



Property Condition Consulting

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PROPERTY INSPECTION REPORT

Prepared For: Homebuyer
(Name of Client)

Concerning: 1234 My Street, Dallas, Texas
(Address or Other Identification of Inspected Property)

By: Steven R. Cook, TREC 8713 10-6-2010
(Name and License Number of Inspector) (Date)

N/A
(Name, License Number and Signature of Sponsoring Inspector, if required)

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.state.tx.us.

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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a limited visual survey and basic operation of the systems and components of a building using normal controls and does not require the use of specialized tools or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection.

The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect parts, components, and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

- (A) Inspect:
 - (i) Items other than those listed herein;
 - (ii) Elevators;
 - (iii) detached structures, decks, docks, fences, or waterfront structures or equipment;
 - (iv) anything buried, hidden, latent, or concealed; or
 - (v) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;
- (B) report:
 - (i) past repairs that appear to be effective and workmanlike;
 - (ii) cosmetic or aesthetic conditions; or
 - (iii) wear and tear from ordinary use;
- (C) determine:
 - (i) insurability, warrantability, suitability, adequacy, capacity, reliability, marketability, operating costs, recalls, counterfeit products, life expectancy, age, energy efficiency, vapor barriers, thermostatic operation, code compliance, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
 - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; or
 - (iv) types of wood or preservative treatment and fastener compatibility;
- (D) anticipate future events or conditions, including but not limited to:
 - (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use,
 - (iii) changes in performance of any part, component, or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common household accidents, personal injury, or death;
 - (vi) the presence of water penetration(s); or
 - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure, or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) operate recirculation or sump pumps;
- (K) remedy conditions preventing inspection of any item;
- (L) apply open flame to operate any appliance;
- (M) turn on decommissioned equipment, systems, or utility services; or
- (N) provide repair cost estimates, recommendations, or re-inspection services.

Time: *In:* - 1:30 *Out:* - 5:30
Weather: *Temperature:* - 83 to 86 degrees *Precipitation:* - None
Utilities: *Water:* - On *Electricity:* - On *Gas:* - On

Present at or during inspection: - Inspector, Client

Please read the report in its entirety. Remember this is a cursory limited visual inspection, that it is not technically exhaustive and does not warranty or guarantee that all defects will be found. If you have any questions or are unclear regarding the findings, please contact us.

This report contains technical information. If you were not present at the property to consult with the inspector, please call the office to arrange for a verbal consultation with the inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This inspection is made for the sole purposes of assisting our client to determine feasibility of purchasing the inspected property. This report is not to be used by or for any property and/or home warranty company.

Be aware that this inspection is done to current Texas building standards and practices. By using current building standards any home, regardless of age, can be measured against a definable standard. Be aware that this often means that often items are identified as deficient or in need of repair because of changes in the building standards and practices not because they are not working as intended when the home was built. Also be aware that different jurisdictions may adopt different standards, this inspection expresses the opinion of the inspector regarding best building practices and safety standards and there are times when this differs from what the local jurisdiction permits.

The digital pictures in this report are samples provided to show location and/or examples of issues and/or components and should not be considered to show all of the damages and/or deficiencies found. There will be issues, locations and components not represented with the digital images provided.

This report is not complete without the contract and is limited by the restrictions and limitations included in the inspection agreement / inspection contract.

Throughout this report the terms "right" and "left" are used to describe the home as viewed facing the home from the street.

INSPECTION LIMITATION: Be aware that the home was occupied at the time of the inspection. The inspector does not move furniture or other items in the home and so is unable to access and view all areas, fixtures, and components.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab-on grade

Comments:

SCOPE: This inspection is one of first impression. The inspector was not provided with any historical information pertaining to the structural integrity of the inspected property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. *Opinions are based on observations made without sophisticated testing procedures. Therefore, the opinions expressed are ones of apparent conditions and not absolute fact and are only good for the date and time of this inspection.*

- The foundation appears to be performing as intended. Although there is some evidence of minor structural movement, in my opinion, the foundation is providing current adequate support for the structure based on a limited visible observation made today. See attached information about foundation maintenance.

