HomeTeam® INSPECTION SERVICE

HOME INSPECTION REPORT

Home. Safe. Home.

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT & INSPECTIONS FAST REPORTS

WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.

FAST

TRUSTED

ACCURATE

PROPERTY INSPECTION REPORT

Prepared For:	John Doe	
	(Name of Client)	
Concerning:	123 Main St Anywhere, TX 55555	
	(Address or Other Identification of Inspected Property)	
By:	Team One Andrew Foote 24392 Marcos Betancourt 24745	7-10-2021
	(Name and License Number of Inspector)	(Date)
	(Name, License Number of Sponsoring Inspector)	

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances
- improperly installed or defective safety devices;
- 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 require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Through this report the terms "right" and "left" are used to describe the home as viewed facing the home from the street. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Real Estate Commission Standards Of Practice agreed upon in the Home Inspection Agreement.

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection.

The statements and information contained in the report represent the opinion of the inspector regarding the condition of the property's structural and mechanical systems.

Acceptance and/or use of this report implies acceptance of the Home Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): slab on grade

Comments:

The foundation was viewed at the perimeter where visible. Wall veneers, door and window operations, and the condition of framing were also viewed for indications of adverse foundation performance.

Portions of the slab edges were not viewed due to installed concrete patio.

Signs of previous differential movement/settlement was observed; indicated by one or more of the following conditions; Cracks in brick veneer, and doors that are not square in jamb, etc.

In our opinion, the distress patterns observed were not severe, repairs seem to be adequate and the foundation appeared to provide acceptable performance at the time of inspection. Due to signs of previous repairs, it is highly recommended that the buyer obtain any documentation related to the foundation repairs, to include any transferable warranty, prior to closing on the purchase of the home.

Brick cracks (front porch column)

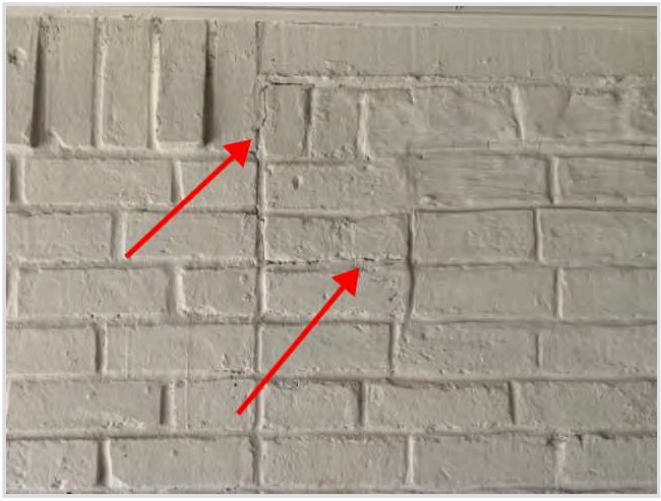
Brick cracks above front porch

Brick cracks above front porch

Brick crack (right side)

Brick crack (right side)

Brick crack (left side)



Brick crack (back porch)

Door sticks / not square in jamb (master closet)

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

Portions of the slab edges were not viewed due to soil and vegetation build up. High soil level is considered a conducive condition to termite activity, water penetration and limits visual observation of the foundation slab. Common industry practice recommends a clearance of at least 4-6 inches from bottom of exterior wall covering to soil.

Soil grade and drainage patterns around areas of house would not properly direct water away from the house and foundation system (low areas), which would allow water to saturate the soil near the slab, which can affect foundation performance.

One or more gutter downspouts were missing the bottom elbow piece.

Splash pads were not installed at gutter downspout terminations in several locations. Splash pads help prevent soil erosion and water saturation near the slab, which can negatively affect foundation performance.

Portions of the gutters needed to be cleaned out. Keeping gutters clear and free of debris is a maintenance requirement for homeowners.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

High soil (front)

High soil (right side)

High soil (left side)

High soil (rear)

High soil (garage)

Low area (back gate)

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Low area (right side)

Low area (right side)

Missing the bottom elbow piece and splash pad (front)

Missing the bottom elbow piece and splash pad (left side)

Missing splash pad (right side)

Debris in gutters (garage)

Debris in gutters (garage)

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Viewed From: the accessible portions of the roof
Types of Roof Covering: asphalt-fiberglass shingles
Comments:

The asphalt-fiberglass shingle roof was moderately worn with areas of significant wear (ridge shingles).

The metal roof / flashing above the front porch brick was starting to show signs of rust corrosion. This area could be painted to help prevent further rusting.

Portions of the flashings/vent covers were starting to show signs of rust corrosion. These items could be painted to help prevent further rusting.

Previous repairs had been made in one or more locations. The Texas Real Estate Commission requires inspectors to report if previous repairs have been made to roof systems.

Moderately worn shingles

Exposed fiberglass at ridge shingles indicates significant wear

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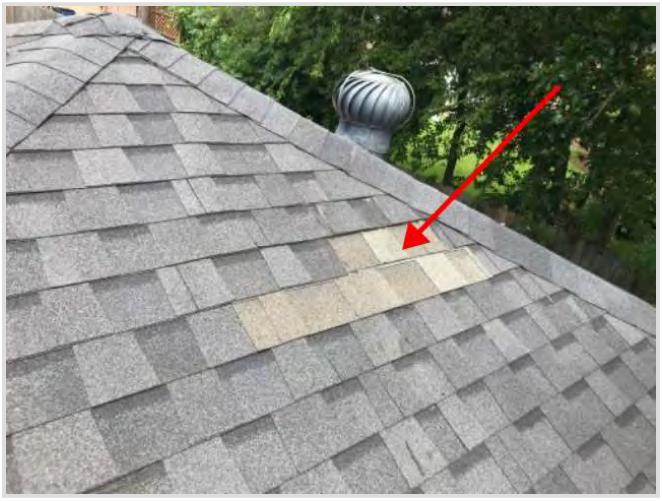
I	NI	NP	D

