



NATIONAL PROPERTY INSPECTIONS®

America's Premier Inspection Service

Inspection Report

Client Name

Property Address:

1234 Street
Montgomery TX



Date: 2/18/2022	Time:	Report ID: NPINHO21822
Property: Street Address Montgomery TX	Customer: Client Name	Real Estate Professional:

COMMENT KEY & DEFINITIONS

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (I) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This report divides **Deficient (D)** into three categories;

Maintenance (in green): This categorization will include items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. This categorization will also include FYI items that could include observations, important information, recommended upgrades to items, areas, or components, as well as items that were nearing, at, or past the end of their typical service life, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

Marginal (in blue): Items or components that were found to include a deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a Qualified Contractor and are not considered routine maintenance or DIY repairs.

Notable Defects or Safety Concerns (in red): Items or components that may require an expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor.

These categorizations are in my professional judgement and are determined by what is observed at the time of inspection. Based on your personal experiences, you may place more or less importance on some items. The goal as an inspector is to paint a picture of how the house, both Structurally and Mechanically, is performing at the time of the inspection. This categorization should not be understood to mean that components designated as "Marginal Defects" or listed in the Maintenance category do not need repairs or replacement. The

recommendation in each comment is more important than its categorization. Components identified with cosmetic and other defects related to age and use are not typically identified.

NOTICE: This report is paid for by and prepared for the client named above and is not transferable.

TEXAS REAL ESTATE COMMISSION (TREC):STANDARDS OF PRACTICE

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. [Access TREC Standards of Practice here](#) to read more about guidelines and limitations of a home inspection.

In Attendance:

Customer

Type of building:

Single Family (1 story)

Approximate age of building:

Under 10 Years

Home Faces:

East

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

✓ RESULTS AT A GLANCE

57

✓ ITEMS INSPECTED
Total number in report.

24

📄 SUMMARY COMMENTS
Total number in report.

161

📷 PHOTOS
Total number in report.

🏠 I. STRUCTURAL SYSTEMS



☰ DESCRIPTION

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

✂ STYLES & MATERIALS: STRUCTURAL SYSTEMS

Type of Foundation(s):

Slab-on-Grade

Method used to observe roof:

Drone

Roof Visibility:

85%

Types of Roof Covering:

Asphalt/Fiberglass

Estimate Age of Roof Covering:

5-10 years old

Chimney (exterior):

Rock

Method used to observe attic:

Walked

Attic info:

Pull Down stairs

Type of Ventilation:Soffit Vents
Ridge Vents**Attic Visibility:**

80%

Approximate Average Depth of Insulation:

12 inches

Type of Insulation:Blown
Fiberglass**Siding Material:**

Stone

Types of Fireplaces:

Vented gas logs

Number of Fireplaces:

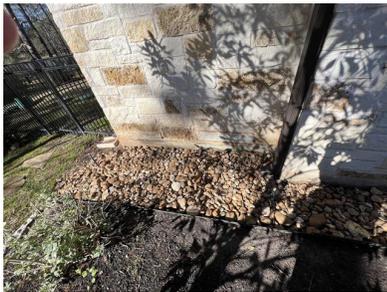
2

ITEMS: STRUCTURAL SYSTEMS

A. FOUNDATIONS

INSPECTED

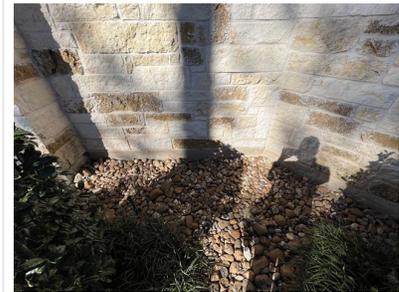
(1) All accessible windows and doors were opened and closed to evaluate for the presence of racking/settlement. The accessible attic structure was inspected for possible separation, bowing, buckling, and signs of foundation or structural movement of the framing. At the time of inspection the foundation appeared to be supporting the structure as intended. There were no visible signs of significant cracking or other irregularities in the foundation at the time of inspection.