Deficiency

- Corner “pops” or cracks noted at one or more corners, including the back left. These are usually caused by the differential drying and/or expansion of the concrete and brick at the corner and are not a structural concern unless enough of the corner breaks out that the brick is no longer supported. Recommend monitoring.
- Post tension cable ends were observed on the exterior of the foundation along the left side and at the right side. This should be repaired to prevent corrosion.



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

NOTE: Highly plastic clay soils, as are typically found in this region, exhibit a great amount of expansion and contraction with varying moisture content. With this type of expansion and contraction of the soils most homes will experience some degree of foundation distress. Expect to see deflection cracks in the exterior brick veneer, sheetrock cracks and floor tile and flatwork cracks.

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I NI NP D

Inspection Item

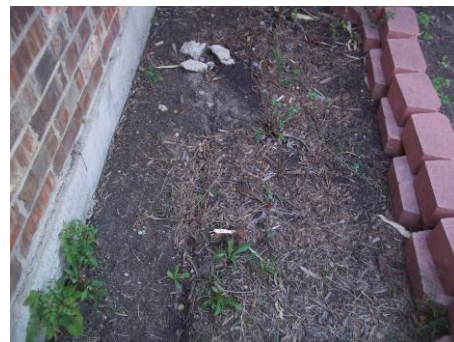
B. Grading & Drainage Comments:

SCOPE: This inspection covers the grade and drainage of the property as well as installed gutters and down spouts.

- The property is generally graded to properly drain water away from the foundation. Monitor for depressions and trenches that can develop by the foundation over time as these will hold water and may negatively affect the performance of the foundation.
- Flower beds can improperly hold water close to the foundation resulting in excess moisture related issues including foundation problems. Recommend monitoring and address if issues are identified.

Deficiency

- The tree at the back right is too close to the house. Large bushes and trees close to the home can damage the walls and roof as well as negatively impacting the foundation with their root system by pulling moisture out of the soil. Recommend trimming the tree back away from the house.
- A dripline is developing around the house including along the left and right sides. A dripline can improperly hold water close to the foundation. The addition of guttering to help control water is a good way to prevent further erosion of the soil and maintain the property.
- Soil is washing or settling away from the front left corner. Recommend adding soil to ensure that water drains away from the house and that the foundation is properly supported.



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Inspection Item

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Shingle

Viewed From: Walked on roof

Comments:

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

- Roof appears to be in fair condition, with a few exceptions noted below. As with any roof, increased maintenance will be required as it ages. Watch for loose or missing shingles or exposed nail heads and maintain the flashing / gaskets around the roof penetrations.

Deficiency

- Observed minor mechanical damage to the several shingles, possibly from a shoe scuff; recommend monitoring to ensure that the shingles do not wear excessively and repairing as necessary.
- Multiple exposed nail heads observed on roof including at the front right ridge and the right side, all exposed fasteners should be sealed to prevent water entry.
- Shingle tabs are missing from the roof, examples include at the right near the top and along the front left. Recommend repairing to prevent further damage or leaks.



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D. Roof Structure & Attic

Viewed From: Interior of attic, not all areas fully visible or accessible

Approximate Average Depth of Insulation: 8" to 10"

Approximate Average Thickness of Vertical Insulation: 3" to 5" where visible

Comments:

SCOPE: This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed where visible and accessible.

Construction Type: Conventional / Site Construction with OSB decking

Ventilation Type: Soffit vents, Turbine roof vents and Low profile roof vents

Attic Access Location: Pull down ladder in the garage

Deficiency

- The attic access ladder does not close properly. Recommend repair so that the ladder closes and seals.



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Inspection Item

E. Walls (Interior & Exterior) Comments:

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

INTERIOR WALLS

- The home has been recently updated, including patching and painting of interior walls. Client should be aware that these kinds of repairs, as well as the wall paper in some areas such as the bathrooms, can hide issues that would otherwise be visible.