Rusted metal roof (above front porch)

Rusted vent cover



Previous roof repair (garage)

☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Viewed From: inside attic

Approximate Average Depth of Insulation: less than 4"

Comments:

Note: This region of Texas falls into climate zone #2 (ref. US department of energy) and the R-Value (for ceiling/attic) for IRC (International Residential Code) is recommended to be R-38 which can be 12-16 inches of insulation depth (blown insulation). However, depending on the materials used, the insulation depth requirements can vary depending on insulation type, brand or style and may not need 12 to 16 inches to meet the standard.

Not all areas of the attic space were properly insulated (insulation missing/inadequate).

There was wood rot/water damage to portions of the soffit and/or fascia boards.

Attic access was installed in the living area via drop down ladder and was not properly insulated and/or did not have weather-stripping installed. Attic doors should be sealed the same as any other exterior door, helping prevent conditioned air from escaping into the unconditioned attic space.

Roof decking was found to be damaged in one or more locations.

There was a broken or damaged ceiling joist in the detached garage.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Note: There was a sprayed-on radiant barrier installed at the underside of the roof decking. As a result, we were unable to fully inspect the roof decking and areas around the roof penetrations for signs of water penetration.

Average attic insulation depth was 4 inches or less

Missing insulation

Missing insulation

Missing insulation

Missing insulation at dropped ceiling (behind water heater)

Wood rot at fascia above metal back patio roof

No insulation or weatherstripping at drop-down attic stairs

Damaged roof decking

Damaged joist (garage)

Radiant barrier was sprayed on rafters and bottom of roof decking

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

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

Comments:

Portions of the exterior wall covering were in contact with the roof. Common industry standard calls for a one to two inch clearance of walls from the roof covering to help prevent water damage to the materials.

One or more locations on the exterior were in need of routine caulk maintenance (windows, doors, electrical boxes, seams of the siding, etc).

Note: The interior appears to have recently been painted. Which can mask distress indicators and/or previous damage.

Siding in contact with roof covering (rear)

Siding in contact with roof covering (right side)

Joint or crack in siding is in need of routine caulk maintenance (rear)

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

There were no visible deficiencies to the ceiling or floor at the time of the inspection.

Note: Previous repairs had been made to the sheetrock ceiling in the left front and left middle bedrooms.

Previous ceiling repair (second floor front left bedroom)

☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Comments:

The garage access door would not latch in the closed position.

The overhead garage door was damaged.

Weather stripping was torn/damaged and/or missing on one or more exterior door(s).

The master closet door was out of square and was not closing properly (rubbing the door frame).

Note: Front and rear exterior doors were keyed on the inside, which can hinder emergency egress.

Would not latch in the closed position (garage access door)

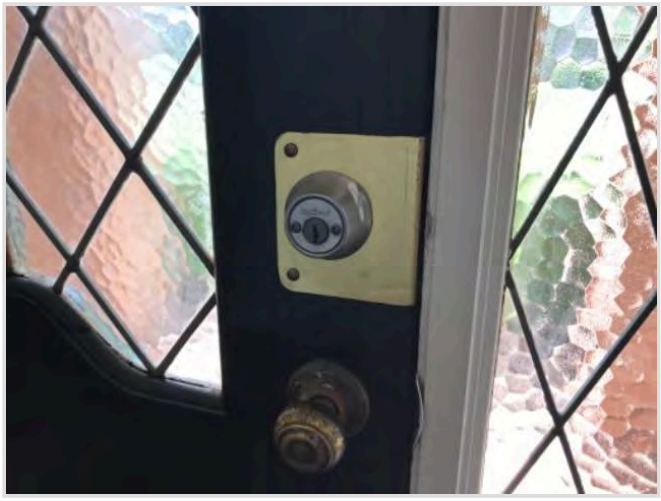
Damaged garage door

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

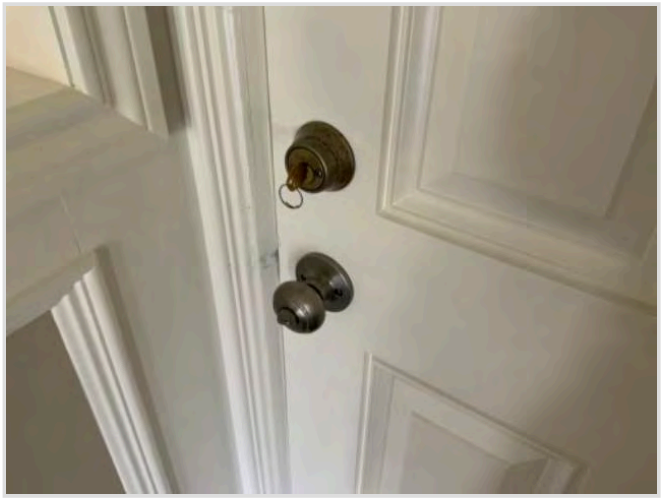
I	NI	NP	D

Missing weatherstripping (left back door)

Master closet door sticks



Lock keyed on the inside (front door)



Lock keyed on the inside (back door)

☒ ☐ ☐ ☒ **H. Windows**

Comments:

Windows were a mix of double and single pane construction, inspected for functions such as open, close, and locking mechanisms. The following deficiencies were identified at the time of inspection.

