Home Inspection Report

Prepared exclusively for:

Provided by:

Be Informed

Home Inspections, LLC

817-312-0274

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www.beinformedinspections.com

Licensed Professional Real Estate Inspector
TREC#-------

House Faces North For Orientation Purposes
Date of Inspection: ----------

REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

Foundations

The raised flowerbeds at the front of the home are blocking the ventilation for the crawlspace. Ventilation of the crawl space is insufficient. One (1) square foot of free vent area should be provided for every five hundred (500) square feet of crawl space. Proper ventilation will help to control humidity and reduce the potential for rot. Crawl spaces can be vented to the building interior or exterior, depending on the configuration of the crawl space.

A moisture barrier should be installed on the crawl space floor.

Grading & Drainage

A flat grade was observed at the front and rear of the home. The grading should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.

High soil observed at the front of the home in the flower beds. The top of the foundation should be a minimum of six inches above earth. This will help protect against WDI (wood destroying insects) and moisture.

Roof Covering Materials

The roof in considered to be in fair condition. The roof is showing wear, and the deterioration will be increased due to the bruising. The bruising on the roof appears to be hail damage and client should check with the homeowner's insurance concerning filing a claim related to this damage.

Missing shingles were noted at the southwest corner of the roof due to relocation of the satellite mounting bracket and should be installed.

The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

Loose, missing, or damaged downspouts should be repaired promptly.

Raised shingles were noted at the front side of the east slope and should be better secured and sealed to prevent damage from leaks.

A roof leak was noted adjacent to the furnace gas flue. This was evidenced by staining and moisture at the roof sheathing in the attic. The area should be investigated further and repaired to prevent further damage.

A missing cricket was noted was noted for the chimney and should be installed to prevent the buildup of debris and possible damage from leaks.

Roof Structure & Attic

The common and valley rafters of the roof structure show evidence of sagging. Numerous cracked rafters were observed at the south slope and southwest valley. These areas should be investigated further and repaired by a qualified tradesman.

Spliced ceiling joists were observed above the kitchen and should be evaluated and repaired as necessary.

Some rafter supports were observed attached to the sides of the rafters, rather than providing support from below and should be evaluated and repaired if necessary, by a qualified tradesman. Purlin and rafter supports should be braced to a load bearing wall, beam, or girder.

A sagging girder was noted across the span between the living room and dining area. The area should be evaluated and repaired as necessary by a qualified tradesman.

Low and missing insulation levels were noted throughout the attic space. Insulation improvements may be cost effective, depending on the anticipated term of ownership.

Exterior Walls

Typical minor cracking was observed at the exterior walls on all sides of the home. This implies that some structural movement of the building has occurred, as is typical of most houses and should be repaired. Minor repointing (replacing mortar between the joints) is needed.

The master bedroom window ledge was noted missing mortar and in general disrepair. This ledge should be rebuilt by a qualified mason.

Interior Walls

Evidence of patching and repair were noted in the living room adjacent to the hallway.

Ceilings

Typical minor cracking was noted between the living room and dining area. This condition is mainly cosmetic in nature and should be repaired.

Evidence of patching and repair were noted in the garage.

Damage and openings were observed in the garage and should be repaired.

Floors

Weak and springy flooring was noted adjacent to the study. This is usually a result of improperly secured subflooring and should be investigated further and repaired.

A low area was noted at the entrance to the master bathroom. This may be a result of missing carpet padding or unsecured flooring and should be evaluated further and repaired as necessary.

Doors (Interior & Exterior)

Doors were observed rubbing the frames for the front guest bedroom, front entry, and pantry. The doors and/or hardware should be adjusted to prevent possible damage.

The threshold for the garage entry door was observed as loose and lacking support and should be repaired to prevent possible damage.

There is air/light infiltrating around the bottom of the garage entry door. The threshold should be adjusted as necessary and/or improvements are needed to the weather stripping.

The rear exterior door was observed dragging the threshold and flooring. The door and/or hardware should be adjusted to prevent possible damage.

Fireplace/Chimney

Cracking was noted at the rear of the firebox and should be repaired.

A rain cap and vermin screen should be installed on the masonry chimney.

Service Entrance and Panels

The main panel does not appear to be properly grounded/bonded. The current building standards require two grounds for all main panels. The GES (grounding electrode system) is required as one of the two grounds. No GES was noted at the main panel. The grounding and bonding of the electrical systems does not meet current building standards and should be repaired by a licensed electrician.

The service wires should form a “drip loop” where they meet the service mast on the exterior of the home. This should be repaired to ensure that water will drip off the wires, rather than run into the service mast.

The service wires do not have adequate clearance from the ground and/or trees and should be repaired. The top of the service mast and the service wires should be at least fifteen (15) feet from the ground.

Branch Circuits, Connected Devices, and Fixtures

Multiple open junction boxes were noted in the upper attic. This may indicate splices between older and newer wiring in various locations, possibly resulting in overloaded circuits. The electrical system should be evaluated further and repaired as necessary by a licensed electrician.

The left master bathroom outlet by the toilet did not have power at the time of inspection and should be evaluated further and repaired as necessary.

Ungrounded 3-prong outlets were noted in various locations throughout the home and should be improved. This can be as simple as filling the ground slot with epoxy. Alternatively, a grounded cable could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided.

