



123 Sample Drive
Pasadena, TX 77505



P. O. Box 1149
Deer Park, TX 77536

Phone: (281)702-3034
Fax:
Email: steve@inspect-texas.com

PROPERTY INSPECTION REPORT

Prepared For: Sample Report
(Name of Client)

Concerning: 123 Sample Drive, Pasadena, TX 77505
(Address or Other Identification of Inspected Property)

By: Steve McElwee, Lic #21679 07/07/2017
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with 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, bathroom, 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;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

NOTE: This inspection report is for the sole use of client listed in report.

Inspection Time Start 1:00 pm / Stop 5:00 pm

Property Information

Single family	Yes
Multiple Levels	No
Year Built	1982
Square Feet	1766
Vacant	Yes

Weather Conditions

In Attendance;	Client Yes	Client Agent Yes
	Owner No	Owner Agent No
	Others Present	

Orientation Directions:

All directional references noted in the report stated as.... Right, Left, Front, Back / Rear will be used to help describe the location of an item. All directions will be from a Front view perspective of the home.

Scope of Work

Scope. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at time of inspection.

Photographs Digital photographs and illustrations are used as an example to describe or better convey the intent of an observation. Not all listed observations will include photographs.

Inspection Report. The inspection report is listed with opinions of the inspector based on industry knowledge and TREC Standards of Practice.

Other Inspections Depending on the condition of the property, other inspections, such as Mold, Structural Pest, electrical, plumbing, engineering assessment, etc.. may be needed in addition to this general home inspection to further evaluate a specific problem. Other inspections will be conducted by others at the client's expense.

Report Ownership. This report is the sole property of Inspect TEXAS and the client listed herein. This report will be distributed to other persons, only at the request of the client. This inspection is not transferable to any other party and Inspect TEXAS assumes no liability for such use.


Symbols.


Comment Symbols with definitions are included only to help the reader better itemize noted deficiencies. The comment symbols and definitions listed below, are based on historical interaction with clients and their level of importance.


Each client will need to determine the importance of each component and the impact of listed deficiencies.


Comment Symbol Key


X = **Major Deficiency.** This symbol indicates damaged or defective item that requires immediate attention.

 = **Deficiency Item.** This symbol indicates damaged or defective items which need to be addressed.

 = **Maintenance or Repair Item.** This symbol shows items that need some type of maintenance or repair.

 = **Safety Concern.** This symbol represents what the inspector believes to be a serious safety issue. This symbol may or may not be present on all issues listed in the report with regards to safety. It is only intended to bring attention to what the inspector feels to be a major safety concern.

 = **Additional Information.** This symbol indicates additional information concerning an item previously identified in the report which the inspector viewed as relevant.

 = **Not Accessible.** This symbol indicates an item or several items were not accessible at time of inspection. This could include physical obstructions, limited access, or an unsafe environment in the opinion of the inspector.

Note: All symbols listed above may or may not be present in the report. The absence of symbol before a listed item of concern should not reduce the importance of defect listed. Items listed deficient will be per TREC Standards of Practice.

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I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on Grade

Comments:


OVERVIEW

In the Pasadena, TX area, residential foundations are typically constructed of concrete and are considered "Slab on Grade" foundation systems. Your foundation should resist the lateral loads from below grade and provide a means of anchorage against uplift in the structure above. The primary purpose of your foundation is to provide a stable base to support the loads associated with your home, and then to transfer these loads to the ground. During settlement, the building should distribute the live and dead loads in a uniform manner to avoid significant damage to the structure.

The home is located in an area which may have Expansive Soil. Expansive soils are soils which increase or swell to many times their original volume or size in response to increases in soil moisture content. This swelling or additional volume creates forces which can damage home structural components such as foundations, floor slabs, flatwork, and interior and exterior wall coverings. A closely monitored foundation watering program is recommended.

OBSERVED CONDITIONS

PERFORMANCE OF FOUNDATION

 During the inspector's visual assessment of the home's foundation, as well as observations made outside the home and within the home, it is the inspector's opinion that the structural integrity of the foundation was performing satisfactory at time of inspection. Although no stress signals were observed at the time of inspection, no warranty against future movement can be made.

INSPECTION LIMITATIONS

Foundation inspections are limited to visual observations of the accessible interior and exterior components of the home. The majority of the foundation and slab is obscured underground or by interior floor coverings. The foundation will be visually inspected along the home's exterior between grade and the bottom of exterior wall covering. The inspector is not required to perform any engineering

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studies or take measurements to determine whether the foundation has moved in the past or will move in the future.

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B. Grading and Drainage


Grading and Drainage

Comments:


OVERVIEW


Grading and drainage is a critical component for proper foundation performance and stability. Poor soil conditions are the leading cause of foundation problems. Controlling surface runoff in addition to having a proper swale or soil sloping away from the foundation, will help extend the life of your home's foundation.

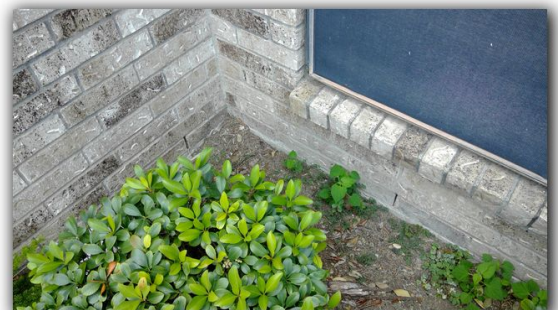
OBSERVED CONDITIONS

 The gutter downspout located on the Right side of house is discharging too close to house foundation.