Locking mechanisms were damaged/missing on one or more windows.

Not all of the windows had screens. In addition, several of the screens present, were damaged. The Texas Real Estate Commission (TREC) considers this to be a deficiency according to the standards of practice (SOP).

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Window locks were non-functional (second floor front left bedroom)

Missing screen (back porch)

Missing screen (back porch)

Missing screen (rear)

Damaged screen (right side)

Damaged screen (back porch)

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

☒ ☐ ☐ ☒ **I. Stairways (Interior and Exterior)**

Comments:

There was no handrail at the upper section of the stairs.

The stairway railing posts were wider than the recommended 4 inch maximum.

There was no continuous handrail at the upper portion of the stairs

☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

Comments:

There was no screen installed at the firebox opening.

We performed a visual inspection only -- (no gas key).

The metal chimney cap and spark arrestor were starting to show signs of rust corrosion. These items could be painted to help prevent further rusting.

No screen installed at firebox opening

Fireplace damper

Rust at chimney cap and spark arrestor

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

Comments:

There was water damage/wood rot to portions of the back porch roof joists.

There were cracks/damage to the driveway and rear patio in several locations.

The rear patio metal roof was showing signs of rust.

Signs of water penetration and wood rot (back porch joists)

Signs of water penetration (back porch joists)

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Cracks at non-structural rear patio floor

Cracks in driveway

Rust on metal patio roof

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

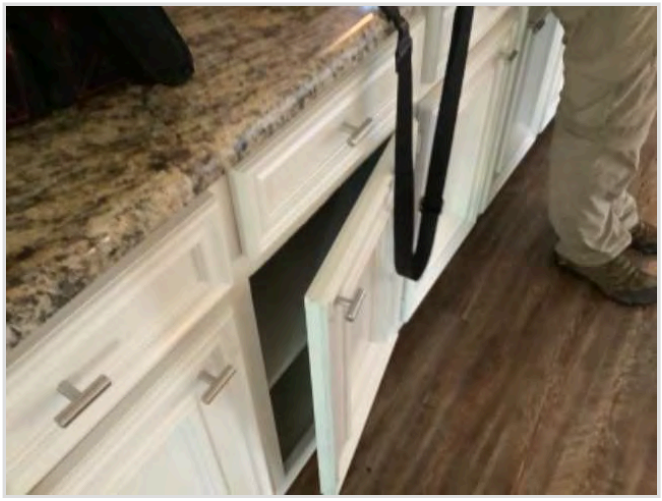
☒ ☐ ☐ ☒ **L. Other**

Comments:

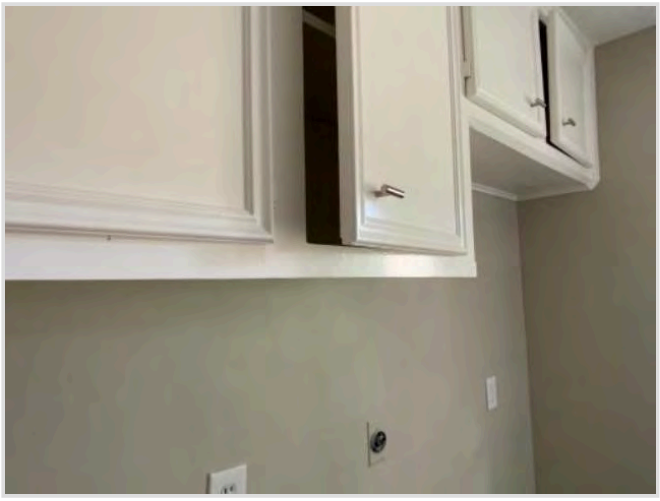
Cabinet doors in several locations would not stay closed.

A cabinet door pull was missing in the kitchen.

Cabinet door would not stay closed (kitchen)



Cabinet door would not stay closed (kitchen)



Cabinet door would not stay closed (utility room)

Cabinet door pull was missing (kitchen)

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I	NI	NP	D

II. ELECTRICAL SYSTEMS

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

Comments:

The underground electrical service entered a Square D panel box located in the garage
Main service size: 125 Amp
Service conductor: Aluminum (1/0 AWG)

There was no main disconnect. The Texas Real Estate Commission considers the absence of a main disconnect a deficiency.

The breakers were not labeled.

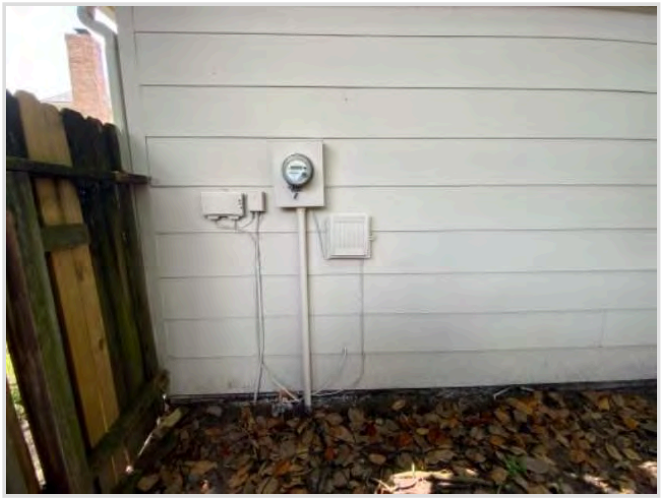
Two or more neutral wires were double lugged. Only one neutral wire should be installed beneath a single tension screw at the bus bar.

Neutral wires were improperly connected with grounding wires at the bus bar under shared tension (set) screws. Only one neutral wire (alone) should be installed beneath a single tension screw at the bus bar.

