



B-Inspected Home Inspections
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PROPERTY INSPECTION REPORT

Prepared For: Mr. and Mrs. Jones
(Name of Client)

Concerning: 1234 Main Street Anytown, USA 10101
(Address or Other Identification of Inspected Property)

By: Bennie McDaniel License # 10386 05/02/2014
(Name and License Number of Inspector) (Date)

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>)

REI 7-3(Revised 05/2013)

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

This inspection is subject to the rules (“Rules”) of the Texas Real Estate Commission (“TREC”), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot light 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 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 as Deficient 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.

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TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice. Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab-on grade

Comments: The foundation is performing as intended. Some problems were observed. The problems that were observed were there is no rendering around the entire perimeter of the house. Rendering is a process that most home builders use to provide a smooth finish around the outside of the foundation when they finish the foundation. It also covers all of the post tensions cables exposed ends. As a result of the foundation not having any finish around the foundation all of the post tension cables are exposed on the north and east side of the house. This is a safety hazard. This is a safety hazard because over time the tension in the cables can cause the cables to break at which time the cables can be forced out of the foundation at these exposed areas.

I recommend that a professional masonry company evaluate and correct the rendering around the foundation.



Post tension cable not covered

B. Grading & Drainage *Comments:* This property has a negative grade in the front yard. This is what you want so that the water flows away from the property. However, the sidewalk in the front has a noticeable dip in the middle of the front walk. This is a concern in that there is the exact same dip in the front walk on the property directly across the street. The dip could only be that the soil was not prepared correctly before the sidewalk was poured or there is an under lying issue with the ground under the sidewalk. I would recommend that a licensed landscape or licensed concrete professional evaluate and access why the sidewalk is not being supported by the soil underneath it.

This property has a negative grade on the west side of the house as well as the entire backyard. This is not a major concern except that there is excess erosion around foundation on the north west side of the house. I recommend that additional soil be added to replace the eroded soil.

All of the gutter downspouts need to be extended to allow the water to be removed further away from the foundation. The downspouts are supposed to be extended out at least five feet from the foundation.



There is a dip in the sidewalk here.



Downspouts should extend at least five feet

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C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt composition shingle

Viewed From: Walked on roof

Comments: The roof is in fairly good condition. There are several areas on the roof that are wavy. When a roof has signs of waves there can be several things that can cause it. Either the decking is too thin to hold the weight of the roofing material or the span of the rafters below it is too far apart thus allowing the roof to wave or actually sag making it look like there is waves in the roof. I did see some difference in the spans of some of the rafters below where the roof showed signs of not lying flat. As far as the thickness of the decking, they all seemed to be the same thickness. I would recommend that a licensed roofing contractor evaluate.



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D. Roof Structure and Attics

Viewed From: Interior of Attic

Approximate Average Depth of Insulation: 4" to 6"

Approximate Average Thickness of Vertical Insulation: No Insulation in place

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Comments: The roof structure and attic was working as intended. The roof was two whirly bird exhaust vents. I would recommend that additional vents be installed to allow more heat to vent from inside the attic thus reducing the temperature in the attic thus possibly reducing the heating and air conditioning costs.

- E. Walls (Interior & Exterior)** *Comments:* The walls on the interior and exterior were performing as intended. However, there is a lot of mortar that is either missing or lose all around the brick exterior. There are several lintels around the windows that are rusted and missing the mortar between it and the bricks above them. When there is missing or lose mortar this leaves the potential for moisture to get in between the bricks and possibly behind the bricks. If moisture gets behind the bricks this can possibly cause further damage to the structure of the wall. I would recommend that a licensed professional mortar company evaluate and correct.
- F. Ceilings and Floors** *Comments:* The ceilings and floors are working as intended. However, there are several soft spots in the floors in the main living room. It appears that the concrete floor was not leveled prior to installing the laminated flooring. When the floor beneath any flooring is not level this will cause the flooring material to give. I would recommend that a licensed flooring contractor evaluate and correct.
- G. Doors (Interior and Exterior)** *Comments:* All of the doors both interior and exterior are working as intended. The front door and the door leading to the rear patio both have keyed dead bolts. This is a safety hazard. All exit doors are only allowed to have turn locks. I recommend that both locks be replaced with turn locks only.
- H. Windows** *Comments:* All of the windows were working as intended. I could not open the windows in the front room left of the front door. These windows seemed to be not opening due to the fact that they were painted shut. Recommend that the paint be scored to allow for opening of these windows.
- I. Stairways (Interior and Exterior)** *Comments:*
- J. Fireplace and Chimneys** *Comments:* The fireplace and chimney was working as intended. It looks like the fireplace has never been used before. I would recommend that a professional chimney sweep company service the fireplace prior to using it.
- K. Porches, Balconies, Decks, and Carports** *Comments:* The front porch was working as intended. There is not a carport or balcony on this property. There is an issue at the front porch that needs attention. The bricks right in front of the front door were not installed level thus causing a possible tripping hazard. I recommend that a licensed professional brick layer correct the tripping hazard.