 Rain water discharging from roof gutter system should be discharged, where possible, 5' away from foundation.

 The soil is too high on the concrete foundation along the Front, Back, Right side of house.



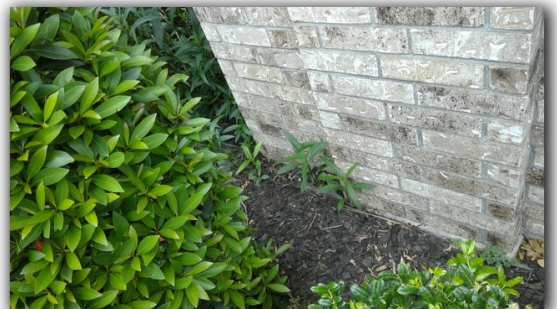
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i 2009 IRC

R404.1.6 Height Above Finished Grade. Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere.

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INSPECTION LIMITATIONS

The inspector does not perform engineering studies or measurements, inspect flatwork or detention / retention ponds; determine hydrology or the presents of underground water; or determine the efficiency or performance of underground or surface drainage systems,

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c. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles

Viewed From: Roof Surface

Evidence of water penetration No


Evidence of previous repairs No

Comments:

OVERVIEW

Your roof's primary purpose is to shield the interior of your home from moisture, heat, cold, and high winds. It must also be engineered to support and transfer live and dead loads to the foundation. Typical residential roof construction is a sloping roof system with an approved covering. Asphalt shingles, wood, tile, concrete, and metal are among the most popular and economical choices in this region.

OBSERVED CONDITIONS

 Damaged shingles noted on the Back side of house.



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⚠ Damaged shingles on the Front side of house.



i The edges of shingles are showing wear with exposed fibers.

i The counter flashing on fireplace is lifted up.



⚠ Damaged shingles noted on the Right side of house.



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INSPECTION LIMITATIONS

The inspector will strive to actually walk the roof to inspect all areas, but sometimes walking the roof is not possible. Walking on tile or concrete roof material can damage the roof tiles. Also, some roofs are too dangerous for the inspector to walk. If the roof will not be walked, an alternative method of ground surveillance with will be used.

Certain types of damage and / or poor workmanship, such as improper fastening, manufacturer defects, etc., may not be apparent during a visual inspection. The inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining life service life of the roof covering.

If defects are noted and or you have concerns related to the remaining life, insurability, or future problems, we recommend to have the roof system evaluated by a reputable roofing contractor.

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D. Roof Structures and Attics

Viewed From: Standing on attic access stairs

Approximate Average Depth of Insulation: 10"


Evidence of Water Penetration Yes


Comments:

OVERVIEW

The roof structure will be observed from both the exterior and from the attic area to assess condition. The evaluation of structural components of roofing system as well as insulation, wood rot, moisture intrusion, fire damage, and the presents of insects and rodents will be conducted. Electrical, plumbing, and mechanical components that are in accessible attic space will also be evaluated for performance.

OBSERVED CONDITIONS

 Evidence of water penetration into roof structure.

 Could not get a good picture, but I did see some dark areas on the attic side of roof decking close to fireplace.

INSPECTOR LIMITATIONS

The inspector is not required to enter attics or crawl spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches, operate powered ventilators, or provide an exhaustive list of locations of deficiencies and water penetrations.

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E. **Walls (Interior and Exterior)**

Evidence of Water Penetration

No

Comments:

OVERVIEW

The interior and external walls are inspected for signs of adverse structural integrity and water penetration. Exterior walls are usually covered with a non supportive veneer ie brick, stucco, wood, cement fiber board, etc.. which will be visually inspected for adverse performance issues resulting from moisture, movement or poor installation.

Special attention will be paid at exterior wall penetrations such as doors and windows.

The interior walls are generally always covered with wall coverings so electrical, plumbing, and insulation items behind these wall coverings can not be inspected. The primary focus will be on structural movement, moisture penetration, and installation deficiencies. Cosmetic items are not considered or noted in the report unless they resulted from a more significant problem.

EXTERIOR WALLS

OBSERVED CONDITIONS

Cracked brick veneer on the Right side of house.



I=Inspected

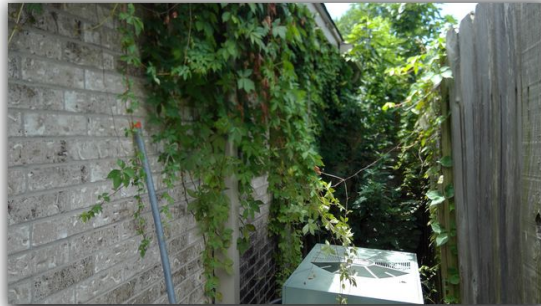
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i Vines growing on house and inside AC condenser.



🔧 Microbiological growth noted on the back and left side of house.



INTERIOR WALLS

OBSERVED CONDITIONS

INSPECTOR LIMITATIONS

The inspector is not required to report the condition of awnings, blinds, shutters, security devices, or other non structural systems; determine the cosmetic condition of paints, stains, or other surface coatings; or operate a lock if the key is not available; or provide an exhaustive list of deficiencies and water penetrations; or identify specific locations of damage.