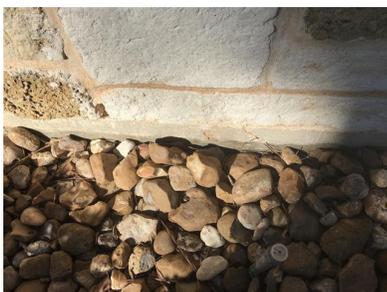
A. Item 1 (Picture)
foundation



A. Item 2 (Picture)
adequate clearance



A. Item 3 (Picture)
foundation



A. Item 4 (Picture)
foundation



A. Item 5 (Picture)
foundation

(2) Typical corner pops were observed. It was noted that the house had corner pops on one or more corners of the foundation. Corner pops are not structural in most cases and should be patched as needed. Corner pops generally occur in areas of the foundation where it is difficult to add reinforcements into the concrete foundation forms and the lack of reinforcement allow corners to crack and sometimes pop loose. I recommend patching the concrete to prevent further deterioration



A. Item 6 (Picture)
east elevation; front, by gas shutoff

B. GRADING AND DRAINAGE

📁 INSPECTED

(1) Property slopes significantly from road to lake, with House located in the middle of the property. A properly designed drainage system is required to move and keep water from pooling near the foundation. Grading of the property was found to be generally acceptable with a positive slope away from the foundation. The drainage incorporates the natural flow of water through the property and assists with gutters, downspouts, french drains and swales successfully. It had rained for consecutive days before inspection and there was no pooling of water observed. There were no noticeable defects at the time of inspection



B. Item 1 (Picture)
street view



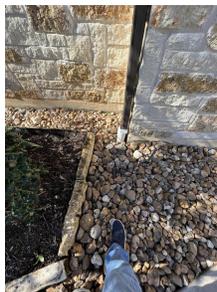
B. Item 2 (Picture)
mid yard view



B. Item 3 (Picture)
site drainage



B. Item 4 (Picture)
site drainage



B. Item 5 (Picture)
gutter into drainage system



B. Item 6 (Picture)
gutter into drainage system and french drain

(2) A hole was observed in the grading next to the foundation. It is recommended that all holes be filled and grade remains positive away from foundation to ensure proper drainage.



B. Item 7 (Picture)
nw corner

(3) Evidence of moisture accumulation was observed near the garage. The gutter directly above was clogged and could be the source of excess standing water. I would recommend cleaning the gutters of debris, and cleaning the microbial growth off concrete and monitor area for water accumulation. If continues, i would recommend consulting a drainage contractor to discuss installing a drain in this location.



B. Item 8 (Picture)



B. Item 9 (Picture)

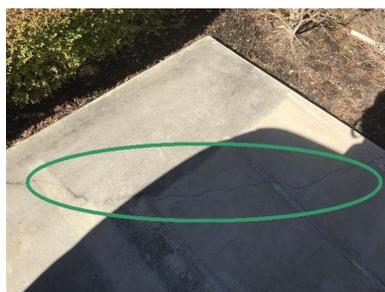
C. DRIVEWAYS AND WALKWAYS

📋 INSPECTED

The driveway was concrete and had the proper expansion joints to help prevent cracking. The concrete driveway had some noticeable cracking in various places. The cracks observed at the time of inspection seemed to be typical concrete cracking, there was minimal horizontal and vertical displacement observed at this time to cause concern. Not a big safety concern at this moment, but if these separate further or show any signs of vertical displacement I would recommend repairing these areas.



C. Item 1 (Picture)
crack driveway



C. Item 2 (Picture)
cracked corner

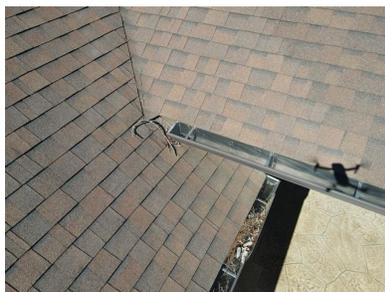
D. ROOF COVERING MATERIALS

📁 INSPECTED

(1) Overall the roof was in acceptable condition, and no signs of damaged shingles or active leaks noted on day of inspection. The roof covering is estimated to be between 5-10 years old and show signs typical of similarly aged architectural shingled roofs.