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These bricks in front of the front door pose a trip hazard.

L. Other

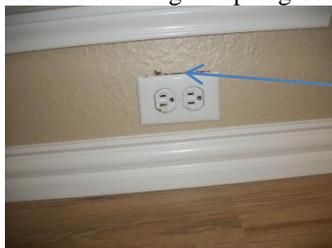
II. ELECTRICAL SYSTEMS

A. **Service Entrance and Panels** *Comments:* The electrical service entrance is located on the east side of the house. The service entrance and panels are working as intended. The conduit is not correctly connected to the service entrance. This is a safety hazard and this could cause moisture to penetrate into the main service panel. I recommend that a licensed professional electrician evaluate and correct the connection issue.



Conduit loose needs to be secured to service entrance

B. **Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring: Copper
Comments: The branch circuits were working as intended except as noted. There are multiple electrical receptacles around the house that have gaps around the covers. The electrical outlet to the left of the stove is showing an open ground. I recommend that a licensed electrician evaluate and correct outlets.



Gap needs to be corrected

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central Forced Air Furnace

Energy Source: Gas

Comments: I did not operate the heating equipment due to the fact that the outside temperature was greater than 60 degrees. The air handler in the attic did show some signs of rust on the internal gas pipes. The unit looks to be original but I could not confirm. The evaporator coil looked to be original also. The vent pipe is touching the unit and is not secured correctly. I would recommend that a licensed professional HVAC contractor correct the vent pipe and service the system prior to operating the unit.

B. Cooling Equipment

Type of System: Central Forced Air System

Comments: The cooling equipment was working as intended. The conditioned air has a 19 degree split which is within the correct operating range. The drain line for the secondary drain pan has an upward slop. I would recommend that a licensed professional HVAC contractor correct the drain line.



Drain line should not slop up. Does not allow water to drain correctly

C. **Duct System, Chases, and Vents** *Comments:* All of the ducts, chases, and vents were working as intended.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of house by street

Location of main water supply valve: in front of house by the street

Static water pressure reading: 60-70 p.s.i.

Comments: The plumbing supply, distribution systems and fixtures were working as intended.