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F. Ceilings and Floors

Evidence of Water Penetration

No

Comments:

OVERVIEW

The primary focus of inspecting ceilings and floors is looking for signs of movement, moisture damage, and general integrity of structure. Cosmetic issues are usually not noted in the report unless they are a result of a more significant problem.

OBSERVED CONDITIONS

INSPECTOR LIMITATIONS

Areas covered and concealed are not accessible and beyond the scope of the inspection. Home furnishings, artwork, personal items, etc. can obscure damage, water stains, prior repairs, etc. and prohibit inspection of these areas. The inspector does not move or climb over furniture or stored items to inspect behind them.

The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; countertops, or provide an exhaustive list of locations of deficiencies and water penetrations.

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G. Doors (Interior and Exterior)

Evidence of Water Penetration

No

Comments:

OVERVIEW

Exterior doors should be installed to provide weather tightness and reliable security., Weather tightness, locking mechanisms, glass panes, thresholds, and the overall condition of doors are inspected. Doors connecting the house to an attached garage will be inspected for fire safety compliance.

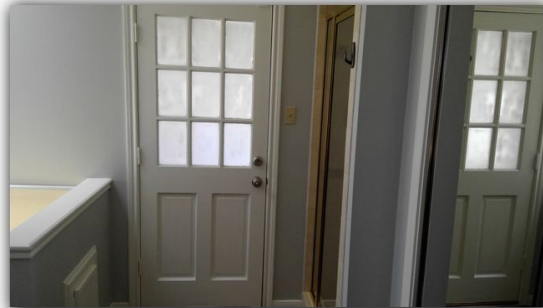
Interior doors provide noise reduction, privacy, and allow conditioned air to move throughout the house. They can also indicate structural movement within the home.

Interior doors and hardware will be inspected for movement free of binding and proper latching.

EXTERIOR DOORS

OBSERVED CONDITIONS

 Master Bathroom door to patio does not latch.



 Door in garage to back yard, dead bolt does not slide into door frame.



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I	NI	NP	D
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EXTERIOR GARAGE DOOR
OBSERVED CONDITIONS

INTERIOR DOORS
OBSERVED CONDITIONS

⚠ Closet doors in front bedroom does not close.



i These doors need to be adjusted.

INSPECTOR LIMITATIONS

The inspector is not required to report cosmetic damage.

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H. Windows

Evidence of Water Penetration

No

Comments:

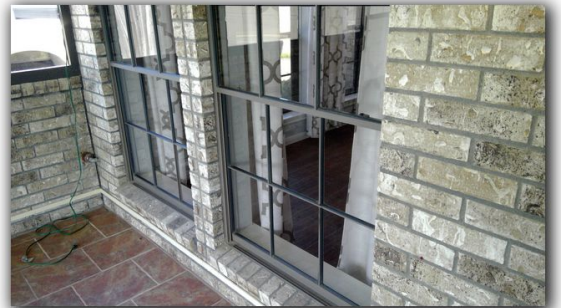
OVERVIEW


Windows provide passive features ranging from aesthetic value to emergency egress. Composing of varying materials and methods of operation, windows are an important component to the overall building design. Once the window has been installed and covered with wall coverings, it is not possible to inspect framing and flashing details.

Therefore, inspection will rely on visual indicators to assist in determining the performance of the windows. The inspector will look for deficiencies in glazing, weather stripping, safety glass locations, emergency egress compliance, and the condition of hardware and operability.

OBSERVED CONDITIONS

 Missing window screens noted on the Back side of house.



 The TREC Standards of Practice instructs inspectors to report as deficient: Missing or damaged window screens.

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⚠ Screw installed rendering window inoperable



i Kitchen area.

INSPECTOR LIMITATIONS

The inspector is not required to exhaustively inspect insulated windows for evidence of broken seal, exhaustively inspect glazing for identifying labels, or identify specific locations of damage.

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I. Stairways (Interior and Exterior)

Comments:

OVERVIEW

Residential stairways allow access from one floor elevation to another floor elevation and have been the result of many injuries and deaths. Over the years, changes have been made in building codes in an attempt to make stairways safer. The stairway or stairways associated with the home may have been installed per industry standard for the year the house was constructed, but we will be inspecting the stairways per today's recognized IRC standards and reporting as such.

OBSERVED CONDITIONS

INSPECTION LIMITATIONS

The inspector is not required to exhaustively measure every stairway component.

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D=Deficient

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J. Fireplaces and Chimneys

Comments:

OVERVIEW

Fireplaces provide aesthetic value and a heat source for the home. Over time, many home fires and injuries including death have been associated with unsafe conditions with fireplaces. The inspection will include the fireplace face, firebox, damper, hearth, hearth extension, fuel source, mantel, circulating fan, combustion air vents, lintel, fire blocking at attic penetration, chimney crown, cap, and spark arrester.

OBSERVED CONDITIONS

 Fireplace is dirty



INSPECTION LIMITATIONS

The inspector is not required to verify the integrity of flue, perform a chimney smoke test or determine the adequacy of the draft.

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K. Porches, Balconies, Decks, and Carports

Comments:

OVERVIEW

Porches, Balconies, Decks, and Carports add convenience and aesthetic value to the home's appearance. These areas will be inspected for safety compliance.

