



Inspection Report

National Property Inspections

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

11 Month Warranty Inspection



REPORT PREPARED FOR:

Mr. Customer

INSPECTED PROPERTY ADDRESS:

123 Anystreet
Any town TX



National Property Inspections

Date: 2/8/2018	Time: 09:00:00 AM	Report ID: 7092
Property: 123 Anystreet Any town TX	Customer: Mr. Customer	Real Estate Professional:

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. 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 the Thermal Scan: Inspector (Sean Green) is a Certified Level One Thermographer in good standing with the Infrared Training Center (ID # 66242). Inspector (Westley Green) is a Certified Residential Thermographer (CRT) with Monroe Infrared Training. The inspector performed a limited thermal imaging scan of the home. Unless noted within the report, the scan did not detect any evidence of water penetration, excessive moisture, or any electrical deficiencies that would be identified by an increase in temperature at switches, outlets, or breakers. Photographs may be included to show examples of the survey but not all scanned areas of the home were documented with photographs.

Limitations: The inspector performed a non-invasive infrared survey of the readily accessible and applicable areas of the building envelope, electrical; or mechanical; using natural and infrared photography. Understand that infrared imaging measures surface temperatures only and therefore must have a clear, unobstructed view of the surface to render a useful image.

Conditions, Attendance, Status and Additional Inspections Performed

Weather:

Clear

Approximate Temperature:

Below 40 Degrees

Precipitation in last 3 days:

Yes

In Attendance:

Client(s)

Building Status:

Owner Occupied

Type of Building:

Single Family (1 story)

Front of Building Faces:

West

Approximate Age of Building:

Under 1 Year

Approximate Size of Building:

2300 Square Feet

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, visual observation today. At the time of this inspection, the inspector did not observe any evidence that would indicate the presence of significant deflection in the foundation and there were no notable functional problems resulting from foundation movement. The interior and exterior stress indicators showed little effects of foundation movement and 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) A form board was still in place at the right side along the foundation perimeter grade beam. This is considered a conducive condition for wood destroying insects/termites. Recommend board be removed.



A. Photo 1

(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 2

(4) There was a vertical hairline crack along the foundation about half way back on the right side of the structure. Although the crack did not appear to be structurally significant,

recommend homeowner continue to monitor the crack for any changes. If crack were to widen, recommend further evaluation by a professional engineer licensed with the State of Texas.



A. Photo 3

B. Grading & Drainage

Comments:

- (1) The grading appeared to be positively sloped away from the structure to promote drainage.
- (2) There were two dents to the left side gutter that due to their location, could retain rainwater. Recommend gutter be repaired to ensure proper flow of water to the downspouts.



B. Photo 1

C. Roof Covering Materials

Types of Roof Covering: Asphalt Composition Shingles

Viewed From: The surface (walked)

Comments:

- (1) Roof covering appeared to be performing as intended at time of inspection, however, one or more deficiencies were observed with examples within this subsection.
- (2) Observed scuffs at several points along the roof that most likely occurred from a contractor walking the roof. In these areas, the granules along the shingles had been removed exposing the tar below the granule layer. This condition can shorten the expected life of the shingles in that granules provide ultra-violet ray protection and impact resistance. Recommend affected shingles be replaced by a qualified roofing contractor.



C. Photo 1 Right side



C. Photo 2 Right side

D. Roof Structures & Attics

Viewed From: Decked Area, 90 Percent Viewed (approximately)

Type of Roof Structure: Stick-Built

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

Comments:

The roof structure was in good overall condition and appeared to be performing as intended.

E. Walls (Interior and Exterior)

Exterior Wall Material: Brick and Stone Veneer, Siding

Comments:

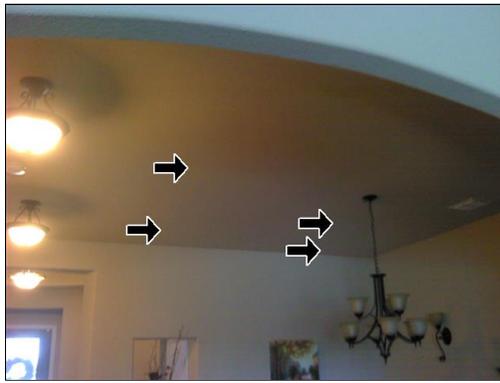
(1) The interior and exterior wall systems appeared to be performing as intended.

(2) **Additional Information Regarding Wall Systems:** Exterior and interior wall damage (ex. 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.

