



Inspection Report

Joe Cool

Property Address:
1313 Mockinbird Ln
Anytown, TX 77433



National Property Inspections

Matt Buss TREC #23030
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(713) 969-9885

PROPERTY INSPECTION REPORT

Prepared For:

Joe Cool

(Name of Client)

Concerning:

1313 Mockinbird Ln, Anytown, TX, 77433

(Address or Other Identification of Inspected Property)

By:

Matt Buss (TREC# 23030)

2-15-2018

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any sellers disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspectors responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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; and
 - lack of electrical bonding and grounding.
- 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

Weather: Sunny **Ground Surface Condition:** Damp **Temperature** 64°F **For the purpose of this report, the front of the house is assumed to face:** EAST

Foundation Post Tension, Slab on Grade **Bedrooms** 3 **Bathrooms** 3

Approximate Year Built 2018



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Post Tension, Slab on Grade

- Foundation is Performing as Intended
- Foundation IS NOT Performing as Intended

Comments:

The foundation was a concrete slab on grade with limited visibility. From the outside, there were no visual signs of cracking or water intrusion.



Three corners of the foundation had corner cracks. Corner cracks are diagonal, wedge shaped cracks isolated to the extreme corners of the foundation. While this is typical on concrete foundations and not considered to be a structural concern, it should be repaired, where possible to prevent further spreading. Foundation cracks require routine maintenance and may need to be caulked and/or sealed from time to time to prevent water seepage.

3.20.2018 Reinspection comment: Corner Cracks were repaired / covered with cement. this should aid in prevent further movement. This area should be monitored to ensure it does not move in the future.



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Photo of repair

Photo of repair

B. Grading and Drainage

Comments:

Overall the grading around the home maintained a positive slope away from the building. However, the grading in the rear of the house did not meet the required 6" over 10' slope (5%). While there is a swale in the backyard, it appeared that 70% of the drainage would be directed towards the house, and not properly diverted to the sides. This condition may allow water to flow towards the house during rains and has the potential to allow water to enter the dwelling. Reccomend improvements in grading/drainage.

3.20.2018 Reinspection comment: Builder attempted to improve the drainage by digging the swale a little deeper. Inspector was not able to confirm if this effort will have the desired effect.





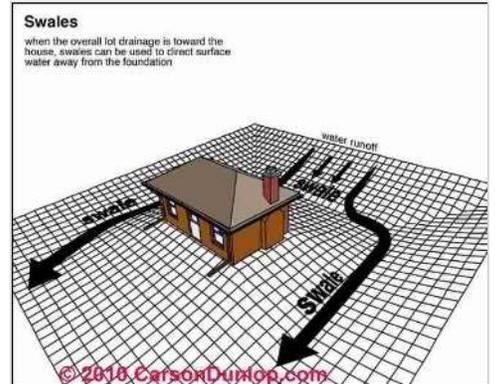
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Typical rear Grading / Swale



Photo of repair

Photo of repair

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C. Roof Covering Material

Type of Roof Covering: Asphalt / Composition Shingles

Estimated Age: New

Roof Visibility 85%

Viewed From: Walked On

Roof Ventilation Soffit Vents, Ridge Vents, Static Vents

Comments:

Roofing consists of architectural style shingles. These are a thicker, longer lasting shingle with a dimensional appeal. Roof was in new condition without and deficiencies or concerns noted at time of inspection.





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D. Roof Structures and Attics

Method Used to Observe Attic: Walked Attic

Type of Attic Insulation: Blown, Fiberglass

Approximate Average Depth of Insulation 13 inches

Amount of Visible Attic Area 70%

Comments:

All the framing and sheathing that was visible from the attic was acceptable at time of inspection. The landing at the top of the attic access stairs is not decked at the first step. this small section should be decked in order to prevent trips.

The pull down ladder was beginning to separate where the pull cord is attached. This should be repaired.

3.20.2018 Reinspection comment: Landing at top of attic stairs has been corrected.



Photo of repair



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There were a few areas in the attic where the insulation appears to have been pushed aside or removed where the low voltage / communication cables are penetrating wall caps. The insulation should be replaced back in these areas to ensure the intended function is maintained.