OBSERVED CONDITIONS

INSPECTION LIMITATIONS

The inspector is not required to exhaustively measure every porch, balcony, deck, or attached carport component.

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L. Other

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

OVERVIEW


The main electrical panel is where electricity is distributed before making its way into the house. It has several components, ie breakers, ground bar, neutral bar, face cover plate or dead front, conduit connections, etc and is a load center that distributes electrical current to the various circuits within the home.

OBSERVED CONDITIONS

 The 240 Volt circuit breakers are not labeled or identified as to what appliance they are protecting.



 Example: Oven, Water Heater, HVAC etc..

 **E3706.2 Panelboard circuit identification.** All circuits and circuit modifications shall be legibly identified as to their clear, evident and specific purpose or use. The identification shall include sufficient detail to allow each circuit to be distinguished from all others. Spare positions that contain unused overcurrent devices or switches shall be described accordingly. The identification shall be included in a circuit directory located on the face of the panelboard enclosure or inside the panel door. Circuits shall be described in a manner that depends on transient of occupancy.

I=Inspected

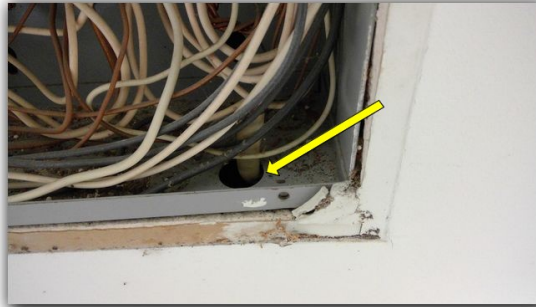
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⚠ Conductors not protected from the edges of electrical cabinets, gutters, or cutout boxes.



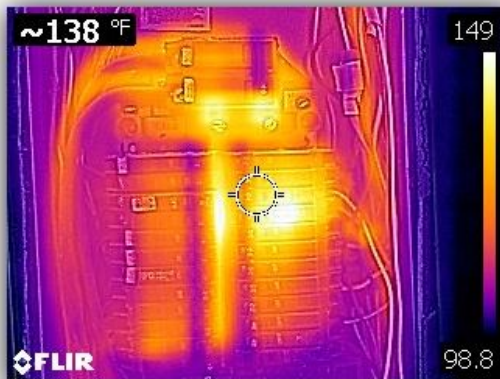
i TREC Standards of Practice
535.229 Electrical systems

(a) Service entrance panels. The inspector shall:

(1) report as deficient:

(D) conductors not protected from edges of electrical cabinets, gutters, or cutout boxes.

⚠ Observed a breaker that appears to have overheated.



i This is a potentially dangerous condition that needs to be addressed by a licensed residential electrician as soon as possible.

i Residential electrical components are designed, if sized correctly, not to overheat.

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⚠ Missing threaded nut to secure conduit to service panel.



i Picture of grounding rod.



INSPECTION LIMITATIONS

The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspectors reasonable judgment; conduct voltage drop calculations; determine the accuracy of overcurrent device labeling; remove covers where hazardous as judged by inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Copper

Gas Pipe Bonding

Unable to Identify Gas Pipe Bonding

Water Pipe Bonding


Unable to locate bonding connection

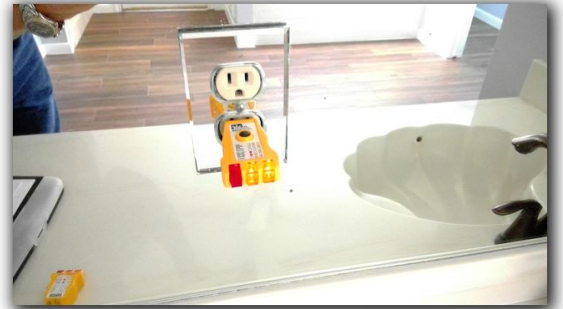
Comments:

OVERVIEW

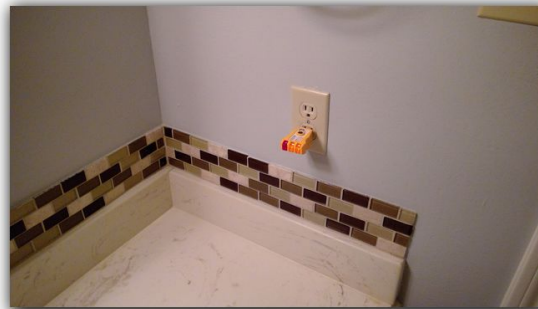
The branch circuits, connected devices, and fixtures are important for delivering electricity safely throughout house. The inspector will randomly check for correct components and wire sizes, inspect GFCI protected receptacles and required locations.


OBSERVED CONDITIONS

 The master bathroom electrical receptacles are not GFCI protected.



 The hall bathroom electrical receptacles are not GFCI protected.



 All electrical receptacles installed in bathrooms are required to be GFCI protected.

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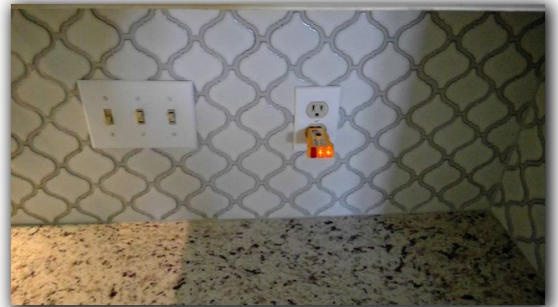
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⚠ Receptacle loose in wall, living room left side of fireplace



⚠ The kitchen receptacles are not GFCI protected.