EXTERIOR WALLS

- Typical minor cracking was observed on the exterior walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.

Deficiency

- Observed damage to trim around several windows including the left box window and the back master bedroom window. Damage to wood trim typically cannot be repaired without replacement; however, proper sealing, painting can prevent future deterioration.
- Caulking needed around windows where gaps and holes were observed.



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Inspection Item

F. Ceilings & Floors *Comments:*

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

CEILINGS

- The home has been recently rehabbed and or updated, including patching and painting of ceilings. Client should be aware that these kinds of repairs can hide issues that would otherwise be visible.
- Ceiling repair noted in the front left bedroom. Consider checking with seller for additional information.
- Nail pops observed on the ceilings in several areas. Nail pops are primarily cosmetic in nature and do not indicate a structural problem; recommend patching.
- Hairline cracks were noted on the ceiling in one or more locations, example(s) include the dining room. This condition is mainly cosmetic in nature and should be patched. Be aware that this kind of cracking is common and will often return over time.



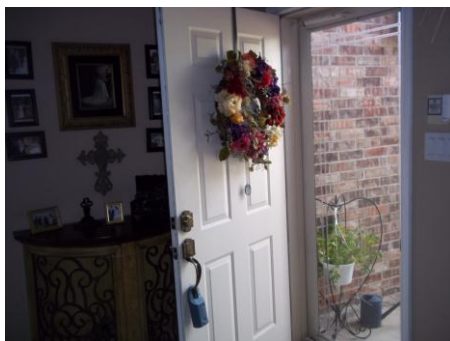
FLOORS

- No structural issues identified with the floors.

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

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

- Doors open, close, and latch or lock properly.
- One or more doors bind or rub slightly when closed, including the front door; while this may be due to settlement a minor adjustment will often address the problem.



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I	NI	NP	D	Inspection Item
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H. Windows *Comments:*

SCOPE: This inspection covers the presence, condition, and operation of windows and the presence and condition of screens.

- Although some of the windows are stiff, they open and close; minor adjustments may help to improve operation.
- Some of the windows show evidence of condensation, including water stains and/or minor peeling of some trim paint. This is not a major concern. Controlling indoor humidity levels and/or improving window efficiency (if needed) would help to control this condition.

Deficiency

- Window ballast / spring mechanism is damaged or loose, including in the living room and dining room; recommend repair to allow the window to open, stay open, and close properly.



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I. Stairways (Interior & Exterior) *Comments:*

SCOPE: This inspection covers the presence and condition of stairs, landings, guardrails, and handrails.

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I NI NP D

Inspection Item

J. Fireplace/Chimney Comments:

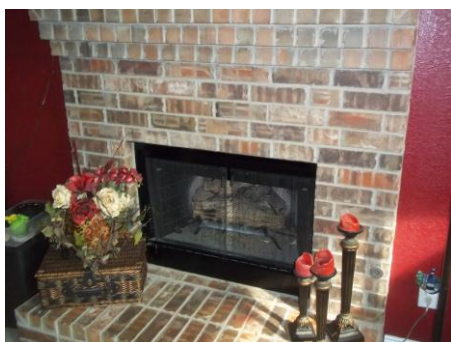
SCOPE: This inspection covers the visible components and structure of the fireplace and chimney.

Type of fireplace: Gas log

- Tested the gas logs by turning on the gas and lighting; functioned normally.

Deficiency

- Damper is missing the required clamp that should be in place when a gas log unit is installed. The damper clamp keeps the damper from closing completely to allow any excess gas to escape up the chimney. Recommend replacing.



K. Porches, Balconies, Decks, and Carports Comments:

SCOPE: This inspection covers balconies, attached carports and porches, and abutting porches, decks, and balconies that are used for ingress and egress.

- No structural issues or problems identified with the porch.



L. Other – Comments:

- Not present or inspected.