D. Item 1 (Picture)
gen roof



D. Item 2 (Picture)
gen roof



D. Item 3 (Picture)
roof vent



D. Item 4 (Picture)
gen roof



D. Item 5 (Picture)
roof vents



D. Item 6 (Picture)
gen roof



D. Item 7 (Picture)

(2) Piles of pine needles and debris were observed sitting in several locations on the roof. I recommend clearing these areas to prevent moisture being trapped on shingles and causing shingles to deteriorate at a quicker rate than the surrounding roof covering. All debris should be cleared from roof covering and gutter system to make sure runoff is directed off and away from the home.



D. Item 8 (Picture)



D. Item 9 (Picture)
debris

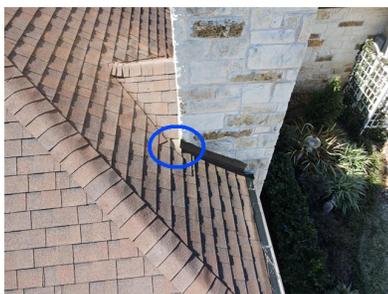


D. Item 10 (Picture)
debris

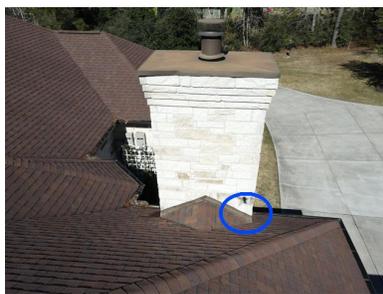


D. Item 11 (Picture)
debris

(3) Damaged or missing shingles were noted on the cricket for the dining room chimney. This is a vulnerable location for water penetration and needs to be corrected, I recommend further investigation and repair if necessary by a qualified roofing contractor.



D. Item 12 (Picture)



D. Item 13 (Picture)
dining chimney

E. ROOF STRUCTURES AND ATTICS

INSPECTED

🏠 II. ELECTRICAL SYSTEMS



📄 DESCRIPTION

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

✂️ STYLES & MATERIALS: ELECTRICAL SYSTEMS

Electrical Service Conductors:

Below ground
Copper

Panel Capacity:

(2) 200 AMP service panel

Panel Type:

Circuit breakers
GFCI Breakers
AFCI Breakers

Panel Location:

Garage
Exterior Wall

Electric Panel Manufacturer:

SQUARE D
Extra Info : Generac

Wiring Methods:

Romex

GFCI Protected in Panel:

Yes

AFCI Protected in Panel:

Yes

Smoke Alarms:

Working as Expected
In appropriate locations

👁️ ITEMS: ELECTRICAL SYSTEMS

A. SERVICE ENTRANCE AND PANELS

📄 INSPECTED

(1) Overhead service to property, and service is then run underground to home. The electrical service is provided by 120/240V, single-phase underground service to 2 200 amp Generac main panels located on east exterior of home. This service entrance wiring appears to be size 2/0 awg copper wiring. Everything appeared to be functioning correctly and adequately sized. No visual deficiencies to note at time of inspection.



A. Item 1 (Picture)
generac main panels



A. Item 2 (Picture)
gen panel



A. Item 3 (Picture)
overhead service to property



A. Item 4 (Picture)
gen panel

(2) Recommend to clear all debris and wasp homes from within the main panel, to make sure power is interfered with by some foreign substance.



A. Item 5 (Picture)
right main panel

(3) Some mechanical damage to the outer wire sheathing of the service entrance wires was observed. It does not appear to be penetrating the sheathing at this point. I do recommend patching these areas to make the damage does not progress further.