Loose outlets were noted in the garage and should be better secured.

The installation of ground fault circuit interrupters (GFCI) is needed for outlets in the kitchen, utility room, exterior, and garage. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Fire Protection Equipment

Loose and/or inoperative smoke detectors were observed in several locations. Current building standards require carbon monoxide protection as well as smoke detection in all bedrooms and in the living space directly outside the bedrooms. The units should be interconnected and hardwired to the electrical system.

Cooling Equipment

Missing insulation was noted on refrigerant lines for the outside a/c unit and should be repaired to prevent possible damage.

The capacity of the air conditioning system may prove to be marginal during the warmer days of the summer. Without performing detailed heat gain calculations, or living in the home during warm summer days, actual conditions are difficult to predict.

As is not uncommon for homes of this age and location, the air conditioning system is relatively old. It will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs.

Duct System, Chases, and Vents

Disconnected ductwork was noted in the upper attic. The ductwork may be relative to the disconnected furnace and a/c units and should be evaluated by a licensed HVAC technician.

Water Supply System and Fixtures

The main water shut off valve in the front yard was buried at the time of inspection and should be uncovered and made accessible.

The master shower enclosure leaks at the floor brackets and should be sealed to prevent possible damage.

Missing tile grout and caulk was noted for the master bathroom shower enclosure. Tile grout and sealant should be newly applied to prevent possible damage from moisture or water penetration.

The guest bathroom spout leaks and should be repaired.

The guest bathroom shower handle and master bathroom handheld shower head should be sealed at the tile to prevent possible future damage from moisture or water penetration.

Drains, Wastes, and Vents

The guest bathroom toilets were observed gurgling when the guest vanity sinks are drained. The entire plumbing system should be evaluated and repaired as necessary by a licensed plumber.

A leak was noted at the left guest bathroom vanity sink drain piping connection and should be repaired to prevent possible damage.

Water Heating Equipment

No safety pan and drain were found for the water heater. This should be repaired by the installation of a pan with a drain by a qualified professional.

Missing insulation was noted at the water heater supply piping and should be installed to prevent possible damage during the colder months.

The vent pipe serving the water heater does not have safe clearance from combustible materials. This condition should be improved for safety reasons.

The water heater is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

Dishwasher

The dishwasher is not properly mounted and should be better secured.

Mechanical Exhaust Vents and Bathroom Heaters

Bathroom exhaust fans were not present for the master bathroom and utility room at the time of inspection. Every bathroom requires an openable window that provides at least 1.5 square ft of air flow area when open – 2006 IRC [303.3] OR mechanical type ventilation: 50 CFM intermittent or 20 CFM continuous operation – 2006 IRC.

The overhead garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be repaired immediately.

Lawn and Garden Sprinkler Systems

Front Yard

Zone 4: A low pressure head was noted by the curb and should be evaluated for repair as this may indicate a possible leak.

Zone 7: A damaged sprinkler head was noted by the front yard tree and should be repaired.

Back Yard

Zones 1 and 3: Damaged sprinkler heads were noted in the back yard and should be repaired or replaced.

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PROPERTY INSPECTION REPORT

Prepared For: ---------- (Name of Client)

Concerning: ---------- (Address or Other Identification of Inspected Property)

By: ---------- (Name and License Number of Inspector) ---------- (Date)

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 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. 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; 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

A WORD ABOUT THE INSPECTION REPORT

The inspection report is to be used as a tool to provide the client with valuable knowledge of the condition of the home at the time of the inspection. This is the sole purpose of the report and it is intended to be used only by the person(s) whose name is included in the report and will not be relevant to any other person(s) for any future purposes.

A WORD ABOUT MOLD

Every home contains mold in some varying degree. Mold growth is sustained by high moisture content in the home in various locations such as baths and utility rooms. While there are hundreds of varieties of mold, only about ten are known to be toxic. The toxic molds typically only affect persons with high sensitivity to the mold spores. Mold growth can usually be contained by providing adequate ventilation in areas prone to moisture. The obvious indications of mold are distinct musty odors and actual visual observation. Mold growth can vary in color from black, white or various colors such as red, green, or brown among others. It is very possible that mold growth will be present in the home and will not be detected by a home inspection. It can exist in walls, behind tiles and below cabinets. Because the home inspection is non-evasive and non-destructive, hidden molds will probably not be discovered during the inspection.

A WORD ABOUT THE "CODE"

A general home inspection should not be construed as a code inspection. Code inspections are generally performed by municipal inspectors who have been granted the authoritative power to enforce the adopted code requirements for that municipality. It is important to understand that the requirements contained in the Code are the ***minimum*** acceptable standards. Municipalities many times adopt new Codes as they become available, thus rendering the old Codes obsolete. Homes generally constructed under the previous Code requirements are then "Grandfathered", but any new alteration or addition to the existing building will require conforming to the present adopted Code requirements.

Many times, the TREC Standards and Code Standards are the same and occasionally the TREC Standards may be more stringent.

There are some requirements for new home construction that may not be contained in the Code but may be required by the manufactures. This is due to the lag time between new products or materials coming into the market and requirements for their use or installation becoming adopted by code requirements. This lag time may often be years.