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I NI NP D

Inspection Item

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels *Comments:*

SCOPE: This inspection covers the service entrance wiring, electrical panels and sub-panels & wire type(s) found in Main and Sub Panels.

Service Entrance

Service Entrance Location: Right side of the house

Service Entrance Type: Underground

Grounding Location: Ground visible at cold water line of water heater

Panel Box

Service Entrance Conductor (wiring) Type: Copper

Box Rating and/or Main Disconnect Rating: 150 Amps

Box Location: Garage

Deficiency

- AFCI breakers (Arc Fault Circuit Interrupters) are not present. Although not required when the home was built they provide some additional fire protection and are now standard on most breakers throughout the house under the 2008 electrical and residential building codes. This item is required to be identified as a deficiency by TREC. **See TREC form OP-I at the end of the report for additional information.**
- Grouping or bunching of the branch circuit wires as they exit the box is common; however, current standards restrict the number of wires that can be grouped for fire protection reasons; recommend repair.
- Neutral circuits within the main distribution panel that are doubled up should be separated.



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I NI NP D

Inspection Item

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

SCOPE: This inspection covers electrical receptacles, switches and fixtures.

Deficiency

- Some of the lights in the house are controlled by remote. The remote for the light in the dining room is either not available or does not work. Recommend further review and repair if necessary.
- The light on the light / fan in the master bathroom does not work properly; recommend repair.
- The front exterior light is out. If replacing the bulb does not address the problem the circuit should be further investigated.
- Missing outlet cover plates, including in the master bathroom closet, should be replaced.



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I	NI	NP	D	Inspection Item
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central Forced Air Furnace

Energy Source: Gas

Comments:

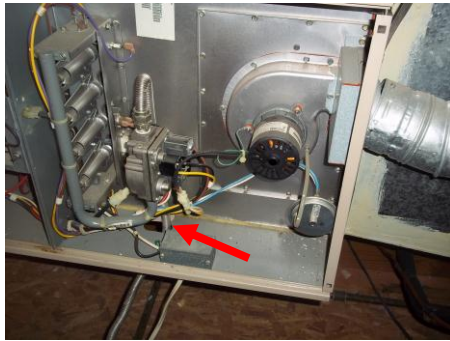
SCOPE: This inspection covers the type and performance of the heating system.

[We recommend that the heating system be serviced once a year by a licensed HVAC company.](#)

- Heating system was tested by turning on at the thermostat, observing as the system cycled up and taking temperature readings at the registers to verify normal heat production.

Deficiency

- Flexible gas line extends into the cabinet. Because of the vibrations when the fan is running this gas line can wear resulting in a gas leak; recommend changing for hard pipe.



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I	NI	NP	D	Inspection Item
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B. Cooling Equipment

Type of System: Central Forced Air System

Comments:

SCOPE: This inspection covers the type and performance of the cooling system.

[We recommend that the cooling system be serviced once a year by a licensed HVAC company.](#)

Compressor Information

Manufacturer: Rheem **Size:** 4 Ton **Maximum breaker:** 40 Amp **SEER:** 10

Deficiency

- Cooling system was tested by turning on at the thermostat and taking temperature readings at the intake and register air. The temperature drop measured between the intake and register air is 10 to 12 degrees which is lower than considered typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.
- Damaged insulation on refrigerant lines should be repaired.
- The primary condensate drain line for the air conditioner appears to be clogged or not draining. There is water dripping out of the secondary line at the back of the house and the auxiliary drain pan installed below the indoor component of the air conditioning system contains water and debris; recommend further review and repair by a licensed heating and cooling technician.



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Inspection Item

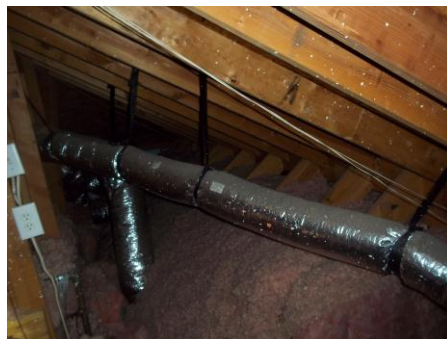
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C. Duct System, Chases, and Vents *Comments:*

SCOPE: This inspection covers the condition and routing of the visible and accessible ducts, vents, fans and filters. Flue systems will also be inspected.