E. Walls (Interior and Exterior)

Comments:

Walls were in good condition at the time of inspection without and deficiencies noted.

Some areas in the garage were touched up and painted with a different shade. As a matter on convenience to etc homeowner, these areas should be repainted with a matching color.

3.20.2018 Reinspection comment: Walls were repainted at time of re-inspection visit.



Photo of repair



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Photo of repair

F. Ceilings and Floors

G. Doors (Interior and Exterior)

Comments:

Doors appear to be functioning properly and seal properly when closed, but the rear door knob was not properly installed and fell off when attempting to open the door.

3.20.2018 Reinspection comment: Door knob was repaired.



Photo of repair

H. Windows

Comments:

All operable windows were checked for proper operation and the presence of screens. All items were found to be acceptable at the time of inspection.

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

Recommend Cleaning

Comments:

Fireplace / Chimney appeared to be in good condition at time of inspection. The gas log lighter was not tested because the gas control valve key was not readily available



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K. Porches, Balconies, Decks and Carports

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service Type: Underground

Panel Location: Garage

Panel Capacity: 150 Amps

Electrical Service Conductors: Aluminum

AFCI Protection Installed in Panel:

GFCI Protection Installed in Panel:

Electrical System Warranty: Included in Limited Warranty

Comments:



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General Photos



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

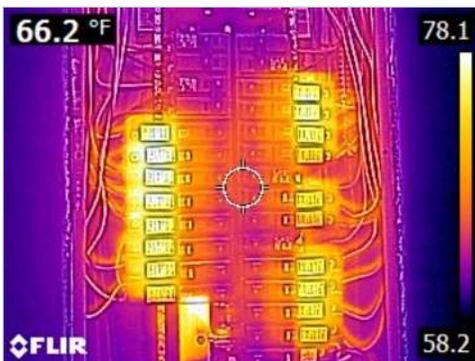
Type of Conductors: Copper

GFCI Receptacles Installed:

Smoke Alarms Tested:

Comments:

The Electrical System appeared to be in good working condition at the time of inspection. Receptacles were tested for polarity and GFCI protection where applicable.





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Exterior GFCI receptacle box at rear of house has caulk that appears to be weathered and requires caulking.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Source: Natural Gas

Furnace System Brand: Goodman

Estimated Age of Furnace: New

Test Furnace Function: Greater Than 100 Degrees at Supply Register

Number of Heating Systems (excluding fireplace): One

Furnace Warranty: Included in Limited Warranty

Comments:

The heating system turned on, appeared functional, and responded to normal operating controls at the time of the inspection.





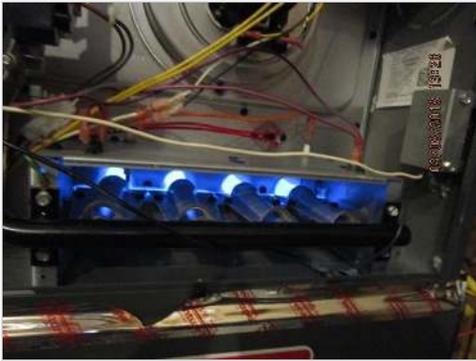
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B. Cooling Equipment

Type of Systems: Central Air Conditioning Unit

Central Air Manufacturer: Goodman

Estimated Age of A/C: New

Test A/C Function: 15-22 Degree Differential Measured from Return Register to Supply Register

A/C Warranty: Included in Limited Warranty

Comments:

The air conditioning system responded to the controls and appeared to operate in a satisfactory manner. All visible components of the air-conditioning system appeared to be in serviceable condition at the time of the inspection. Inspection of the air-conditioning system typically includes examination of the following: (1) Compressor housing exterior and mounting condition (2) Refrigerant line condition (3) Proper disconnect (line of sight) (4) Proper operation (outside temperature permitting).