I	NI	NP	D	Inspection Item

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

The inspector is not a structural engineer. If any concerns exist about the potential for future movement, the client should have a licensed engineer perform an evaluation of the foundation.

Type of Foundation(s): Pier and beam

Comments:

The foundation is performing as intended. No significant problems were observed.

The crawlspace was physically inaccessible due to missing hatch openings and high soil. The majority of the crawlspace was not visually accessible at the time of inspection.

The raised flowerbeds at the front of the home are blocking the ventilation for the crawlspace. Ventilation of the crawl space is insufficient. One (1) square foot of free vent area should be provided for every five hundred (500) square feet of crawl space. Proper ventilation will help to control humidity and reduce the potential for rot. Crawl spaces can be vented to the building interior or exterior, depending on the configuration of the crawl space. (Figure 1)

A moisture barrier should be installed on the crawl space floor.

Minor cracking was observed in the foundation at the surface of the garage floor. This type of cracking is usually the result of shrinkage of the concrete as it cures. Shrinkage cracks are very common and should not be cause for alarm. (Figure 2)

Figure 1 Example of high soil/blocked crawlspace ventilation at front flowerbeds

Figure 2 Example of shrinkage cracking at garage floor

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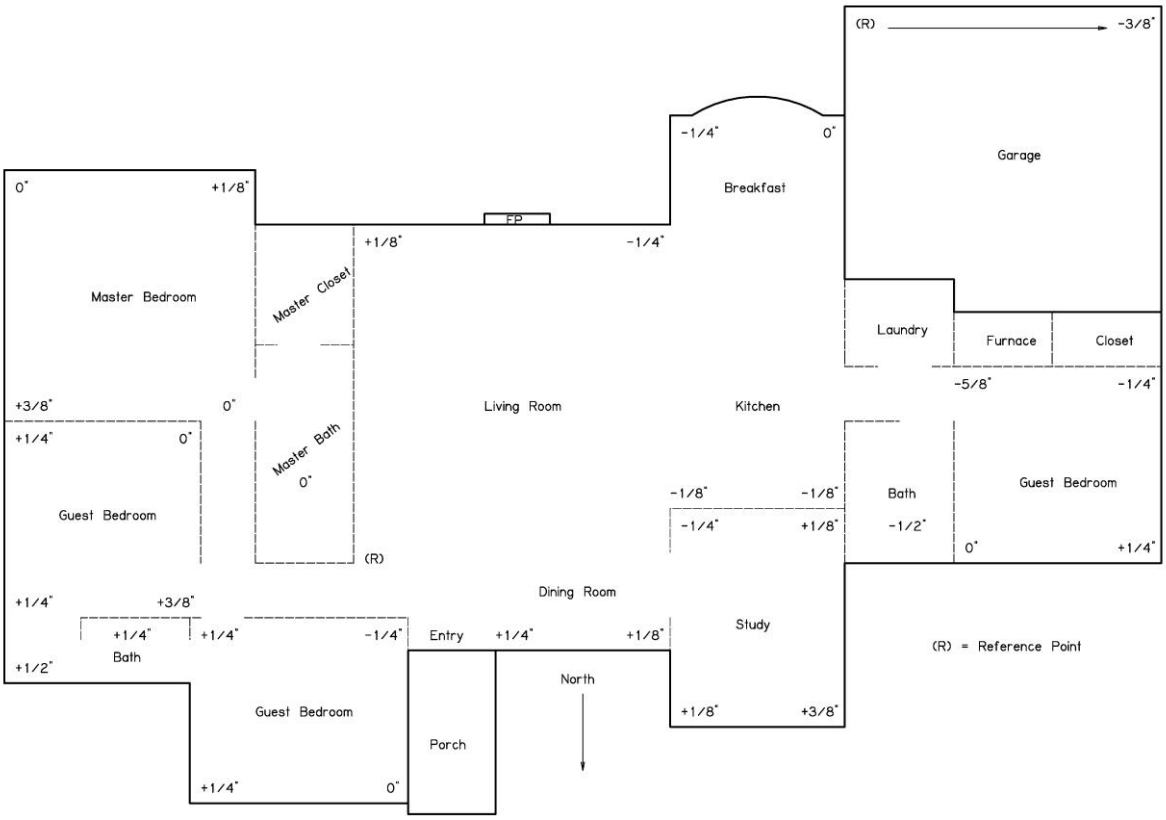

☑ ☐ ☐ ☑ **B. Grading & Drainage**

Comments:

A flat grade was observed at the front and rear of the home. The grading should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls. (Figures 1-3)

High soil observed at the front of the home in the flower beds. The top of the foundation should be a minimum of six inches above earth. This will help protect against WDI (wood destroying insects) and moisture. (Figure 4)

Figure 1 Example of flat grade at front of home

Figure 2 Example of negative grade against front flower beds

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Figure 3 Example of flat grade at rear of home

Figure 4 Example of high soil at front flower beds

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

This inspection covers the roof covering, flashings, skylights, gutters and roof penetrations. If any concerns exist about the life expectancy or the potential for future problems, a roofing specialist should be consulted. INSPECTOR DOES NOT INSPECT ROOFS FOR INSURANCE INSURABILITY.