[We recommend changing the filters every 30 days for optimal performance of the system.](#)

- Filter Size: 20x25x1. The filter is located in the attic next to the air handler.
- Visible and accessible flex ducts are properly strapped and supported in the attic. However; be aware that bends in the ducts can restrict air flow and may restrict the distribution of the conditioned air.



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I NI NP D

Inspection Item

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: Front right of the property

Location of main water supply valve: Front right corner of the house

Static water pressure reading: 75 to 80 psi (40 to 80 psi is considered normal)

Comments:

SCOPE: This inspection covers the type and condition of all visible and accessible water supply components including faucets, commodes, sinks, tubs, showers, and hose bibs.

- The discoloration of the gold fixtures is common and a cosmetic not functional issue.

Deficiency

- There is a leak around the hot water faucet at the kitchen sink; recommend repair.
- The drainstop for the tub in the hall bathroom is missing and should be replaced.
- There seem to be some loose tile in the master shower; recommend repair.
- The toilet in the hall bathroom is loose and should be re-secured.



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

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

- The main drain clean outs are located at the front left of the house; the drain lines / cleanouts are not opened or inspected.
- No active leaks identified at any of the visible or accessible drain lines.



NOTE: This inspection does not include a clothes washer drain inspection.

NOTE: There is insufficient water run during a normal home inspection to reliably and dependably identify either a leak or a blockage in the hidden, buried or inaccessible drain / waste system.

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I NI NP D

Inspection Item

C. Water Heating Equipment

Energy Source: Gas

Capacity: 50 Gallons

Comments:

SCOPE: This inspection covers the type and size of the water heating equipment and its installation.

- TPR valve and line are present but were not tested. TPR valves will often stick open if they are not tested on a regular basis as required by the manufacturer.

Deficiency

- No safety pan and drain was found for the water heater. Although it may not have been required when the home was built the addition of a pan under the water heater with a drain to the exterior of the home will help to control water in the event of a leak.
- Observed some loose texture and water staining on the ceiling around the vent pipe for the water heater. This may be from condensation or a little leak where the flue goes through the roof. Recommend further review and repair as necessary.



D. Hydro-Massage Therapy Equipment *Comments:*

SCOPE: This inspection covers built-in hydrotherapy or jet tub equipment.

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I NI NP D

Inspection Item

V. APPLIANCES

A. Dishwasher *Comments:*

SCOPE: 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.

- Dishwasher was tested by running through a normal cycle; functioned normally.

Deficiency

- The dishwasher lacks an airgap or anti-siphon device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed.



B. Food Waste Disposer *Comments:*

SCOPE: The inspection covers the splashguard, grinding components, and exterior.

- Tested and working.

Deficiency

- The collar bracket for the electrical cord on the garbage disposal is missing; collar bracket for the electrical cord protects the wire from rubbing against the side of the unit and should be replaced.



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I	NI	NP	D	Inspection Item
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C. Range Exhaust Vent Comments:

SCOPE: The inspection covers the filter, vent pipe and switches as well as operation of the blower vent.

- Recirculating microwave combo exhaust vent installed; both the light and fan functioned normally.

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D. Ranges, Cooktops, and Ovens Comments:

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

Type: Gas Cooktop and Electric Oven

- Cooking burners lit and functioned normally.
- Oven tested and working on both bake and broil.
- Unable to verify that there is a gas shut off for the cooktop because of the household items in the cabinets. Gas appliances should have a shut off in the same room as the appliance.



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E. Microwave Oven Comments:

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

- The microwave was tested by heating a cup of water; it functioned normally.



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I	NI	NP	D	Inspection Item
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F. Trash Compactor *Comments:*

SCOPE: The inspection of the trash compactor covers the overall condition of the unit and operation of the unit.