No anti-oxidant was present on the aluminum service wire ends. Anti-oxidants should be applied to aluminum conductor terminations beneath the tension screws in the distribution panel board(s). However, not all aluminum wire manufacturers require the use of an anti-oxidant compound.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies not noted in the report which may involve additional repair costs.

Note: The panel box does not meet current electrical code. When the house was constructed, the distribution panel was compliant and updating to current code is not required (grandfathered). If there is a desire to bring the panel up to current code, consultation with an electrician is recommended.



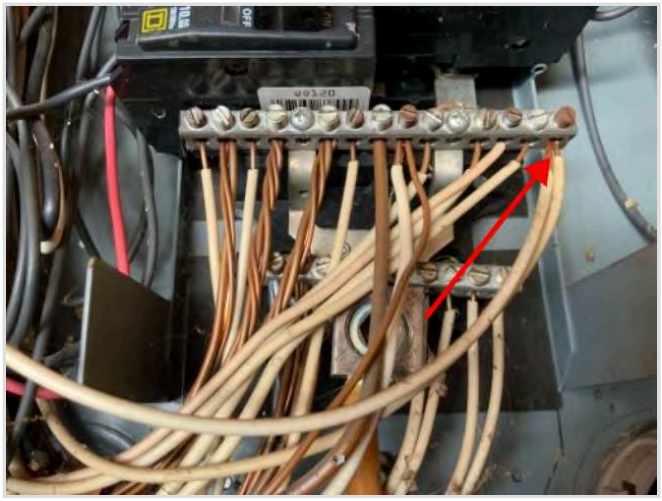
Electric meter (back of garage)

Electrical service panel

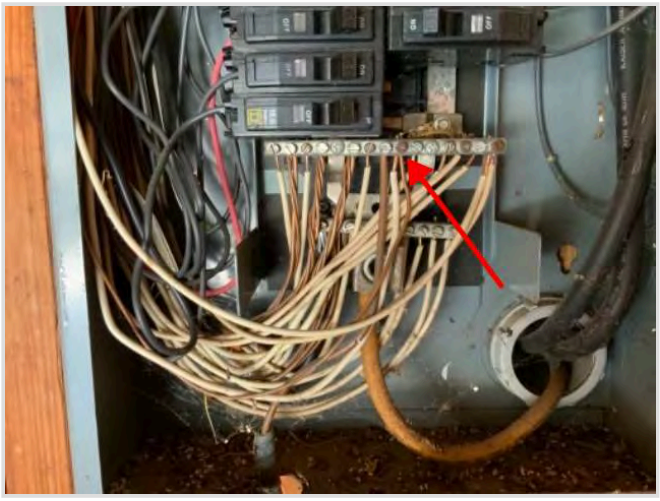
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

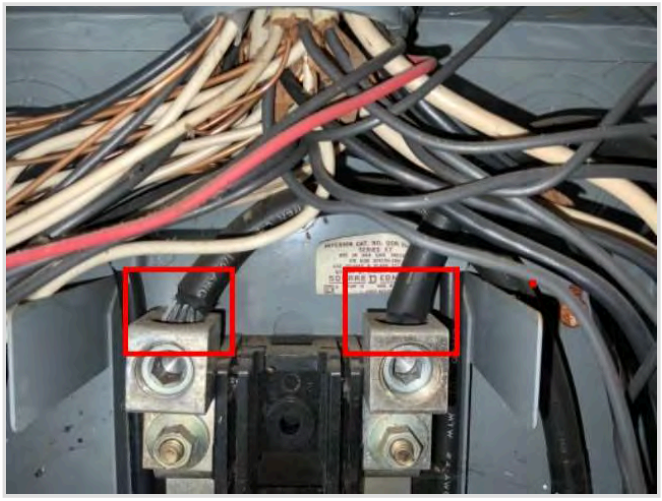
Dead front cover removed for inspection



Double lugged neutrals



Neutral and ground under shared set screw



No anti-oxidant paste

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

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

Type of Wiring: copper

Comments:

GFCI protection was not installed in the following required locations (per TREC): kitchen and bar countertops.

Some of the lights would not illuminate when placed into the on position, possibly due to burned out bulbs.

Wiring terminations in the attic were not in a junction box.

Romex wire was exposed outside of conduit for the rear patio light.

The light fixture in the kitchen pantry was low, not protected, and subject to damage.

There were no smoke alarms installed in the bedrooms, or outside the master bedroom.

The smoke alarm in the second floor hall was not tested as there was a security system installed in the house at the time of the inspection. Activating the alarms(s) could falsely alert emergency responders.

No GFCI protection (kitchen countertop)

No GFCI protection (bar countertop)

Would not illuminate (powder bath)

Wires outside of junction box (attic)

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Wire outside of conduit (back porch)

Light not protected (kitchen pantry)

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

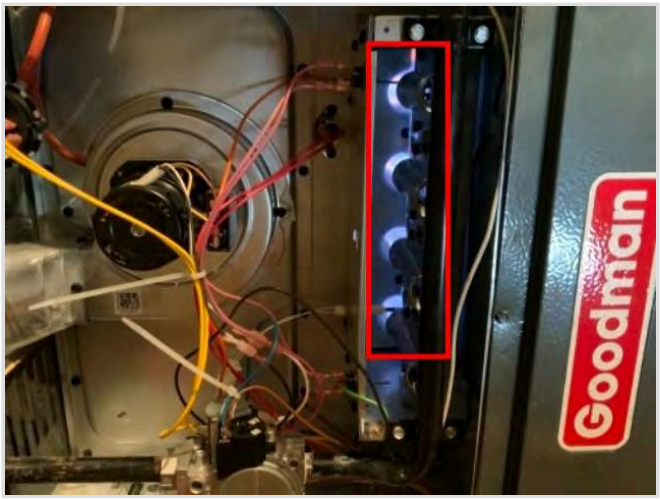
Type of Systems: forced-air
Energy Sources: gas
Comments:

Make: Goodman
Year: 2018
BTUH: 80,000

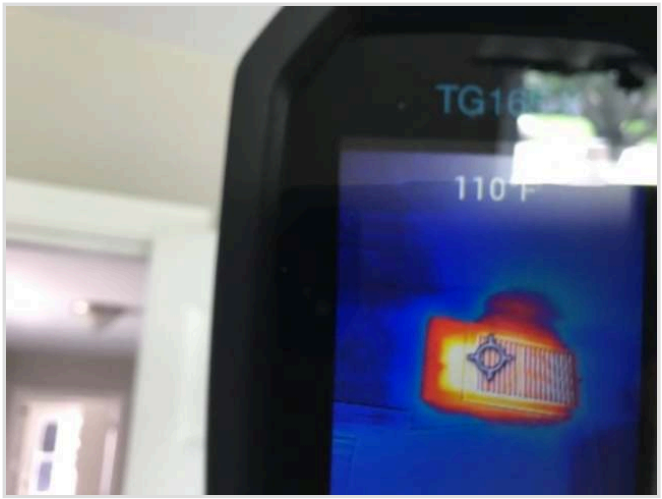
The heating unit was performing as intended at the time of the inspection.

Furnace in attic

Furnace cover removed for inspection



Proper flame color at furnace

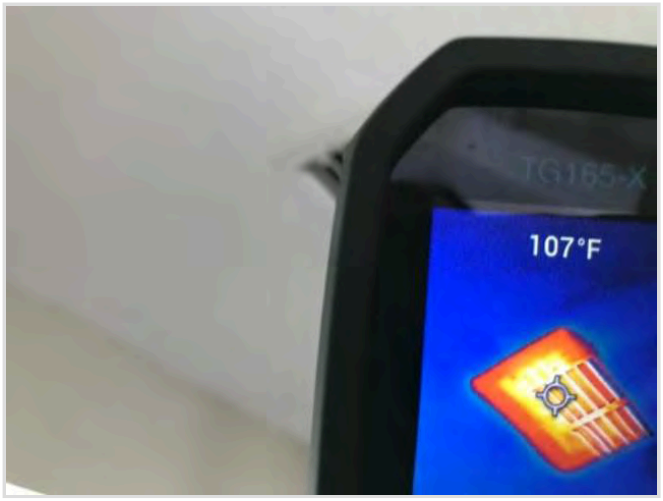


Appropriate temperature reading during heat cycle (dining)

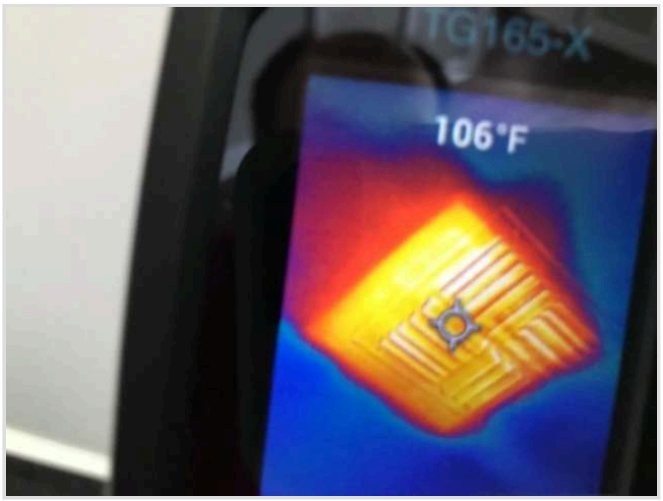
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Appropriate temperature reading during heat cycle (kitchen)



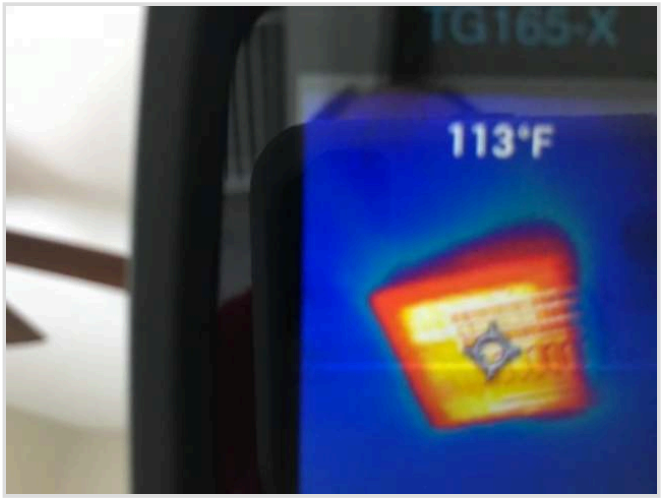
Appropriate temperature reading during heat cycle (breakfast)



Appropriate temperature reading during heat cycle (living)

Appropriate temperature reading during heat cycle (master bedroom)

Appropriate temperature reading during heat cycle (second floor front right bedroom)



Appropriate temperature reading during heat cycle (second floor right rear bedroom)

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: central

Comments:

Make: Payne
Unit size: 5 ton
Year: 2011
Refrigerant: R-22
Max fuse: 50 Amp
Return temperature: 79.1 degrees
Supply temperature: 59.5 degrees

The cooling unit was performing as intended at the time of the inspection with a 19.6 degree temperature differential. Note: The evaporator coil was viewed, found to be dirty and was in need of a cleaning/servicing.