Type(s) of Roof Covering: Composition Roofing Material

Viewed From: Walked on roof

Comments:

The roof in considered to be in fair condition. The roof is showing wear, and the deterioration will be increased due to the bruising. The bruising on the roof appears to be hail damage and client should check with the homeowner's insurance concerning filing a claim related to this damage. (Figures 1-2)

Missing shingles were noted at the southwest corner of the roof due to relocation of the satellite mounting bracket and should be installed. (Figure 3)

The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. (Figure 4)

Loose, missing, or damaged downspouts should be repaired promptly. (Figures 5-6)

Raised shingles were noted at the front side of the east slope and should be better secured and sealed to prevent damage from leaks. (Figure 7)

A roof leak was noted adjacent to the furnace gas flue. This was evidenced by staining and moisture at the roof sheathing in the attic. The area should be investigated further and repaired to prevent further damage. (Figure 8)

A missing cricket was noted was noted for the chimney and should be installed to prevent the buildup of debris and possible damage from leaks. (Figure 9)

Figure 1 Example of hail damage

Figure 2 Example of hail damage

Figure 3 Example of missing shingles

Figure 4 Example of clogged gutters

Figure 5 Example of damaged gutters

Figure 6 Example of missing downspout

Figure 7 Example of raised shingles

Figure 8 Example of roof leak adjacent to furnace gas flue

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Figure 9 Example of missing chimney cricket

☑ ☐ ☐ ☑ **D. Roof Structure & Attic** (If the attic is inaccessible, report the method used to inspect.)
This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

Viewed From: Entered attic and performed a visual inspection

Approximate Average Depth of Insulation:

2-3 inches of cellulose insulation. It takes approximately 8.5 inches of cellulose insulation to achieve an R-30 value. It is recommended that homes in Texas have insulation with an R-30 value.

Approximate Average Thickness of Vertical Insulation:

3-4 inches of batt fiberglass insulation

Comments:

Note: Major structural concerns exist, and the entire roof system should be evaluated by a structural engineer.

The common and valley rafters of the roof structure show evidence of sagging. Numerous cracked rafters were observed at the south slope and southwest valley. These areas should be investigated further and repaired by a qualified tradesman. (Figures 1-4)

Spliced ceiling joists were observed above the kitchen and should be evaluated and repaired as necessary. (Figure 5)

Some rafter supports were observed attached to the sides of the rafters, rather than providing support from below and should be evaluated and repaired if necessary by a qualified tradesman. Purlin and rafter supports should be braced to a load bearing wall, beam, or girder. (Figure 6)

A sagging girder was noted across the span between the living room and dining area. The area should be evaluated and repaired as necessary by a qualified tradesman. (Figure 7)

Low and missing insulation levels were noted throughout the attic space. Insulation improvements may be cost effective, depending on the anticipated term of ownership. (Figure 8)

Figure 1 Example of ridge sag at south roof slope

Figure 2 Example of cracked rafter

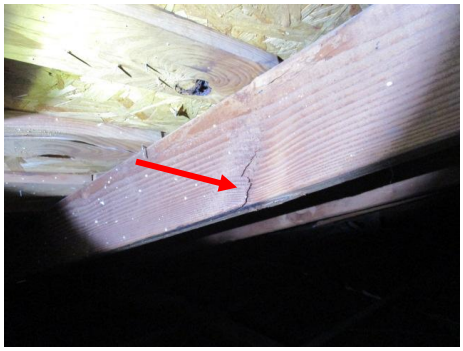

Figure 3 Example of cracked rafter

Figure 4 Example of cracked rafter

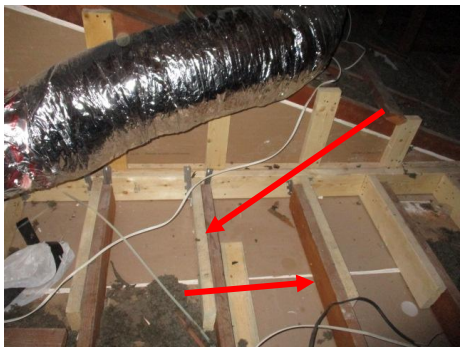

Figure 5 Example of spliced ceiling joists

Figure 6 Example of rafter supports attached to side of rafter

Figure 7 Example of sag in living roof

Figure 8 Example of missing insulation

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

This inspection covers the deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

Comments:

Exterior Walls

Typical minor cracking was observed at the exterior walls on all sides of the home. This implies that some structural movement of the building has occurred, as is typical of most houses and should be repaired. Minor repointing (replacing mortar between the joints) is needed. (Figures 1-4)

The master bedroom window ledge was noted missing mortar and in general disrepair. This ledge should be rebuilt by a qualified mason. (Figure 5)

Figure 1 Example of cracking by master bedroom window

Figure 2 Example of cracking by west guest bedroom window

Figure 3 Example of cracking by front entry

Figure 4 Example of cracking at north

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Figure 5 Example of missing mortar/damaged master bedroom window ledge

Interior Walls

Evidence of patching and repair were noted in the living room adjacent to the hallway.

☑ ☐ ☐ ☑ **F. Ceilings & Floors**

This inspection covers deficiencies of the ceilings, floors, and stairways related to the structural performance or water penetration.