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G. Mechanical Exhaust Vents and Bathroom Heaters *Comments:*

SCOPE: The inspection covers the operation of the any heat unit and vent; observation of vent sound, speed, and vibration levels as well as vent termination where visible and accessible.

- Vent fans tested and working normally at the time of the inspection.
- There is not a vent fan in the hall bathroom because there is a window.
- Unable to verify that the vent terminates to the exterior of the house.



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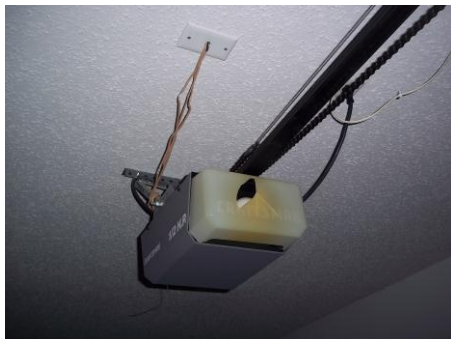
H. Garage Door Operator(s) *Comments:*

SCOPE: The inspection will cover the condition and operation of the garage door operator as well as the presence and performance of the auto-reverse and laser eye.

- Garage door openers function normally.
- Recommend disabling the lock on the garage door, this is now standard when an automatic opener is in use to prevent damage if the opener is operated with the lock engaged.

Deficiency

- The light cover on the right garage door opener has been damaged; recommend replacing.
- The left garage door opener did not automatically reverse under resistance to closing, the auto-reverse is missing or not working properly. *There is a risk of injury under this condition.* Recommend repair.



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I	NI	NP	D	Inspection Item
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I. Doorbell and Chimes *Comments:*

- Tested and working normally at the time of the inspection.

-

J. Dryer Vents *Comments:*

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

- Dryer installed at the time of the inspection.

Deficiency

- It appears that the dryer vent may be clogged. Recommend cleaning to prevent a fire hazard.



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I NI NP D

Inspection Item

VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems *Comments:*

- The sprinkler system was operated in manual / test mode only. There are 7 zones.
- The water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage.



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

Type of Construction:

Comments:

C. Outbuildings *Comments:*

- There is a storage building in the back yard of the property. Although the building is in fair condition, there are some issues, including:

Deficiency

- Deteriorated wood on the door and planter box should be replaced.
- There is less than 6" between the siding and soil; this may be considered a condition conducive to wood destroying insects. Recommend lowering the soil line where possible.
- Exposed wiring in the storage building should be in a protective conduit.
- The outlet in the storage building is not GFCI protected as is now standard. Recommend repair.



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 D. Outdoor Cooking Equipment

Energy Source:

Comments:

 E. Gas Supply Systems *Comments:*

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

Type of Pump:

Type of Storage Equipment:

Comments:

 G. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

 H. Whole-House Vacuum Systems *Comments:*

 I. Other Built-in Appliances *Comments:*

Deficiency

- There is an additional water heater under the kitchen sink that should provide hot water. At the time of the inspection the system was not on or working and leaks were observed around the faucet and handle. Recommend repair.

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Inspection Item



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

10-27-08

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:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- 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 requires 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.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>)

TREC Form No. OP-I

This form is available on the TREC website at www.trec.state.tx.us

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Inspection Item

ADDENDUM: MAINTENANCE ADVICE

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

Regular Maintenance

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.

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I	NI	NP	D	Inspection Item
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- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

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I NI NP D

Inspection Item

FOUNDATION CARE INFORMATION: maintenance recommendations for foundations on expansive clay soil.

INTRODUCTION

Differential movement of building foundations is a common problem in this area, because of the highly expansive clay soil and changing weather conditions, and costs owners thousands of dollars a year in repair bills. As the building ages, it is probable the foundation will continue to experience differential movement, regardless of how well it was constructed or its present condition. This differential movement does not stop as buildings become older; older structures with a history of minimal differential movement have been known to develop foundation problems in a very short time due to changing conditions at the perimeter of the building foundation.

