

II. ELECTRICAL SYSTEMS

B. **Branch Circuits - Connected Devices, and Fixtures**

Inspected, Deficiency

(1) In the attic, there was an open junction box. This is a safety concern. The wire connections should be protected from rodents and patrons of the attic. Recommend repair by a qualified contractor.

(2) Above the attic entry, there was an electrical receptacle that did not have power. Recommend repair by a licensed electrician.

(3) The inspector did not find a switch for the lighting in the attic. When consulting the seller, he mentioned that the attic light turned on when the garage light turned on. This is an undesirable condition. Recommend repair by a licensed electrician.

(4) Ground Fault Circuit Interrupter (GFCI) protection was not present one or more garage receptacles and at the front exterior receptacle. Also, a couple of receptacles on the wall near the kitchen sink and at a right side bathroom were not GFCI protected. Today's standards require GFCI protection at all **bathroom**, **garage, outdoor**, crawlspace, unfinished basement, and kitchen countertop receptacles. Also, any receptacle within **six feet of water** are to be GFCI protected. Although the structure may not have been required to have GFCI protection in any or all of these locations at the time of construction, it is considered a life-safety upgrade. The Texas Real Estate Commission (TREC) Standards of Practice requires inspectors to report lack of GFCI protection as deficient.

(6) At the right side of the interior, a smoke detector did not sound when the test button was depressed. This could be due to a dead battery. Recommend repair by a qualified contractor.

(8) At the left front bedroom, one of the receptacles had a grounding pin broken off in it. Also, one of the receptacles was tested to have an "open ground" condition which is a safety concern. Recommend repair by a licensed electrician.

(9) Lighting in one or more closets were an open incandescent bulb fixture. This is no longer an acceptable lighting receptacle by today's standards. Recommend replacing with an enclosed incandescent light that is a minimum 12 inches away from shelf storage area or replacing with a recessed incandescent or surface fluorescent that is a minimum 6 inches from shelf storage area. Note: The shelf storage area is measured from the light fixture to a vertical line from shelf to ceiling.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

Inspected, Deficiency

(2) On the right side of the supply plenum, there was some loose tape at a seam. Due to the location, it was unclear whether there was an air leak in this area. Recommend area be sealed/taped by a qualified HVAC contractor.

IV. PLUMBING SYSTEM

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

Inspected, Deficiency

(3) At the left front hose bibb, there was a slight drip visible when the valve was fully closed. Recommend repair by a licensed plumber.

(4) Observed grout and/or sealant separation along shower/tub walls and fixtures. These areas retain moisture that could deteriorate drywall and framing. Recommend new grout/sealant be applied.

(5) The guest bathroom toilet was loose from the floor and may have broken its wax seal and/or flange. Recommend repair by a licensed plumber.

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

Inspected, Deficiency

(1) At the rear center of the roof, there was a plumbing vent that was partially covered. Due to its location in the attic, it was unclear whether the vent had fallen down and lead boot was bent over it or if this was an attempt to abandon the vent. Recommend repair by a licensed plumber.

(2) The drain lines at the sinks for both master sinks were of a flexible design. This is not an approved material in that the ribbing can retain sediment, hair, etc. that can prematurely clog the drain. Recommend repair by a licensed plumber.

C. **Water Heating Equipment**

Inspected, Deficiency

(2) The exhaust vent appeared to be constructed with an asbestos-like material. This is a potential health concern. Recommend further evaluation by a licensed plumber. A new vent may be warranted.

(3) The water heater had a drain pan but no drain line for the pan. As a work around, there was a sensor installed (flood stop) in the pan that if water was sensed in the pan, it would interrupt the water supply. The controller for the sensor was missing batteries. There was no way to determine whether it would be operational if batteries were added. Recommend further evaluation by a licensed plumber.

(4) Water temperature was set too high. Temperature should be set at 120 degrees or less to help prevent scalding during shower and/or sink use. Recommend thermostat be adjusted. Note: If dishwasher present, recommend verifying with manufacturer the temperature necessary to wash dishes effectively.

V. APPLIANCES

A. **Dishwashers**

Inspected, Deficiency

(2) The dishwasher did not appear to have an anti-siphon device installed for the drain line. Anti-siphon devices should be installed to prevent wastewater within the disposer from being siphoned back into the dishwasher and contaminating its contents. Recommend repair by a qualified service technician. Note: In some cases, a high loop of the drain line will provide the same protection. In a high loop installation, the drain line must be secured to the underneath side of the counter. The current loop to the drain is not adequate.

C. **Range Hood and Exhaust Systems**

Inspected, Deficiency

(2) The kitchen exhaust fan appeared to be venting into the attic. Today's standards require that exhaust fans terminate to the exterior so that moisture and/or odors will not be retained in the attic. Excessive moisture can contribute to mold growth.

D. **Ranges, Cooktops and Ovens**

Inspected, Deficiency

(2) Range did not have an "Anti-tip device" installed. Children have been known to stand on an oven door and tip over the appliance. Recommend anti-tip hardware be added.

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

Inspected, Deficiency

Bathroom and/or laundry exhaust fans were venting into the attic. Today's standards require that exhaust fans terminate outside so that moisture and/or odors will not be retained in the attic.

H. **Dryer Exhaust Systems**

Inspected, Deficiency

The damper for the dryer vent was stuck in the open position. In some cases, this could be due to excessive lint. The condition is a potential entry point for rodents and/or insects. Recommend repair by a qualified contractor.

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