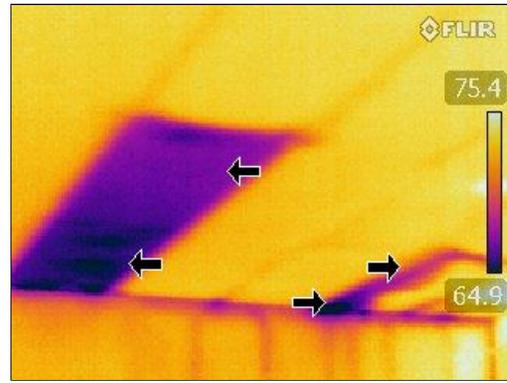
F. Ceilings & Floors

Comments:

(1) During a thermal imaging scan, the inspector observed decreases in the apparent temperature of the formal dining room ceiling. Further evaluation in the attic found that a section of insulation was dislodged and that a section of the attic floor below a walkway was missing insulation. This condition can affect energy efficiency. All ceiling areas must be insulated. Recommend repair by a qualified contractor.



F. Photo 1



F. Photo 2



F. Photo 3 Dislodged insulation



F. Photo 4 Dislodged insulation (close up view)



F. Photo 5 Attic view



F. Photo 6 Attic close up view (no insulation)

(2) The ceilings and floors were in good overall condition and appeared to be operating as intended. Note: Inspection of ceilings and floors for cosmetic damage or the condition of coverings, paints and stains or other surface coatings is beyond the scope of the inspection.

G. Doors (Interior & Exterior)

Comments:

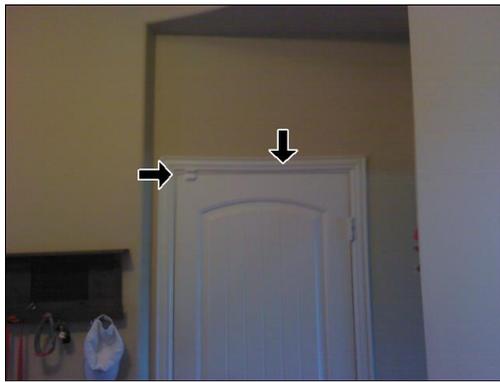
(1) During a thermal imaging scan, the inspector observed a decrease in the apparent temperature along the perimeter of the door leading into the garage. This can affect energy efficiency and is typically due to the door not fully compressing the weatherstrip. Recommend repair/adjustment by a qualified contractor.



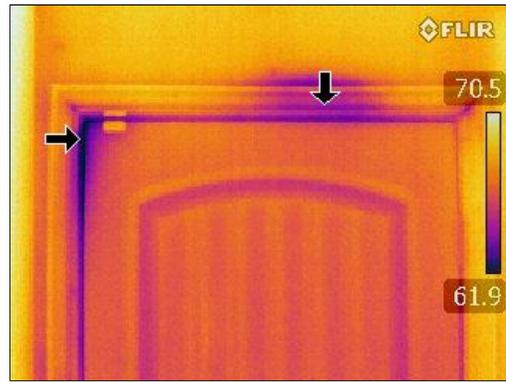
G. Photo 1



G. Photo 2



G. Photo 3



G. Photo 4

(2) At the door leading to the garage, the trim at the upper portion of the opening was bowed with sealant separation observed. The trim should be level with the opening. Recommend repair by a qualified contractor.



G. Photo 5



G. Photo 6

(3) When the rear exterior door was fully closed, the deadbolt lock would not fully engage. The door had to be slightly ajar for the lock to engage which is improper. Recommend repair/adjustment by a qualified contractor.

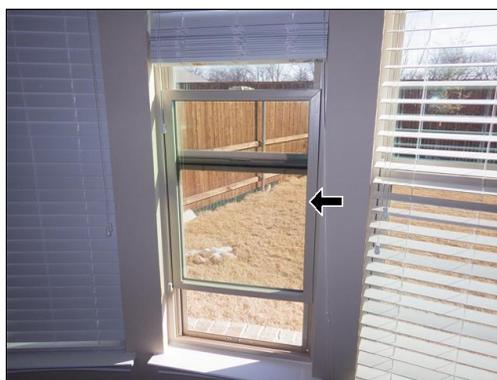


G. Photo 7

H. Windows

Comments:

- (1) Windows were tested in a random sampling and appeared to be operating as intended.
- (2) One of the windows in the master bedroom made a squeaking sound when the lower sash was opened. This is not a normal condition for a home of this age. Recommend repair/adjustment by a qualified window contractor.



H. Photo 1

- (3) **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.