⚠ Several kitchen receptacles loose in wall.



i All receptacles in the kitchen area are required to be GFCI protected with the exception of receptacle designated for refrigerator.

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I	NI	NP	D
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⚠ Open wire connections noted in cabinet above range exhaust hood.



⚠ Conduit not secured to junction box, in cabinet under gas cooktop.

⚠ Receptacle in cabinet under cooktop not GFCI protected



⚠ The exterior electrical receptacles are not GFCI protected receptacles.



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NI=Not Inspected

NP=Not Present

D=Deficient


I	NI	NP	D
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 The electrical receptacle on Left wall of patio is not working.



 All exterior electrical receptacles are required to be GFCI protected.

 The electrical receptacle on left wall in garage is not GFCI protected.



 All electrical receptacles installed in garages are required to be GFCI protected.

I=Inspected

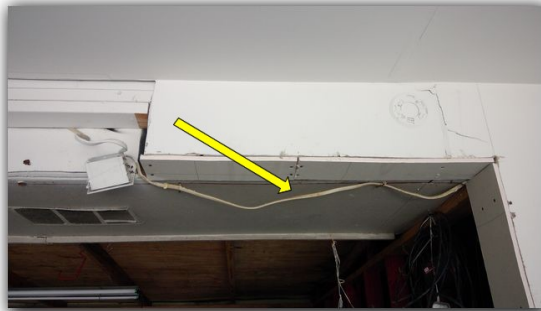
NI=Not Inspected

NP=Not Present

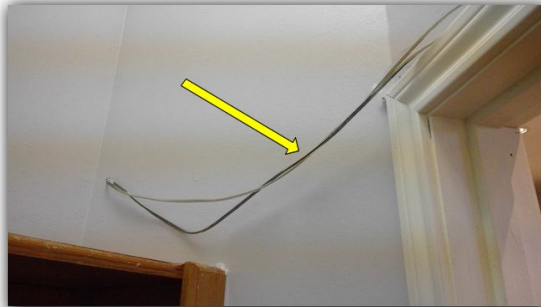
D=Deficient

I	NI	NP	D
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⚠ Unprotected wire on garage ceiling.



⚠ Unprotected wires in kitchen.



⚠ The front porch light is inoperable.



⚠ ⛔ Missing smoke alarm in hall and all bedrooms.

ⓘ Smoke alarms are required in each sleeping room; outside each separate sleeping area in the immediate vicinity of the sleeping rooms; and in the living space of each story of the dwelling.

I=Inspected

NI=Not Inspected

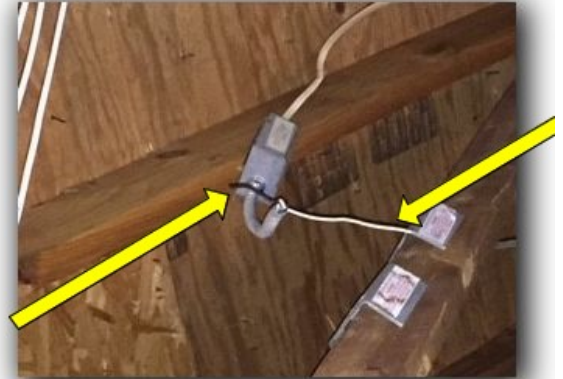
NP=Not Present

D=Deficient

I	NI	NP	D
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⚠ The door bell housing installed in hall is making a humming noise.

⚠ Exposed wires noted in attic.



INSPECTION LIMITATIONS

The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the interconnectivity of smoke alarms; activate smoke alarms or carbon monoxide alarms that are or may be monitored or require the use of codes; verify that smoke alarms are suitable for the hearing impaired; remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by the TREC Standards of Practice.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

☒ ☐ ☐ ☐

A. Heating Equipment

Type of Systems: Central

Energy Sources: Gas

Number of Heating Units 1

Make Ruud

Age 7-1998 16 years old

Comments:

OVERVIEW

A properly functioning HVAC system is very important for the home by removing moisture or humidity from the conditioned air. This serves two purposes, to help control mildew / mold from growing in the home and to make the air more comfortable.

OBSERVED CONDITIONS

INSPECTOR LIMITATIONS

The inspector does not program thermostats, verify the integrity of the heat exchanger, operate heat reclaimers, wood burning stoves, boilers, oil fired units, de-icing provisions, or reversing valves of any kind. When the outdoor temperature is above 70 degrees F. the inspector will not operate heat pumps as damage to the unit may occur.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐

B. Cooling Equipment

Type of Systems: Central

Number of Systems 1

Condenser Make RUUD

Condenser Age July-1998 16 years old

Evaporator Make RHEEM

Evaporator Age June 1998 16 years old

Temperature Difference 20 degs. F.

Return 74 degs. F.

Supply 54 degs. F.

Comments:

OVERVIEW

The cooling portion of the home's HVAC system is an integral part of overall efficiency and level of comfort. Several factors contribute to the heat load in a home. For instance, humidity levels, outdoor temperatures, the direction the house faces, type and amount of insulation, the tightness of home, window types and location, etc.