Comments:

Ceilings

Typical minor cracking was noted between the living room and dining area. This condition is mainly cosmetic in nature and should be repaired. (Figure 1)

Evidence of patching and repair were noted in the garage. (Figure 2)

Damage and openings were observed in the garage and should be repaired. (Figures 3-4)

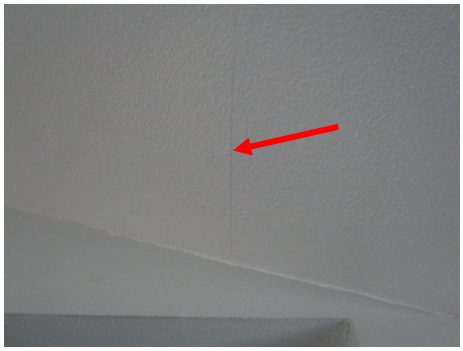

Figure 1 Example of ceiling crack

Figure 2 Example of patching and repair in garage

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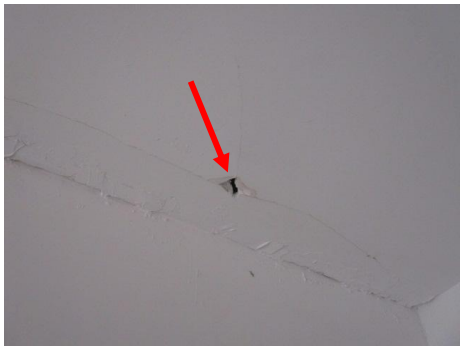

Figure 3 Example of damage at garage ceiling

Figure 4 Example of opening at garage ceiling

Floors

Weak and springy flooring was noted adjacent to the study. This is usually a result of improperly secured subflooring and should be investigated further and repaired. (Figure 1)

A low area was noted at the entrance to the master bathroom. This may be a result of missing carpet padding or unsecured flooring and should be evaluated further and repaired as necessary. (Figure 2)

Figure 1 Location of springy flooring by study

Figure 2 Example of low area by master bathroom

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

This inspection covers the condition and operation of interior and exterior doors (including the overhead garage doors).

Comments:

Doors were observed rubbing the frames for the front guest bedroom, front entry, and pantry. The doors and/or hardware should be adjusted to prevent possible damage. (Figure 1)

The threshold for the garage entry door was observed as loose and lacking support and should be repaired to prevent possible damage. (Figure 2)

There is air/light infiltrating around the bottom of the garage entry door. The threshold should be adjusted as necessary and/or improvements are needed to the weather stripping. (Figure 3)

The rear exterior door was observed dragging the threshold and flooring. The door and/or hardware should be adjusted to prevent possible damage. (Figure 4)

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Figure 1 Example of pantry door rubbing frame

Figure 2 Example of garage entry threshold loose/lacking support

Figure 3 Example of air/light below garage entry door

Figure 4 Example of rear exterior door dragging threshold and floor

☑ ☐ ☐ ☐ **H. Windows**

This inspection covers the presence and condition of windows and door screens.

Comments: Satisfactory

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

Comments: Not Present

☑ ☐ ☐ ☑ **J. Fireplace/Chimney**

This inspection covers the inspection of the visible components and the structure of the fireplace and chimney.

Comments:

Cracking was noted at the rear of the firebox and should be repaired. (Figure 1)

A rain cap and vermin screen should be installed on the masonry chimney. (Figure 2)

I	NI	NP	D	Inspection Item

Figure 1 Example of cracking at rear of firebox

Figure 2 Example of missing rain cap

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

Comments: Not Present

II. ELECTRICAL SYSTEMS

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

This inspection covers the service entrance wiring, electrical panels and sub panels and wire type(s) found in the main and sub panels.

Comments:

The main panel does not appear to be properly grounded/bonded. The current building standards require two grounds for all main panels. The GES (grounding electrode system) is required as one of the two grounds. No GES was noted at the main panel. The grounding and bonding of the electrical systems does not meet current building standards and should be repaired by a licensed electrician.

The service wires should form a “drip loop” where they meet the service mast on the exterior of the home. This should be repaired to ensure that water will drip off the wires, rather than run into the service mast. (Figure 2)

The service wires do not have adequate clearance from the ground and/or trees and should be repaired. The top of the service mast and the service wires should be at least fifteen (15) feet from the ground. (Figures 3-4)

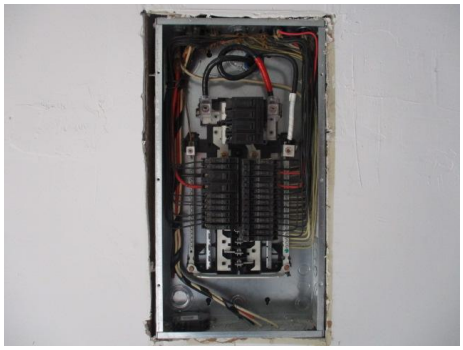

Figure 1 Main Panel

Figure 2 Example of insufficient drip loop

I	NI	NP	D	Inspection Item

Figure 3 Example of insufficient clearance of service wires

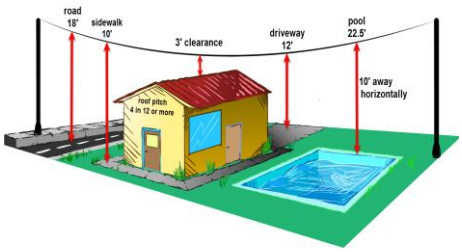

Figure 4 Diagram of proper service wire clearances

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

This inspection covers electrical receptacles, switches and fixtures.