A. Item 6 (Picture)
left main panel

B. BRANCH CIRCUITS, CONNECTED DEVICES AND FIXTURES

📁 INSPECTED

(1) There are two 200amp circuit panels located in the garage manufactured by Square D. Wiring from main panel appears to be 2/0 awg copper wiring as well and seems to be sufficiently sized for this application. The branch circuit wiring system appeared to be in good working condition at the time of inspection. All accessible receptacles were tested for polarity and GFCI protection where applicable. All branch wiring leaving the circuit panel were properly protected with bushings.



B. Item 1 (Picture)
garage



B. Item 2 (Picture)
garage



B. Item 3 (Picture)
garage



B. Item 4 (Picture)
garage



B. Item 5 (Picture)
garage panel



B. Item 6 (Picture)
garage panel

📄 SUMMARY



NATIONAL PROPERTY INSPECTIONS®

America's Premier Inspection Service

National Property Inspections-North Houston
Houston, Texas

Customer
Client Name

Address
Street Address
Montgomery 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.

General Summary

DRIVEWAYS AND WALKWAYS

1. The driveway was concrete and had the proper expansion joints to help prevent cracking. The concrete driveway had some noticeable cracking in various places. The cracks observed at the time of inspection seemed to be typical concrete cracking, there was minimal horizontal and vertical displacement observed at this time to cause concern. Not a big safety concern at this moment, but if these separate further or show any signs of vertical displacement I would recommend repairing these areas.

COOLING EQUIPMENT UNIT 2

2. (2) It was observed that the shutoff for the ac unit was outside of the fenced area for pool equipment and ac. There is no direct access or line of sight to the power shutoff for the south ac unit. This is a requirement for

servicing of the unit. I do not consider this as a safety issue as it sits, but it would be considered deficient if this was strictly a code inspection and would need to be corrected.

MAINTENANCE

GRADING AND DRAINAGE

3. (3) Evidence of moisture accumulation was observed near the garage. The gutter directly above was clogged and could be the source of excess standing water. I would recommend cleaning the gutters of debris, and cleaning the microbial growth off concrete and monitor area for water accumulation. If continues, i would recommend consulting a drainage contractor to discuss installing a drain in this location.

ROOF COVERING MATERIALS

4. (2) Piles of pine needles and debris were observed sitting in several locations on the roof. I recommend clearing these areas to prevent moisture being trapped on shingles and causing shingles to deteriorate at a quicker rate than the surrounding roof covering. All debris should be cleared from roof covering and gutter system to make sure runoff is directed off and away from the home.

ROOF STRUCTURES AND ATTICS

5. (2) Missing tape and penetrations were observed in several locations in ceiling above porch. I recommend re-taping these joints to make sure all penetrations are sealed from the outside.

WINDOWS

6. All accessible windows were checked for leaks and operation. No leaks or water stains were observed and windows were operating properly. Keep all exterior and interior sills caulked as a part of normal maintenance. I recommend replacing degraded caulk and sealants and sealing all penetrations for all windows and door frames throughout the home. These are often vulnerable areas for moisture and pest intrusion.

SERVICE ENTRANCE AND PANELS

7. (2) Recommend to clear all debris and wasp homes from within the main panel, to make sure power is interfered with by some foreign substance.

COOLING EQUIPMENT UNIT 2

8. (3) Condenser should be clear of debris and vegetation that could damage components if left unchecked. These units should remain free and clear of any debris or landscaping.
9. (4) It was observed that the insulation on the suction line of the south ac unit has deteriorated. I recommend replacing that insulation and keeping everything properly insulated and sealed.

DRYER EXHAUST SYSTEM

10. Exhaust to east exterior, and seemed to be working properly at the time of inspection. No notable deficiencies to report on this component.

MARGINAL

GRADING AND DRAINAGE

11. (2) A hole was observed in the grading next to the foundation. It is recommended that all holes be filled and grade remains positive away from foundation to ensure proper drainage.

ROOF STRUCTURES AND ATTICS