Notice:

Temperature differential readings are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered between 15 and 20 degrees F total difference (Delta T) measured between the return air supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to: excessive humidity, high or low outdoor temperatures, or restricted air flow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any system or component.

OBSERVED CONDITIONS

INSPECTION LIMITATIONS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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This inspection is a visual inspection of the system while operating. Checking refrigerant levels, and testing for leaks is outside the scope of this inspection. If the outdoor temperature is below 60 deg. F. the cooling system will not be inspected. Operating the cooling system when the outside temperature is below 60 deg. F could cause damage to the system.

☒ ☐ ☐ ☐

c. Duct Systems, Chases, and Vents

Comments:

OVERVIEW

Properly installed ventilation systems are important components to help promote a healthier environment. Good ventilation moves conditioned air throughout the home and removes foul or unwanted and toxic fumes from the home. Interior air circulation can be greatly enhanced by keeping interior doors open when possible.

Typical HVAC ducts lose between 30 to 50% of energy used for heating and cooling.

Poorly installed and sealed ductwork can account for significant energy losses.

OBSERVED CONDITIONS

INSPECTION LIMITATIONS

Since most of the ducts, vents, and chases located in inaccessible areas, areas where the inspector can not see or access are outside the scope of this inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front yard left side close to street

Location of main water supply valve: Left side of house towards the front

Static water pressure reading: 50 PSI

Comments:

OVERVIEW

Plumbing supply systems are composed of three components, the water supply, the fixture components, and the gas supply system.


Water supply piping is responsible for carrying fresh clean water throughout the house.

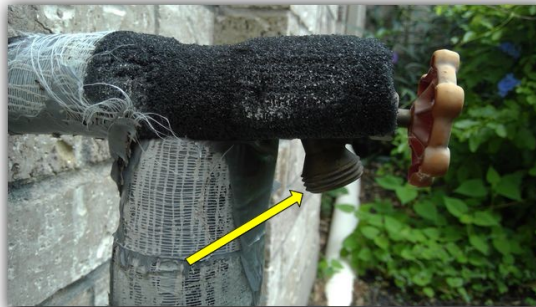
Plumbing fixtures are all the end user devices such as commodes, sinks, tubs, showers, and etc.

Gas supply lines are usually uncoated carbon steel pipe with threaded connections.

These lines will be checked with a gas detector from where gas lines penetrate the wall covering to appliance connection.

OBSERVED CONDITIONS

 Hose bibbs located on all sides of house noted with missing anti-siphon device.



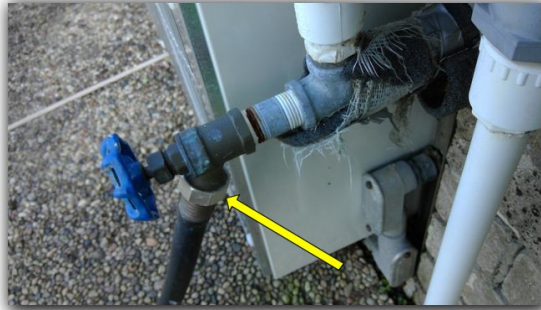
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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i 2009 IRC

P2902.4.3 Hose Connection. Sillcocks, hose bibbs, wall hydrants, and other openings with a hose connection shall be protected by an atmospheric-type or pressure-type vacuum breaker or a permanently attached hose connection vacuum breaker.

i Water pressure measured 50 lbs.



I=Inspected

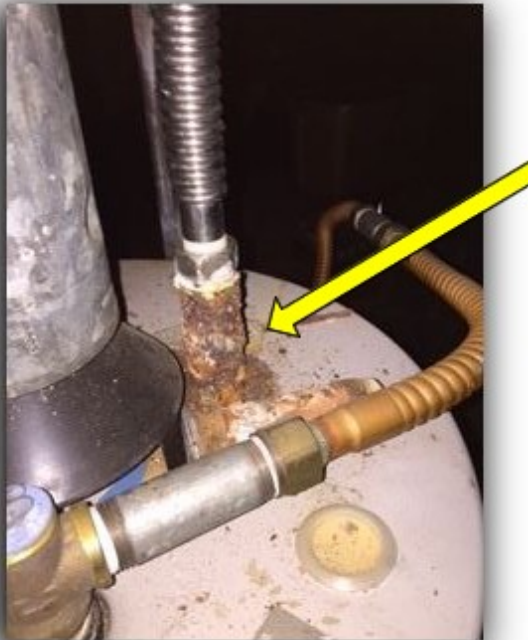
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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⚠ Severely corroded galvanized pipe nipple at water heater.



i This nipple is in very bad condition and could start leaking water any time. Need to replact this nipple ASAP to prevent water damage. The corrosion is due to galvanic corrosion from dissimilar metals. A dielectric nipple should be installed to prevent further corrosion.

⚠ Corroded galvanized supply water pipe at water heater.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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i This piping should be replaced ASAP to prevent water damage.

INSPECTION LIMITATIONS

Since the majority of water and gas supply lines are buried underground traveling to the home and then once installed in the house, are concealed in walls and between floors, inspection of this pipe is beyond the scope of inspection. With the water supply system, inspection of pressure and fixtures can be inspected, but the gas system can only be tested at appliances such as gas dryers, water heaters, furnaces, etc... and then, only to see if gas is supplied to these appliances.