Type of Wiring: Copper

Comments:

Multiple open junction boxes were noted in the upper attic. This may indicate splices between older and newer wiring in various locations, possibly resulting in overloaded circuits. The electrical system should be evaluated further and repaired as necessary by a licensed electrician. (Figures 1-2)

The left master bathroom outlet by the toilet did not have power at the time of inspection and should be evaluated further and repaired as necessary.

Ungrounded 3-prong outlets were noted in various locations throughout the home and should be improved. This can be as simple as filling the ground slot with epoxy. Alternatively, a grounded cable could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. (Figure 3)

Loose outlets were noted in the garage and should be better secured. (Figure 4)

The installation of ground fault circuit interrupters (GFCI) is needed for outlets in the kitchen, utility room, exterior, and garage. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Figure 1 Example of open junction box in attic

Figure 2 Example of open junction box in attic

I	NI	NP	D	Inspection Item

Figure 3 Example of open ground at kitchen outlet

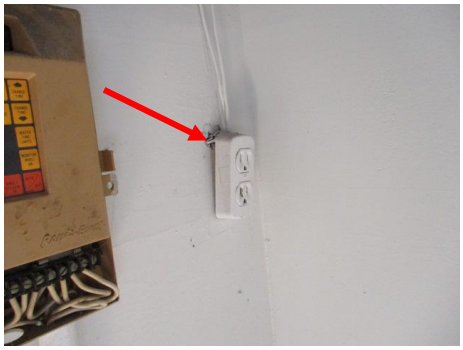

Figure 4 Example of loose outlet in garage

☑ ☐ ☐ ☑ **C. Fire Protection Equipment**

Comments:

Loose and/or inoperative smoke detectors were observed in several locations. Current building standards require carbon monoxide protection as well as smoke detection in all bedrooms and in the living space directly outside the bedrooms. The units should be interconnected and hardwired to the electrical system.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of System: Central Forced Air Furnace

Energy Source: Gas

Number of Units: 1

Approx. Age: 2012

Comments: Satisfactory

**Note: A disconnected unit was noted in the attic space above the master bedroom.*

☑ ☐ ☐ ☑ **B. Cooling Equipment**

This inspection covers the performance of the cooling systems. It is recommended that the unit be serviced at least once a year by a licensed HVAC company.

Type of System: Central Forced Air System

Comments:

**Note: A disconnected 3.5 ton unit was noted at the east end of the home at the time of inspection.*

Unit 1

Size: 5 ton

Approx. Age: 1988

At the time of the inspection, the temperature at the return vent was 64 degrees F. and the temperature at the supply vent was 47 degrees F. The temperature differential was 17 degrees F. This meets the minimum requirements and means the unit is cooling adequately.

Missing insulation was noted on refrigerant lines for the outside a/c unit and should be repaired to prevent possible damage. (Figure 1)

I	NI	NP	D	Inspection Item

The capacity of the air conditioning system may prove to be marginal during the warmer days of the summer. Without performing detailed heat gain calculations, or living in the home during warm summer days, actual conditions are difficult to predict.

As is not uncommon for homes of this age and location, the air conditioning system is relatively old. It will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs.

Figure 1 Example of missing insulation at a/c refrigerant lines

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

This inspection covers the condition and routing of the ducts, vents, fans, and filters. Flue system will also be inspected.

It is recommended that the filters are checked monthly and replaced when needed.

Comments:

Disconnected ductwork was noted in the upper attic. The ductwork may be relative to the disconnected furnace and a/c units and should be evaluated by a licensed HVAC technician.

IV. PLUMBING SYSTEM

☑ ☐ ☐ ☑ **A. Water Supply System and Fixtures**

This inspection covers the type and condition of all accessible and visible water supply components.

Location of water meter: Curb by street

Location of main water supply valve: Front Yard

Static water pressure reading: 56 psi

Comments:

Note: The plumbing and drain piping in the crawlspace were inaccessible at the time of inspection.

The main water shut off valve in the front yard was buried at the time of inspection and should be uncovered and made accessible. (Figure 1)

The master shower enclosure leaks at the floor brackets and should be sealed to prevent possible damage. (Figure 2)

I	NI	NP	D	Inspection Item

Missing tile grout and caulk was noted for the master bathroom shower enclosure. Tile grout and sealant should be newly applied to prevent possible damage from moisture or water penetration. (Figures 3-4)

A leak was observed at the guest bathtub spout and should be repaired to prevent water penetration into the wall space. (Figure 5)

The guest bathroom shower handle and master bathroom handheld shower head should be sealed at the tile to prevent possible future damage from moisture or water penetration. (Figures 6-7)