Secondary drain pan was showing signs of rust. Once the galvanized coating is used up and rust sets in, it will continue to rust even without liquid water present.

A flexible hose was used for part of the air conditioning secondary drain line in the attic. This is not a proper drain material.

The air conditioning drain line should terminate at a visible location in order to alert homeowners of a clogged primary drain line. However, the secondary drain line was diverted so the dripping drain may not be obvious.

Note: The refrigerant for the air conditioning unit was R-22. As of January 2020, R-22 refrigerant is no longer imported or manufactured in the United States. However, there are alternatives available.

Return air temperature 79.1 degrees

Supply air temperature 59.5 degrees

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

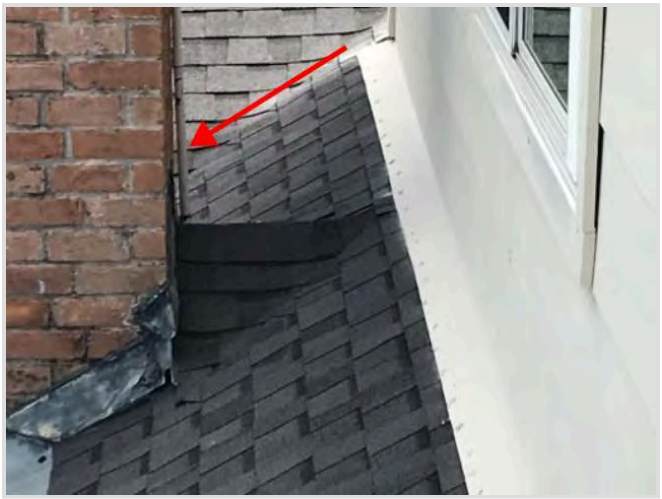
I	NI	NP	D

HVAC condenser unit (right side)

Coil was dirty

Secondary drain pan was showing signs of rust

Flexible hose used for secondary drain line



Air conditioning secondary drain line extension

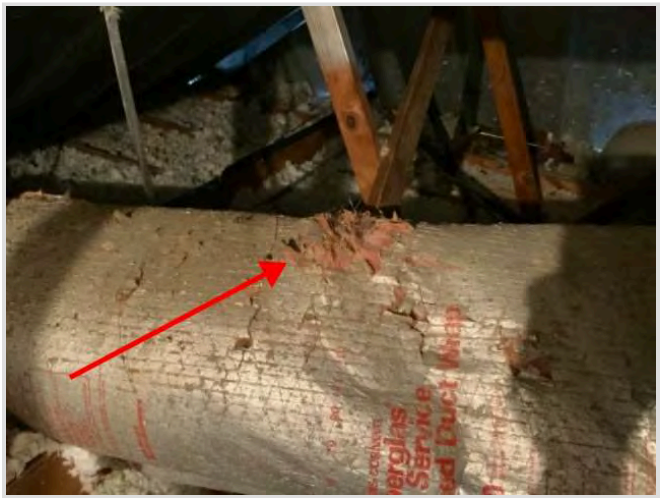
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

☒ ☐ ☐ ☒ **C. Duct Systems, Chases, and Vents**

Comments:

The outside insulation covering was damaged / missing on portions of the duct system in the attic. The covering helps insulate the conditioned air from the attic temperatures.



Damaged duct insulation

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of Water Meter: front yard
Location of Water Meter Supply Valve: right side
Static Water Pressure Reading: 50 - 60 psi
Comments:

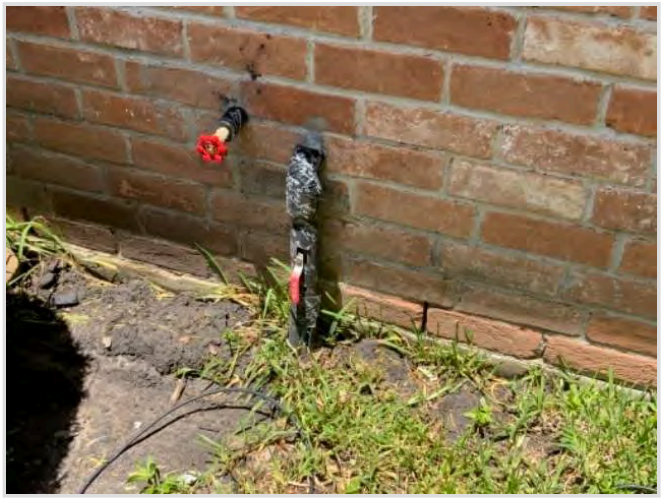
Visible piping, faucets, sinks, and tub/showers were examined using normal controls, and toilets examined for visible damage and being properly secured. Where visible, the plumbing distribution piping in this home consists primarily of PEX.
At the time of this inspection, the following deficiencies were identified:

Diminished functional flow was observed during operation of multiple fixtures/faucets.

There was no hot water line run to the bar sink.

There were no check valves/anti-siphon/back-flow prevention present on the exterior faucets. Check valves allow unobstructed water flow to exit the water fixture as intended while preventing back flow or reverse siphoning to occur. This function prevents non-potable water from being introduced into the potable/drinking water system.

Water meter (front right side)



Main water shut off (right side)

Water pressure 50-60 psi

Diminished water flow (second floor bathtub)

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

No hot water line (bar sink)

No back-flow prevention (right side)

No back-flow prevention (left side)

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

Comments:

Water was run into the sink(s) and tub(s) for approximately one hour to analyze for proper drainage and leaks. Where visible, the plumbing drain piping in this home consists primarily of PVC.
At the time of this inspection, the following deficiencies were identified:

A leak was found beneath the kitchen sink and the second floor bathroom sink.