The inspector is not required to operate any main, branch, or shut off valves; operate or inspect sump pumps, or waste injector pumps; verify the performance of the bathtub overflow, clothes washing machine drains, or hose bibs; or floor drains; inspect any system that has been winterized, shut down or otherwise secured; inspect circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; Inspect inaccessible gas supply system components for leaks, inspect for sewer clean outs, or the presence or performance of private sewage disposal systems or determine quality, potability, or volume of the water supply; or effectiveness of backflow or anti-siphon devices.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Drains, Wastes, and Vents

Comments:

OVERVIEW

OBSERVED CONDITIONS

INSPECTION LIMITATIONS

Notice:

Reporting the condition of drains, wastes, and vent piping that is not completely visible and / or accessible or, reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during the limited cursory and visual survey is outside the scope of the inspection. 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 general observations made without the use of specialized tools or procedures. Therefore , the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee, or warranty, express or implied, as to future performance of any item, system, or component.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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c. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 Gallons

Comments:

OVERVIEW

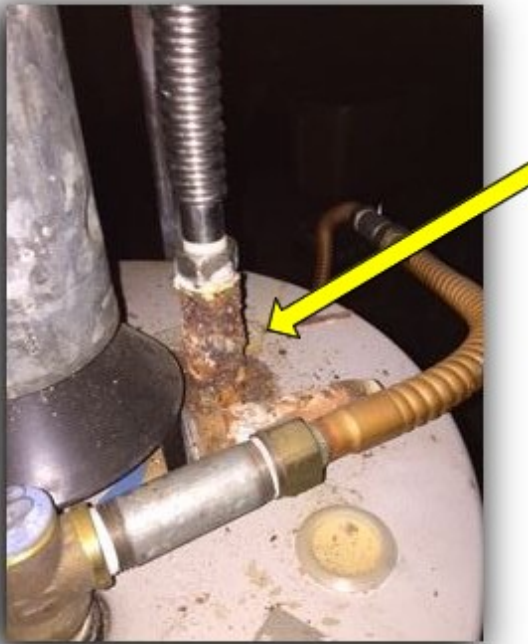
OBSERVED CONDITIONS

Make GE

Age Dec. 2000

i Did not test the temp. and pressure relief valve in fear that the valve would not re-seat.

⚠ Severely corroded nipple at water inlet.



i This nipple needs to be replaced ASAP before water damage occurs.

INSPECTION LIMITATIONS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

OVERVIEW

OBSERVED CONDITIONS

INSPECTION LIMITATIONS

☐ ☒ ☒ ☐

E. Other

Comments:

V. APPLIANCES

☒ ☐ ☐ ☒

A. Dishwashers


Comments:

 The dishwasher was inoperable at time of inspection.



 The dishwasher discharge hose is not installed properly.



 Illustration of dishwasher discharge line

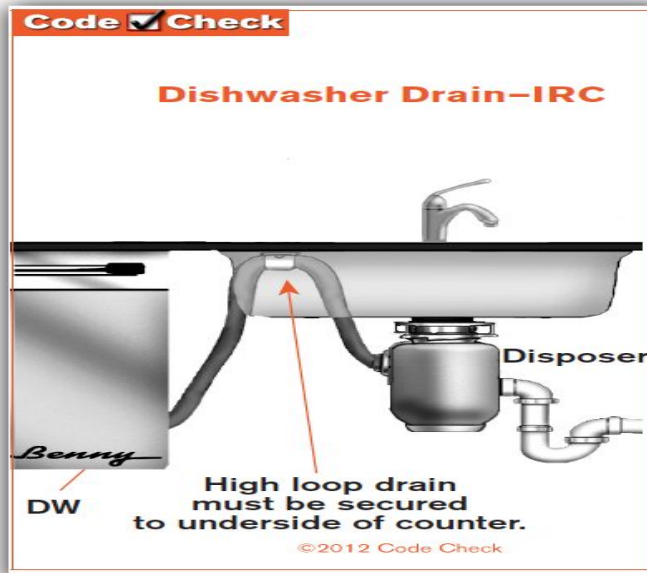
I=Inspected

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I NI NP D



2009 IRC

P2717.3 Sink, Dishwasher, & Food Grinder. The combined discharge from a sink, dishwasher, and waste grinder is permitted to discharge through a single 1-1/2 inch (38 mm) trap. The discharge pipe from the dishwasher shall be increased to a minimum of 3/4 inch (19 mm) in diameter and shall connect with a wye fitting between the discharge of the food waste grinder and the trap inlet or to the head of the food grinder. The dishwasher waste line shall rise and be securely fastened to the underside of the counter before connecting to the sink tail piece or the food grinder.

☒ ☐ ☐ ☐

B. Food Waste Disposers

Comments:

i The Food Waste Disposer was operated with no issues noted.

I=Inspected

NI=Not Inspected

NP=Not Present


D=Deficient

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments:

 The range exhaust hood discharges in cabinet.



 The exhaust duct is not connected to fan and cooking exhaust is blowing into cabinet above vent hood.

☒ ☐ ☐ ☐

D. Ranges, Cooktops, and Ovens


Comments:

 The oven was inspected with no issues noted.