Figure 1 Example of buried water main shut off valve

Figure 2 Example of leak at master shower enclosure

Figure 3 Example of missing tile grout/caulk at master shower enclosure

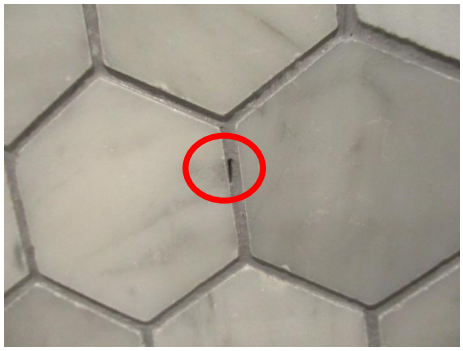

Figure 4 Example of missing tile grout/caulk at master shower enclosure

Figure 5 Example of leak at guest bathtub spout

Figure 6 Example of loose handle for guest bathtub

I	NI	NP	D	Inspection Item

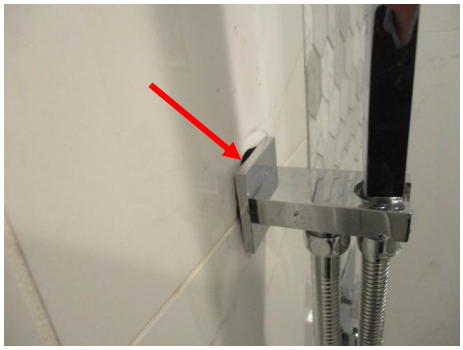

Figure 7 Example of missing sealant at master shower handheld bracket

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

This inspection covers the condition of all accessible and visible waste-water and vent-pipes.

THIS INSPECTION DOES NOT INCLUDE A CLOTHES WASHER DRAIN INSPECTION.

Comments:

The guest bathroom toilets were observed gurgling when the guest vanity sinks are drained. The entire plumbing system should be evaluated and repaired as necessary by a licensed plumber.

A leak was noted at the left guest bathroom vanity sink drain piping connection and should be repaired to prevent possible damage. (Figure 1)

Figure 1 Location of leak at guest bathroom vanity sink

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

This inspection covers the water heating equipment and its temperature and pressure relief system.

Energy Source: Gas

Capacity: 50 gallons

Number of Units: 1

Approx. Age: 1999

Comments:

No safety pan and drain were found for the water heater. This should be repaired by the installation of a pan with a drain by a qualified professional. (Figure 1)

I	NI	NP	D	Inspection Item

Missing insulation was noted at the water heater supply piping and should be installed to prevent possible damage during the colder months. (Figure 2)

The vent pipe serving the water heater does not have safe clearance from combustible materials. *This condition should be improved for safety reasons*. (Figure 3)

The water heater is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

Figure 1 Example of missing drain pan/piping

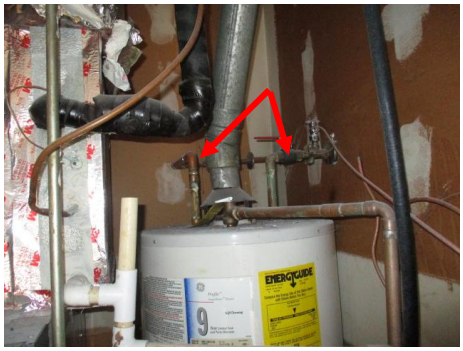

Figure 2 Example of missing insulation at water supply piping

Figure 3 Example of insufficient clearance for vent pipe

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

This inspection covers built-in hydrotherapy and whirlpool equipment.

Comments: Not Present

I	NI	NP	D	Inspection Item

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwasher**

The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

Comments:

The dishwasher is not properly mounted and should be better secured. (Figure 1)

Figure 1 Example of dishwasher not properly mounted

☑ ☐ ☐ ☐ **B. Food Waste Disposer**

This inspection covers the splashguard, grinding components, and exterior.

Comments: Satisfactory

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

The inspection covers the filter, vent pipe and switches as well as operate the blower vent.

Comments: Satisfactory

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

The inspection of the range / oven / cook tops covers the knobs, elements, drip pans handles, glass panels, light or light covers, and other parts. The oven will be tested in both bake and broil settings.

Comments: Satisfactory

☑ ☐ ☐ ☐ **E. Microwave Oven**

The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, doors and seals.

Comments: Satisfactory

I	NI	NP	D	Inspection Item

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

The inspection will cover the operation of the unit, observing sound, speed and vibration level.

Comments:

Bathroom exhaust fans were not present for the master bathroom and utility room at the time of inspection. Every bathroom requires an openable window that provides at least 1.5 square ft of air flow area when open – 2006 IRC [303.3] OR mechanical type ventilation: 50 CFM intermittent or 20 CFM continuous operation – 2006 IRC.

☑ ☐ ☐ ☑ **G. Garage Door Operators**

The inspection will cover the condition and operation of the garage door operator.

Comments:

The overhead garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be repaired immediately. (Figure 1)

Figure 1 Example of garage door not reversing under resistance

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

The inspection will cover *the condition and the routing of ducts (where visible and accessible).*

Comments: Satisfactory

I	NI	NP	D	Inspection Item

VI. OPTIONAL SYSTEMS

☑ ☐ ☐ ☑ **A. Lawn and Garden Sprinkler Systems**

The inspection of the sprinkler system will cover operating all zones or stations on the system manually and observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or backflow devices.