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A/C Compressor access area is very restricted, which will create difficulty for service / maintenance. Additionally, the required 120volt receptacle and service disconnect are on the opposite side of the A/C from access point. Recommend adding a gate in front of A/C

3.20.2018 Reinspection comment: Builder added gate in front of A/C to improve access.



Photo of repair



Photo of repair

Outside A/C unit is noisy due to vibration. Recommend shim or soft spacers be applied at footings.

Loose cap on the low pressure side is also adding to the noise

3.20.2018 Reinspection comment: A/C was not as noisy during re-inspection.

C. Duct Systems, Chases, and Vents

Comments:

Bathroom exhaust fans were connected to ductwork that was broken in the attic space. These areas should be repaired to avoid blowing humid air from etc bathrooms into the attic.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Front Right

Location of Water Meter Supply Valve: Front Right

Static Water Pressure Reading: 30-60 PSI

Type of Water Distribution piping (inside of home): PEX

Comments:

No defects were found pertaining to the main plumbing system.

B. Drains, Wastes, and Vents

C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 50 Gallon

Water Heater Manufacturer: State

Water Heater Location: Attic

Number of Water Heaters: One

Checked for Leaks

Water Heater Warranty: Included in Limited Warranty



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Comments:

General Photos



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D. Natural Gas System

Location of Gas Meter: Outside Right

Checked for Leaks

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E. Hydro-Massage Therapy Equipment

Comments:

Jetted tubs are required to have an access door so that maintenance to pump/motor may be performed. Access was not provided for the jetted tub in the Master Bath.

Could not reset GFCI after tripping it.

3.20.2018 Reinspection comment: Access Covers were placed in the two adjacent cabinets at the Jetted Tub. Inspector could not confirm if there was an actual cutout.

3.20.2018 Reinspection comment: GFCI was able to be reset during re-inspection



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Photo of repair



Photo of repair



Photo of GFCI Tripped



Photo of GFCI Reset

V. APPLIANCES

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A. Dishwashers

Dishwasher Brand: GE

Dishwasher Warranty: Included in Limited Warranty

Comments:



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3.20.2018 Reinspection comment: All mechanical components of the dishwasher were checked for proper operation. The unit was run through the normal operation cycle and no leaks or deficiencies were noted.



B. Food Waste Disposers

Disposal Brand: Badger

Disposal Warranty: Included in Limited Warranty

Comments:

3.20.2018 Reinspection comment: Food Waste Disposal was inspected for leaks and operation with water running. No deficiencies were noted at the time of inspection.



C. Range Hood and Exhaust Systems

Vent Hood Brand: GE

Vent Hood Warranty: Included in Limited Warranty

Unit Vents Outside

Unit Re-Circulates Into Kitchen

Comments:



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3.20.2018 Reinspection comment: Vent Hood was in New Condition at time of inspection. Vent Hood was operated all all fan speeds and light settings. Screens were removed and checked for cleanliness



D. Ranges, Cooktops, and Ovens

Range / Oven Manufacturer: GE

Range / Oven Warranty: Included in Limited Warranty

Cooktop Manufacturer: GE

Cooktop Warranty: Included in Limited Warranty

Comments:

3.20.2018 Reinspection comment: All burners on the cooktop were found to function as intended.

Oven was preheated to 350°F. Oven actual temperature was 351°F





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E. Microwave Ovens

Microwave Manufacturer: GE

Built-In

Microwave Warranty: Included in Limited Warranty

Counter Top

Comments:

Microwave was found to function as intended at time of inspection



F. Mechanical Exhaust Vents and Bathroom Heaters

Exhaust Vents Vent to the Outside

Comments:

Bathroom exhaust fans were connected to ductwork that was broken in the attic space. These areas should be repaired to avoid blowing humid air from etc bathrooms into the attic.