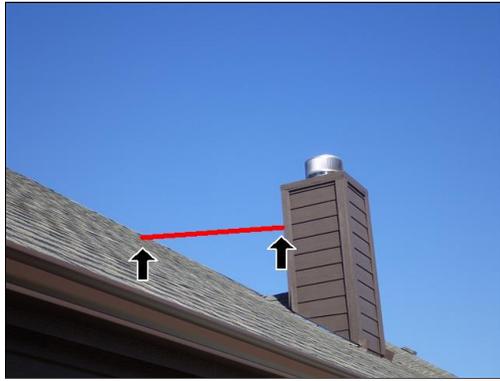
I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

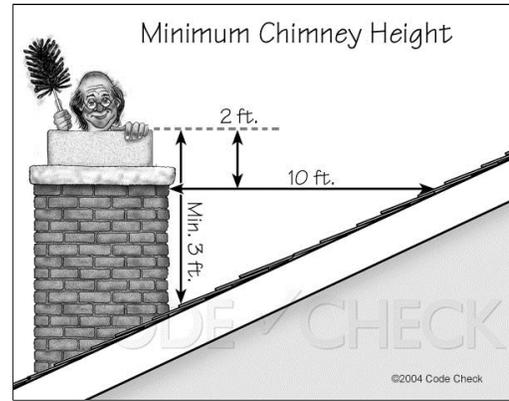
Comments:

- (1) The fireplace flue was relatively clean but not fully visible by design. In following the Texas Real Estate Commission's (TREC) Standards of Practice, only the visible portion of the fireplace flue was inspected. To fully inspect the flue for safety, recommend it be further evaluated by a qualified fireplace specialist and/or chimney sweep.
- (2) Chimney was not built high enough above the roof plane for proper drafting. The chimney should extend a minimum of three feet above the point passing through the roof and a minimum of two feet above any part of the building within ten feet. The inspector measured that the adjacent roof was less than five feet from the area of the chimney that was two feet below the opening. Recommend repair by a qualified chimney/fireplace specialist.

I NI NP D



J. Photo 1



J. Photo 2

K. Porches, Balconies, Decks and Carports

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Entrance: Service Lateral (Below Grade) - 120V/240V

Electrical Service (Disconnect) Amperage: 200 Amp

Panel Manufacturer: Square D

Comments:

(1) Electrical panel(s) appeared to be performing as intended at time of inspection. A thermal scan of the panel(s) showed an increase in the apparent temperature at panel components such as but not limited to: Arc Fault Circuit Interrupter (AFCI) breakers, Ground Fault Circuit Interrupter (GFCI) breakers, and/or surge protectors. Although the scan showed a higher apparent temperature in comparison to the surrounding breakers, this was considered a normal condition in that these components have integrated circuits that operate at a warmer temperature.

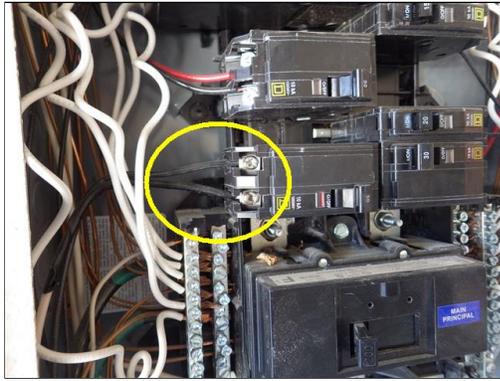


A. Photo 1



A. Photo 2

(2) At the electrical circuit for the air conditioning condenser, the wiring used was too small to be protected by a 50 amp breaker. This is a safety issue. In a high current event, the wiring could overheat before the breaker were to trip. The wire size for this branch circuit should be a minimum of 8 gauge, not 10 gauge. Recommend repair by a licensed electrician.



A. Photo 3



A. Photo 4

B. Branch Circuits - Connected Devices, and Fixtures

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

Comments:

A representative number of lighting fixtures and receptacles/outlets tested appeared to be performing as intended.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Natural Gas

Heating Equipment Manufacturer: Armstrong Air

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: Advanced Distributor Products, Armstrong Air

Comments:

(1) Cooling equipment was visually inspected but could not be fully evaluated. The cooling equipment could not be tested for proper operation due to the outside air temperature being less than 60 degrees. For proper condenser lubrication, the air temperature should be at least 60 degrees for several hours. If not, damage could result.

(2) The hose in the guest bathroom used for the cooling equipment condensate line was narrowed due to two kinks in the hose. Kinks in the hose can contribute to a backup of condensate over time. Recommend repair by a qualified contractor.



B. Photo 1

(3) **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

Filter Type: Disposable

Comments:

(1) The client mentioned that the temperature in the master bedroom was significantly colder than other rooms in the home during the winter months. This is an indicator that the HVAC system was not properly balanced for the structure. Dampers and/or a redesign of the ductwork may be necessary. Recommend further evaluation by a qualified HVAC contractor.

(2) The client mentioned that the temperature in the right side bedroom and study was significantly hotter than other rooms in the home during the summer months. This is an indicator that the HVAC system was not properly balanced for the structure. Dampers and/or a redesign of the ductwork may be necessary. Recommend further evaluation by a qualified HVAC contractor.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Right front corner of property

Location of Main Water Supply Valve: Unknown (New and 11 month)

Static Water Pressure Reading: Over 85 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 interior plumbing supply piping) was not found. Today's plumbing standards require that there be an in-line shut off valve for the water supply that does not require any specialized tools to operate. Recommend client consult with builder for location of shut off valve. If none is present, recommend repair by a licensed plumber. Note: The water shut off at the meter is for the local water utility and does not meet this requirement.