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E. Microwave Ovens

Comments:

 The microwave oven was inspected with no issues noted.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:



Bathroom vents discharge to attic space.



The bathroom vents need to discharge outside the house.

☒ ☐ ☐ ☐

G. Garage Door Operators

Comments:



The garage door operators were inspected with issues noted.

☒ ☐ ☐ ☒

H. Dryer Exhaust Systems

Comments:



The dryer exhaust vent pipe terminated on roof with unapproved roof jack for clothes dryer service.



☐ ☒ ☒ ☐

I. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

☐ ☒ ☒ ☐

A. Landscape Irrigation (Sprinkler) Systems

Comments:

☒ ☐ ☐ ☒

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

Type of Construction: In Gound Gunite - Plaster surface

Comments:

Overview

The pool / spa inspection will be a visual inspection of components and function test of equipment.

Observed condition:



The swimming pool was noted with a single blockable main drain.



Potential entrapment / drowning hazard.



The swimming pool decking is damaged.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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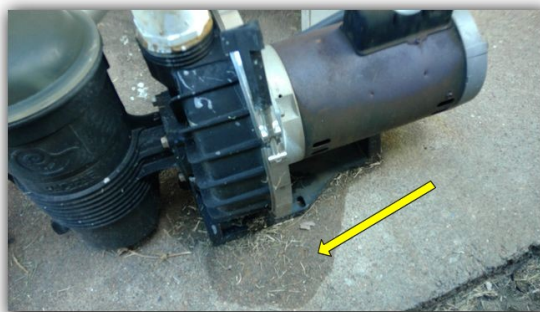
⚠ Pool plaster seems to be etched.



⚠ Swimming pool electrical equipment is missing bonding wire.



⚠ Water leaks noted at swimming pool filter and pump equipment.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The swimming pool is missing safety barriers.



Limitation:

The inspector will not disassemble any component, or test water,

☐ ☒ ☒ ☐

C. Outbuildings

Comments:

☐ ☒ ☒ ☐

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

Type of Pump: N/A

Type of Storage Equipment: N/A

Comments:

☐ ☒ ☐ ☐

E. Private Sewage Disposal (Septic) Systems

Type of System: N/A

Location of Drain Field:

Comments:

☐ ☒ ☒ ☐



F. Other

Comments:






Summary

GRADING AND DRAINAGE

-  The gutter downspout located on the Right side of house is discharging too close to house foundation.
-  The soil is too high on the concrete foundation along the Front, Back, Right side of house.




ROOF COVERING MATERIALS

-  Damaged shingles noted on the Back side of house.
-  Damaged shingles on the Front side of house.
-  Damaged shingles noted on the Right side of house.



ROOF STRUCTURES AND ATTICS

-  Evidence of water penetration into roof structure.





DOORS (INTERIOR AND EXTERIOR)

-  Master Bathroom door to patio does not latch.
-  Door in garage to back yard, dead bolt does not slide into door frame.
-  Closet doors in front bedroom does not close.



















WINDOWS

-  Missing window screens noted on the Back side of house.
-  Screw installed rendering window inoperable




SERVICE ENTRANCE AND PANELS

-  The 240 Volt circuit breakers are not labeled or identified as to what appliance they are protecting.
-  Conductors not protected from the edges of electrical cabinets, gutters, or cutout boxes.
-  Observed a breaker that appears to have overheated.
-  Missing threaded nut to secure conduit to service panel.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

-  The master bathroom electrical receptacles are not GFCI protected.
-  The hall bathroom electrical receptacles are not GFCI protected.
-  Receptacle loose in wall, living room left side of fireplace
-  The kitchen receptacles are not GFCI protected.
-  Several kitchen receptacles loose in wall.
-  Open wire connections noted in cabinet above range exhaust hood.
-  Conduit not secured to junction box, in cabinet under gas cooktop.
-  Receptacle in cabinet under cooktop not GFCI protected
-  The exterior electrical receptacles are not GFCI protected receptacles.
-  The electrical receptacle on Left wall of patio is not working.
-  The electrical receptacle on left wall in garage is not GFCI protected.
-  Unprotected wire on garage ceiling.
-  Unprotected wires in kitchen.
-  The front porch light is inoperable.
-   Missing smoke alarm in hall and all bedrooms.
-  The door bell housing installed in hall is making a humming noise.
-  Exposed wires noted in attic.



PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

-  Hose bibbs located on all sides of house noted with missing anti-siphon device.
-  Severely corroded galvanized pipe nipple at water heater.
-  Corroded galvanized supply water pipe at water heater.


WATER HEATING EQUIPMENT

-  Severely corroded nipple at water inlet.

DISHWASHERS

-  The dishwasher was inoperable at time of inspection.
-  The dishwasher discharge hose is not installed properly.


RANGE HOOD AND EXHAUST SYSTEMS

-  The range exhaust hood discharges in cabinet.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS


-  Bathroom vents discharge to attic space.


DRYER EXHAUST SYSTEMS


 The dryer exhaust vent pipe terminated on roof with unapproved roof jack for clothes dryer service.


SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT



  The swimming pool was noted with a single blockable main drain.

 The swimming pool decking is damaged.

 Pool plaster seems to be etched.

 Swimming pool electrical equipment is missing bonding wire.

 Water leaks noted at swimming pool filter and pump equipment.

  The swimming pool is missing safety barriers.