REASON FOR FOUNDATION PROBLEMS

The primary reason for foundation problems is the highly expansive nature of the clay soil on which the building rests. The clay expands or contracts as its moisture content changes with the weather. Depending on the area, the amount of contraction or shrinkage ranges from minimal to upwards of 65% of the total wet volume. The average amount of shrinkage that can be expected in this region is approximately 35%, with wide variation depending on the location.

EFFECT OF PLANTS

Because of the highly expansive nature of the soil, trees and other large plants can significantly contribute to differential settlement of a foundation. The roots of trees and large plants consume the moisture from the soil, causing the soil to shrink much faster than other soil areas exposed to the weather.

EFFECT OF WET SPOTS

Wet spots caused by dripping faucets, leaking drains, air conditioning condensate drains, leaking water pipes, etc., can cause differential settlement at the location where the soil has been kept wet.

EFFECT OF POOR DRAINAGE

Water standing or running alongside a foundation after rains may cause differential settlement of a foundation. If soil grading is such that water runs alongside a foundation during rains, the water will run under the edge of the foundation and carry away soil supporting the foundation. The effect is much more pronounced if the soil was very dry prior to the beginning of the rain.

An owner can significantly reduce the rate of differential settlement by observing the following recommendations:

1. Try to maintain constant moisture content in the soil around the foundation. Water the soil evenly and around the entire foundation during extended dry periods.
2. Cut and cap the roots of any large trees growing closer to the foundation than the mature height of the trees. The roots from trees can consume more water from the soil than can be added with a watering system.
3. Properly grade the soil by filling in low spots and leveling off high spots adjacent to the foundation so that the surface of the soil slopes gradually away from the building. A recommended slope is 1 inch per foot for a distance of 3 to 4 feet from the foundation.
4. Control roof water runoff and help prevent soil erosion by using a gutter and downspout system. This is especially important if a building has no eaves which overhang the walls or if the eaves are less than 1 foot wide.
5. Water trees and shrubs growing near a building during extended dry periods as they cause shrinking of the soil due to their high water consumption. Keep in mind that moderate to large trees consume 50 to 75 gallons of water from the soil every day.

SUMMARY

Remember: the intent of foundation maintenance is to maintain a constant moisture content in the soil around and below the entire foundation and to prevent soil erosion that can result from water flowing off the roof or other large flat surfaces near the building.

Adapted from an article by: D. M. Robinson, Registered Professional Engineer, #23598,
PROFESSIONAL ENGINEERING INSPECTIONS, INC

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Inspection Item

ADDENDUM: REPORT SUMMARY

The following is a synopsis of the items identified as deficient. Other significant improvements, some 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.

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

I. STRUCTURAL SYSTEMS

- Corner “pops” or cracks noted at one or more corners, including the back left. These are usually caused by the differential drying and/or expansion of the concrete and brick at the corner and are not a structural concern unless enough of the corner breaks out that the brick is no longer supported. Recommend monitoring.
- Post tension cable ends were observed on the exterior of the foundation along the left side and at the right side. This should be repaired to prevent corrosion.
- The tree at the back right is too close to the house. Large bushes and trees close to the home can damage the walls and roof as well as negatively impacting the foundation with their root system by pulling moisture out of the soil. Recommend trimming the tree back away from the house.
- A dripline is developing around the house including along the left and right sides. A dripline can improperly hold water close to the foundation. The addition of guttering to help control water is a good way to prevent further erosion of the soil and maintain the property.
- Soil is washing or settling away from the front left corner. Recommend adding soil to ensure that water drains away from the house and that the foundation is properly supported.
- Observed minor mechanical damage to the several shingles, possibly from a shoe scuff; recommend monitoring to ensure that the shingles do not wear excessively and repairing as necessary.
- Multiple exposed nail heads observed on roof including at the front right ridge and the right side, all exposed fasteners should be sealed to prevent water entry.
- Shingle tabs are missing from the roof, examples include at the right near the top and along the front left. Recommend repairing to prevent further damage or leaks.
- The attic access ladder does not close properly. Recommend repair so that the ladder closes and seals.
- Observed damage to trim around several windows including the left box window and the back master bedroom window. Damage to wood trim typically cannot be repaired without replacement; however, proper sealing, painting can prevent future deterioration.
- Caulking needed around windows where gaps and holes were observed.
- Window ballast / spring mechanism is damaged or loose, including in the living room and dining room; recommend repair to allow the window to open, stay open, and close properly.
- Damper is missing the required clamp that should be in place when a gas log unit is installed. The damper clamp keeps the damper from closing completely to allow any excess gas to escape up the chimney. Recommend replacing.