(2) The water pressure was measured to be over 85 PSI. This amount of water pressure is too high by today's plumbing standards and is typically due to a lack of a water pressure

reducing valve (regulator) or from a misadjusted regulator. No regulator was found. High water pressure can cause premature failure of plumbing pipe connections and fixture seals. Recommend further evaluation by a licensed plumber.



A. Photo 1

(3) The water supply delivery system and fixtures appeared to be operating as intended at time of inspection.

B. Drains, Wastes, and Vents

Comments:

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

(2) **Overflow Sink and Tub Drains Not Tested:** The inspector did not inspect for the presence of and/or testing of overflow sink and tub drains. To test these drains (when present), it is required to fill sinks and tubs to overflow. This level of inspection/testing is beyond the scope of the inspection. Any concerns regarding overflow drains should be directed to a licensed plumber for further evaluation.

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50 Gallon

Manufacturer: Rheem/Ruud

Age of Heater: One to three years old

Water Heater Location(s): Garage

Water Temperature: 115-120 degrees

Comments:

(1) Water heater(s) appeared to be operating as intended at time of inspection.

(2) **Additional Information Regarding Water Heater Temperature/Pressure Release Valves:** Within the inspection industry it has been documented that testing of TPR (temperature and pressure release) valves can cause damage to a home. This can be due to improper installation of hidden discharge lines within walls, insulation etc. and/or due to the age of the valve(s). If in the reasonable judgment of the inspector, the discharge line(s) are hidden as previously mentioned or if the TPR valve is over two years old, the valve will not be tested. Any concerns regarding water heater TPR valves should be directed to a licensed plumber for further evaluation.

D. Hydro-Massage Therapy Equipment

Comments:

There was no jetted tub onsite.

V. APPLIANCES

A. Dishwashers

Dishwasher Brand: Whirlpool

Comments:

(1) The homeowner mentioned that the dishwasher did not dry the dishes. Recommend further evaluation by a qualified service technician.

(2) Per the homeowner, the dishwasher was visually inspected but was not tested for operation.

B. Food Waste Disposers

Disposer Brand: Badger/Insinkerator

Comments:

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

C. Range Hood and Exhaust Systems

Vent Hood Brand: Broan

Comments:

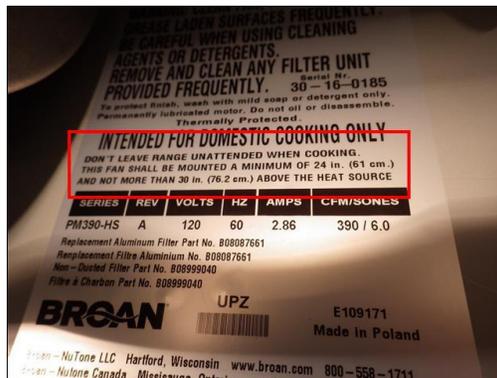
The range exhaust vent was improperly positioned in relation to the cooktop. The manufacturer instructions viewed on the vent assembly stated that the "fan shall be mounted a minimum of 24 inches and not more than 30 inches from the heat source". At present, the vent was approximately 34 1/2 inches above the heat source. This condition can affect vent performance. Recommend repair by a qualified contractor.



C. Photo 1



C. Photo 2



C. Photo 3

D. Ranges, Cooktops and Ovens

Oven/Range Brand: Whirlpool

I NI NP D

Cooktop Brand: Whirlpool

Comments:

The cooktop and oven(s) appeared to be performing as intended at time of inspection.

E. Microwave Ovens

Microwave Brand: Whirlpool

Comments:

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

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

G. Garage Door Operators

Operator Brand: Overhead Door

Comments:

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

H. Dryer Exhaust Systems

Comments:

The dryer vent was not accessible for inspection due to a lack of access from the homeowner's dryer. The dryer vent was not inspected.

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.

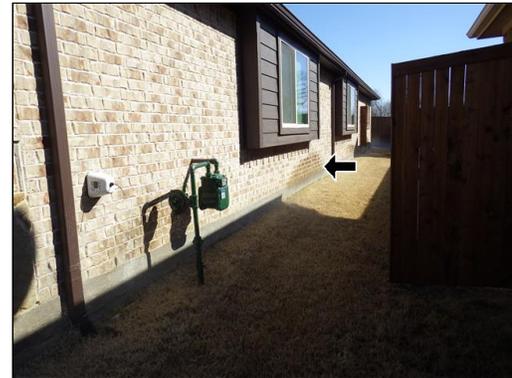


A. Photo 1

(2) 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 2



A. Photo 3



A. Photo 4