There was improper drain line material installed beneath the bar sink. Flex type drain lines are more susceptible to clogs and damage than thicker PVC type solid drain lines.

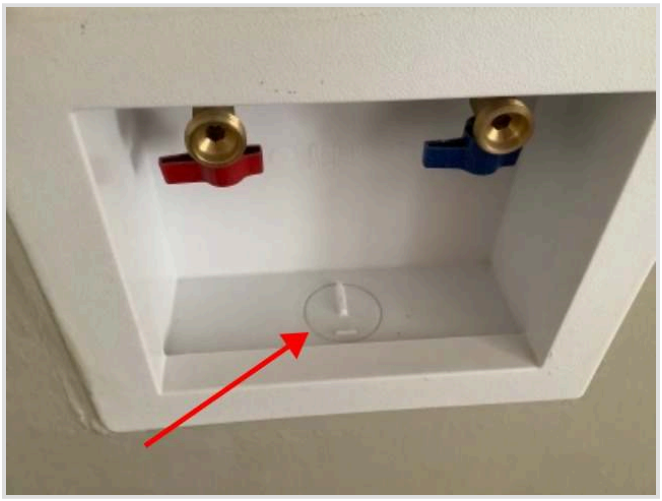
Note: The new washing machine plumbing connection box did not have the drain knock-out removed, so we were not able to view the washing machine drain line.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Leak (kitchen sink)

Leak (second floor bathroom sink)



Laundry drain was not accessible

☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Energy Sources: gas
Capacity: 50 gal.
Comments:

Make: Bradford White
Year 2008
Location: attic space

Measured water temperature (kitchen sink): 108.6 degrees.

The water heater was performing as intended at the time of the inspection.

Relief valve was not tested (unit in the attic)

A sediment trap was not installed for the gas piping system for the unit.

There was no "floored passageway / service platform" to the water heater in the attic (required per TREC).

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Water heater in attic

Hot water temperature 108.6 degrees

No sediment trap at water heater

No floored passageway to water heater

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

Comments:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

☒ ☐ ☐ ☐ **E. Other**

Comments:

Unable to verify if the gas piping system was properly bonded / grounded (no visible clamp with wire at meter).

No visible bonding clamp or wire

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Comments:

Dishwasher unit was operated in the normal setting and inspected to determine if the unit filled with water and properly drained upon the completion of the cycle.

Installed G/E unit was nonfunctional at the time of the inspection. It would shut off a few minutes into the cycle.

There was no visible air gap in the dishwasher drain line to prevent potential back-flow into the clean water supply.

Dishwasher

Dishwasher

No air gap or high loop

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

Food waste disposer was found to be functioning properly at the time of the inspection.

Functioning properly

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

Comments:

Vented unit was functioning properly at the time of the inspection

Vented range hood

Lights were illuminated

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

Comments:

The oven was set to bake at 350 degrees and a thermometer was placed inside the unit to determine the accuracy of the unit setting. A variance of +/- of 25 degrees is considered acceptable.

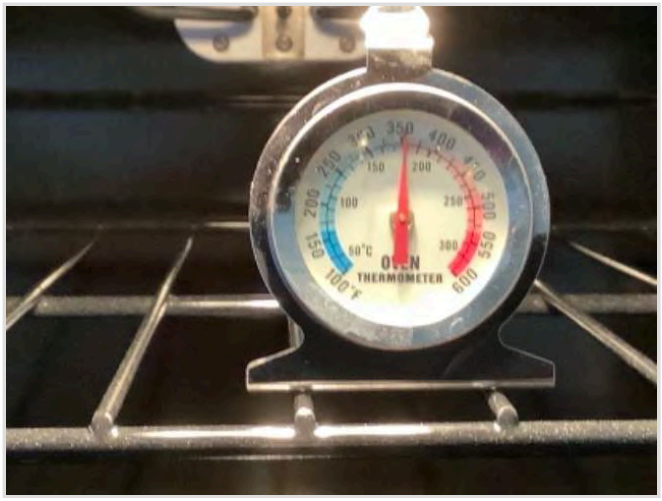
The G/E oven was performing as intended at the time of the inspection.

The Cooktop unit was was nonfunctional at the time of the inspection. The gas line was disconnected, and the electrical cord was unplugged.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

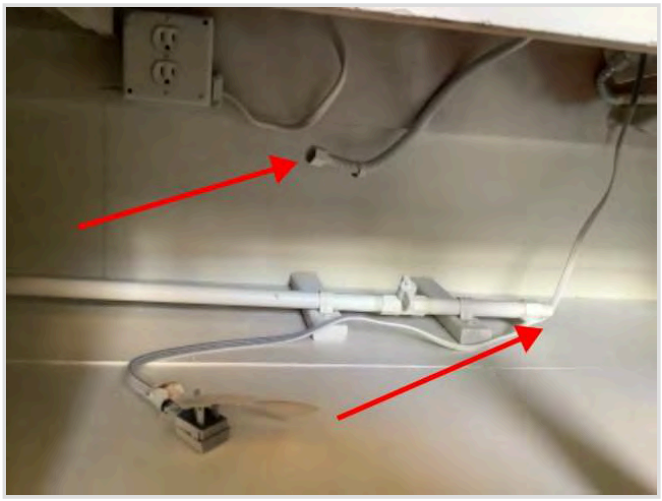
I	NI	NP	D

Oven



Oven temperature +/- 350 degrees

Cooktop was non-functional



Gas line to cooktop was disconnected

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

The G/E unit was was performing as intended at the time of the inspection.