Comments:

Note: The sprinkler controls were divided between 2 panels in the garage for the front yard and back yard and are zoned individually. The control boxes for the system were older and should be evaluated for improvement.

Front Yard

Zone 4: A low pressure head was noted by the curb and should be evaluated for repair as this may indicate a possible leak. (Figure 1)

Zone 7: A damaged sprinkler head was noted by the front yard tree and should be repaired. (Figure 2)

Back Yard

Zones 1 and 3: Damaged sprinkler heads were noted in the back yard and should be repaired or replaced. (Figures 3-4)

Figure 1 Example of low-pressure head in Front Yard Zone 4

Figure 2 Example of damaged sprinkler head in Front Yard Zone 7

Figure 3 Example of damaged sprinkler head in Back Yard Zone 1

Figure 4 Example of damaged sprinkler head in Back Yard Zone 3

I	NI	NP	D	Inspection Item
☐	☐	☑	☐	**B. Swimming Pools, Spas, Hot Tubs, and Equipment** *The inspection of the swimming pool and/or spa will cover the condition of the pool surfaces, identifying cracks or deterioration of the surface(s), and observe the condition of tiles, copings, and decks. Included in the inspection are the condition of slides, steps, diving boards, lights, and other equipment as well as inspecting the condition of drains, skimmers, and valves.* *Type of Construction:* Not Present *Comments:* Not Present
☐	☐	☑	☐	**C. Outbuildings** *The inspection of detached outbuildings will cover the structural performance and water penetration, as well as the electrical, plumbing and HVAC components.* *Comments:* Not Present
☐	☐	☑	☐	**D. Outdoor Cooking Equipment** *The inspection of the outdoor cooking equipment will cover the condition of the control knobs, handles, burner bars, grills, box, rotisserie (if present) and heat diffusion material as well as observe the stability of the unit and pedestal.* *Energy Source:* Not Present *Comments:* Not Present
☐	☐	☑	☐	**E. Private Water Wells** (A coliform analysis is recommended.) *Type of Pump:* Not Present *Type of Storage Equipment:* Not Present *Comments:* Not Present
☐	☐	☑	☐	**F. Private Sewage Disposal (Septic) Systems** *Type of System:* Not Present *Location of Drain Field:* Not Present *Comments:* Not Present

ADDENDUM: CONCRETE FOUNDATION INFORMATION

Some areas of the North Texas region have expansive clay soils. Therefore, proper care of your home's foundation is very important in preserving the integrity of the structure. There are some clays that have the ability to swell when moist and shrink when dry at alarming rates. This requires that a uniform and consistent level of moisture be maintained around the entire foundation. Defects can occur in foundations when the structure does not move as a unit. This can occur when an area around the foundation is constantly wet while other areas remain dry.

As moisture is introduced into the soil by rainfall and/or watering, the soil may experience expansion or swell. If allowed to dry out, the soil can contract or shrink, often leaving small to large fissures or cracks in the ground. The more active the soils, the larger the cracks are when dry. Excessive soil movement through shrink and swell can progressively cause the concrete foundation to develop tensile cracks and deteriorate over the years. The damage can be as minor as hairline cosmetic cracks or major differential settlement where part of the structure rises or sinks in relation to the rest of the structure.

If your home was built on soil with a potential to shrink or swell, it is likely the foundation, driveways, and sidewalks will experience more hairline cracks than a home built on sandy or rocky soil. Although little can be done to prevent minor soil movement, there are precautions that may be taken to help protect your home from major soil related damage. The following guidelines are intended to assist in that regard:

- Proper drainage during and after rain can be the simplest and most important factor. Rain water should run off and away from the structure as quickly as possible following a storm. The entire foundation area should be inspected after a rain to locate any areas where "ponding" (standing water) may be located along the foundation. If ponding is found, steps should be taken to prevent it in the future by re-grading the area to slope away from the structure if practical or installing a drainage system.

- Installation of rain gutters and properly placed downspouts will rapidly remove and transport rain water from the structure, but the downspouts should be so located as to direct water away from and not next to the foundation.

- During the summer (or anytime during a drought) water your lawn moderately (1-1 1/2 inches per week). This should be done in several waterings instead of one heavy watering. Corners of structures have two sides exposed to evaporation and will usually suffer the greatest stress. Do not over water these areas, but do not neglect them. The key to moisture control is consistency. Try and keep the moisture content in the soil uniform and stable.

- Monitor water consumption for any unexplained increases. An increase in your water bill could indicate a plumbing leak, which discovered should be repaired immediately. A good way to check for plumbing leaks is to turn off all faucets and hose bibs in and around the home. Locate the water meter (usually at the curb in a meter box) and look at the dial on the meter. Most meters whether odometer or round dial type will have a leak wheel to indicate even small volume usage. If you observe any movement on the dial face, you should investigate for a possible leak. Make sure the ice maker did not demand water during the test.

- If you notice a number of fissures or ground cracks in a short period of time, it could be in your best interest to consult a geotechnical engineer who specializes in expansive soil problems. The city building department should have a list of engineers who have analyzed soil problems in your area.

- Planting trees (even small ones) within ten feet of the foundation is not recommended. Trees extract moisture from the soil causing shrinkage. Greater separation is recommended for larger trees. Plants that require large amounts of water are also not recommended near the foundation.