3.20.2018 Reinspection comment: Bathroom exhaust duct work was found to have been repaired during re-inspection.





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G. Garage Door Operators

Auto Reverse Beam Functions

Auto Reverse Pressure Functions

Garage Door Opener Warranty: Included in Limited Warranty

Comments:

Garage Door Auto Reverse function did not operate correctly when upward pressure is used against door while closing. This can likely be fixed by adjusting the upward / downward force settings at the motor



H. Dryer Exhaust Systems

Dryer Exhaust Vents to Exterior

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

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

Type of Construction:

C. Outbuilding

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

Type of Pump:

Type of Storage Equipment:



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E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

F. Other

Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Safety

- All the framing and sheathing that was visible from the attic was acceptable at time of inspection. The landing at the top of the attic access stairs is not decked at the first step. this small section should be decked in order to prevent trips. The pull down ladder was beginning to separate where the pull cord in attached. This should be repaired.
3.20.2018 Reinspection comment: Landing at top of attic stairs has been corrected.
- A/C Compressor access area is very restricted, which will create difficulty for service / maintenance. Additionally, the required 120volt receptacle and service disconnect are on the opposite side of the A/C from access point. Recommend adding a gate in front of A/C
3.20.2018 Reinspection comment: Builder added gate in front of A/C to improve access.
- Garage Door Auto Reverse function did not operate correctly when upward pressure is used against door while closing. This can likely be fixed by adjusting the upward / downward force settings at the motor
- Exterior GFCI receptacle box at rear of house has caulk that appears to be weathered and requires caulking.

Minor

- Three corners of the foundation had corner cracks. Corner cracks are diagonal, wedge shaped cracks isolated to the extreme corners of the foundation. While this is typical on concrete foundations and not considered to be a structural concern, it should be repaired, where possible to prevent further spreading. Foundation cracks require routine maintenance and may need to be caulked and/or sealed from time to time to prevent water seepage.
3.20.2018 Reinspection comment: Corner Cracks were repaired / covered with cement. this should aid in prevent further movement. This area should be monitored to ensure it does not move in the future.
- There were a few areas in the attic where the insulation appears to have been pushed aside or removed where the low voltage / communication cables are penetrating wall caps. The insulation should be replaced back in these areas to ensure the intended function is maintained.
- Walls were in good condition at the time of inspection without and deficiencies noted. Some areas in the garage were touched up and painted with a different shade. As a matter on convenience to etc homeowner, these areas should be repainted with a matching color.
3.20.2018 Reinspection comment: Walls were repainted at time of re-inspection visit.
- Doors appear to be functioning properly and seal properly when closed, but the rear door knob was not properly installed and fell of when attempting to open the door.
3.20.2018 Reinspection comment: Door knob was repaired.
- Bathroom exhaust fans were connected to ductwork that was broken in the attic space. These areas should be repaired to avoided blowing humid air from etc bathrooms into the attic.
- Jetted tubs are required to have an access door so that maintenance to pump/motor may be performed. Access was not provided for the jetted tub in the Master Bath. Could not reset GFCI after tripping it.
3.20.2018 Reinspection comment: Access Covers were placed in the two adjacent cabinets at the Jetted Tub. Inspector could not confirm if there was an actual cutout.
3.20.2018 Reinspection comment: GFCI was able to be reset during re-inspection
- Bathroom exhaust fans were connected to ductwork that was broken in the attic space. These areas should be repaired to avoided blowing humid air from etc bathrooms into the attic.
3.20.2018 Reinspection comment: Bathroom exhaust duct work was found to have been repaired during re-inspection.
- Outside A/C unit is noisy due to vibration. Recommend shim or soft spacers be applied at footings. Loose cap on the low pressure side is also adding to the noise
3.20.2018 Reinspection comment: A/C was not as noisy during re-inspection.

Major

- Overall the grading around the home maintained a positive slope away from the building. However, the grading in the rear of the house did not meet the required 6" over 10' slope (5%). While there is a swale in the backyard, it appeared that 70% of the drainage would be directed towards the house, and not properly diverted to the sides. This condition may allow water to flow towards the house during rains and has the potential to allow water to enter the dwelling. Reccomend improvements in grading/drainage.

3.20.2018 Reinspection comment: Builder attempted to improve the drainage by digging the swale a little deeper. Inspector was not able to confirm if this effort will have the desired effect.

Safety
Minor
Major