Microwave oven

Microwave oven

Microwave oven test

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

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

Comments:

Mechanical exhaust vent fan in the second floor bathroom was not working.

Exhaust fan was not working (second floor bathroom)

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:

The unit was functioning properly at the time of the inspection.

Manual door lock(s) had not been disabled. Not disabling the door lock for the garage has the potential of operating the door opener while locked, which can lead to damaging the door and connected components.

Reverse sensors were not installed at the time of inspection.

Note: The garage door operator button was installed in the utility room, rather than in the detached garage.

Garage door operator

Garage door lock was not disabled

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

No garage door sensors

Garage door operator button (utility room)

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:

Dryer vent was missing its damper/exclusion cover, which could allow rodent/pest entry into the house.

Dryer exhaust had excessive lint buildup and needed to be cleaned.

Dryer exhaust vent (left side)

Dryer exhaust vent was missing damper and needed to be cleaned

☐ ☐ ☒ ☐ **I. Other**

Comments:

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

VI. OPTIONAL SYSTEMS

☐ ☐ ☒ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction:

Comments:

☐ ☐ ☒ ☐ **C. Outbuilding**

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

☐ ☐ ☒ ☐ **E. Private Sewage Disposal (Septic) Systems**

Type of System:

Location of Drain Field:

Comments:

☐ ☐ ☒ ☐ **F. Other**

Comments:

SUMMARY:

This summary provides a simplified overview of the results of the Saturday, July 10, 2021 inspection at 123 Main St Anywhere, TX 55555. Be sure to read the full body of the inspection report; it contains much more detail about the property. It is the client's responsibility to decide which items referenced in the report constitute relevant "defects". Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

I. STRUCTURAL SYSTEMS

A. Foundations

- In our opinion, the distress patterns observed were not severe, repairs seem to be adequate and the foundation appeared to provide acceptable performance at the time of inspection. Due to signs of previous repairs, it is highly recommended that the buyer obtain any documentation related to the foundation repairs, to include any transferable warranty, prior to closing on the purchase of the home.

B. Grading and Drainage

- Portions of the slab edges were not viewed due to soil and vegetation build up. High soil level is considered a conducive condition to termite activity, water penetration and limits visual observation of the foundation slab. Common industry practice recommends a clearance of at least 4-6 inches from bottom of exterior wall covering to soil.
- Soil grade and drainage patterns around areas of house would not properly direct water away from the house and foundation system (low areas), which would allow water to saturate the soil near the slab, which can affect foundation performance.
- One or more gutter downspouts were missing the bottom elbow piece.
- Splash pads were not installed at gutter downspout terminations in several locations. Splash pads help prevent soil erosion and water saturation near the slab, which can negatively affect foundation performance.

D. Roof Structures and Attics

- Not all areas of the attic space were properly insulated (insulation missing/inadequate).
- There was wood rot/water damage to portions of the soffit and/or fascia boards.
- Attic access was installed in the living area via drop down ladder and was not properly insulated and/or did not have weather-stripping installed. Attic doors should be sealed the same as any other exterior door, helping prevent conditioned air from escaping into the unconditioned attic space.

G. Doors (Interior and Exterior)

- The master closet door was out of square and was not closing properly (rubbing the door frame).
- Note: Front and rear exterior doors were keyed on the inside, which can hinder emergency egress.
- Weather stripping was torn/damaged and/or missing on one or more exterior door(s).
- The overhead garage door was damaged.
- The garage access door would not latch in the closed position.

H. Windows

- Locking mechanisms were damaged/missing on one or more windows.

J. Fireplaces and Chimneys

- The metal chimney cap and spark arrestor were starting to show signs of rust corrosion. These items could be painted to help prevent further rusting.

K. Porches, Balconies, Decks and Carports

- There was water damage/wood rot to portions of the back porch roof joists.
- The rear patio metal roof was showing signs of rust.

L. Other

- Cabinet doors in several locations would not stay closed.
- A cabinet door pull was missing in the kitchen.

II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures

- GFCI protection was not installed in the following required locations (per TREC): kitchen and bar countertops.
- Some of the lights would not illuminate when placed into the on position, possibly due to burned out bulbs.
- There were no smoke alarms installed in the bedrooms, or outside the master bedroom.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

- The cooling unit was performing as intended at the time of the inspection with a 19.6 degree temperature differential. Note: The evaporator coil was viewed, found to be dirty and was in need of a cleaning/servicing.
- Secondary drain pan was showing signs of rust. Once the galvanized coating is used up and rust sets in, it will continue to rust even without liquid water present.

IV.PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

- There was no hot water line run to the bar sink.
- Diminished functional flow was observed during operation of multiple fixtures/faucets.

B. Drains, Wastes, and Vents

- A leak was found beneath the kitchen sink and the second floor bathroom sink.

V. APPLIANCES

A. Dishwashers

- Installed G/E unit was nonfunctional at the time of the inspection. It would shut off a few minutes into the cycle.

D. Ranges, Cooktops, and Ovens

- The Cooktop unit was was nonfunctional at the time of the inspection. The gas line was disconnected,

F. Mechanical Exhaust Vents and Bathroom Heaters

- Mechanical exhaust vent fan in the second floor bathroom was not working.

G. Garage Door Operators

- Reverse sensors were not installed at the time of inspection.

H. Dryer Exhaust Systems

- Dryer exhaust had excessive lint buildup and needed to be cleaned.