II. ELECTRICAL SYSTEMS

- AFCI breakers (Arc Fault Circuit Interrupters) are not present. Although not required when the home was built they provide some additional fire protection and are now standard on most breakers throughout the house under the 2008 electrical and residential building codes. This item is required to be identified as a deficiency by TREC. See TREC form OP-I at the end of the report for additional information.
- Grouping or bunching of the branch circuit wires as they exit the box is common; however, current standards restrict the number of wires that can be grouped for fire protection reasons; recommend repair.
- Neutral circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated.
- Some of the lights in the house are controlled by remote. The remote for the light in the dining room is either not available or does not work. Recommend further review and repair if necessary.
- The light on the light / fan in the master bathroom does not work properly; recommend repair.

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- The front exterior light is out. If replacing the bulb does not address the problem the circuit should be further investigated.
- Missing outlet cover plates, including in the master bathroom closet, should be replaced.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- Flexible gas line extends into the cabinet; recommend changing for hard pipe.
- Cooling system was tested by turning on at the thermostat and taking temperature readings at the intake and register air. The temperature drop measured between the intake and register air is 10 to 12 degrees which is lower than considered typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.
- Damaged insulation on refrigerant lines should be repaired.
- The primary condensate drain line for the air conditioner appears to be clogged or not draining. There is water dripping out of the secondary line at the back of the house and the auxiliary drain pan installed below the indoor component of the air conditioning system contains water and debris; recommend further review and repair by a licensed heating and cooling technician.

IV. PLUMBING SYSTEM

- There is a leak around the hot water faucet at the kitchen sink; recommend repair.
- The drainstop for the tub in the hall bathroom is missing and should be replaced.
- There seem to be some loose tile in the master shower; recommend repair.
- The toilet in the hall bathroom is loose and should be re-secured.
- No safety pan and drain was found for the water heater. Although it may not have been required when the home was built the addition of a pan under the water heater with a drain to the exterior of the home will help to control water in the event of a leak.
- Observed some loose texture and water staining on the ceiling around the vent pipe for the water heater. This may be from condensation or a little leak where the flue goes through the roof. Recommend further review and repair as necessary.

V. APPLIANCES

- The dishwasher lacks an airgap or anti-siphon device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed.
- The collar bracket for the electrical cord on the garbage disposal is missing; collar bracket for the electrical cord protects the wire from rubbing against the side of the unit and should be replaced.
- The light cover on the right garage door opener has been damaged; recommend replacing.
- The left garage door opener did not automatically reverse under resistance to closing, the auto-reverse is missing or not working properly. There is a risk of injury under this condition. Recommend repair.
- It appears that the dryer vent may be clogged. Recommend cleaning to prevent a fire hazard.

VI. OPTIONAL SYSTEMS

- Deteriorated wood on the door and planter box should be replaced.
- There is less than 6" between the siding and soil; this may be considered a condition conducive to wood destroying insects. Recommend lowering the soil line where possible.
- Exposed wiring in the storage building should be in a protective conduit.
- The outlet in the storage building is not GFCI protected as is now standard. Recommend repair.
- There is an additional water heater under the kitchen sink that should provide hot water. At the time of the inspection the system was not on or working and leaks were observed around the faucet and handle. Recommend repair.