B. **Drains, Wastes, and Vents** *Comments:* All of the drains, wastes, and vents were working as intended.

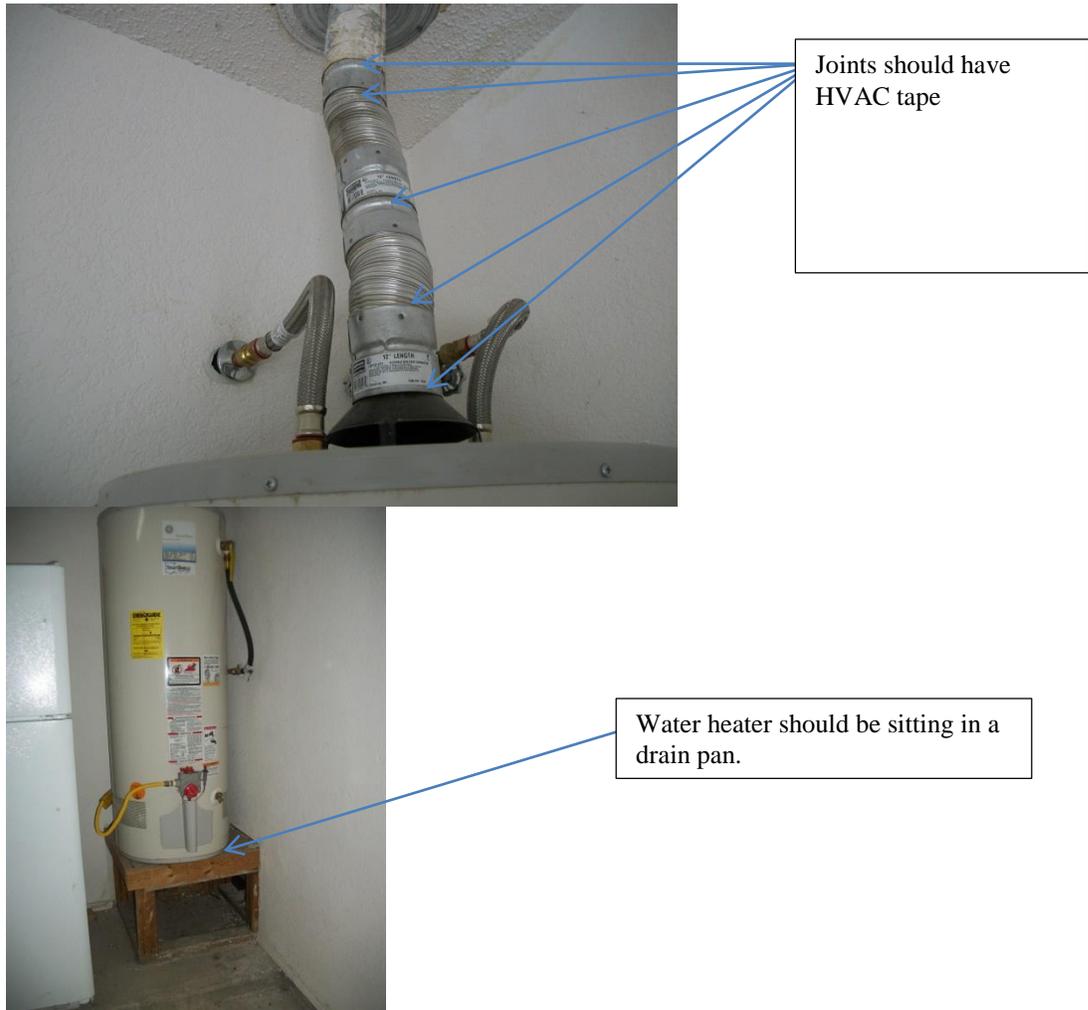
C. Water Heating Equipment

Energy Source: Gas

Capacity: 50 gallons

Comments: The hot water tank was working as intended. The hot water heater was installed in 2005. Most water heaters normally last between 5-8 years. The water heater does not have a drain pan under the unit which is required. The water pipes need to be insulated. The vent pipe should be secured at the connecting joints. I would recommend that a licensed plumber evaluate and correct the issues.

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- D. Hydro-Massage Therapy Equipment** *Comments:* The master bathroom has a massage tub. The tub was working as intended. The tubs does not have an access panel for access to the plumbing and electrical.
- E. Other**

V. APPLIANCES

- A. Dishwasher** *Comments:* The dishwasher was not working at all. The drain line needs to be attached to the top of the cabinet to prevent backflow. Recommend having a licensed appliance technician evaluate.
- B. Food Waste Disposer** *Comments:* The food waste disposer was working as intended. However, the power cord needs to be routed through the correct grommet at the bottom of the unit to prevent the wire

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casing from rubbing off and exposing the live wire to the bare metal of the disposer. I recommend that a licensed plumber or licensed electrician evaluate and correct.



Electrical cord must pass through correct grommet.

- C. Range Hood and Exhaust Systems** *Comments:* The range hood and exhaust system was working as intended.

- D. Ranges, Cooktops, and Ovens** *Comments:* The stove and oven was working as intended. The stove was missing all of the burner cover elements.

- E. Microwave Oven** *Comments:* The microwave oven was working as intended.

- F. Mechanical Exhaust Vents and Bathroom Heaters** *Comments:* All of the exhaust vents in the bathrooms were vented into the attic. Recommend that the vents be vented to the outside

- G. Garage Door Operator(s)** *Comments:* There are two garage doors but only one has an electric opener. Both doors were working as intended. The garage door that has the electric door opener still has the manual hardware attached to it. This manual hardware must be removed in order to prevent possible danger to the operation of the electric door opener.

- H. Dryer Exhaust Systems** *Comments:* There was not a dryer present to verify that the vent work as intended. The vent does vent to the roof. The vent pipe section that goes through the roofs has tape wrapped around it that seems to be there to prevent water from getting into the attic area. I recommend that a licensed plumber or roofing specialist evaluate and make the necessary repairs to prevent any water from entering the attic area.

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I. Other:

VI. OPTIONAL SYSTEMS

A. **Landscape Irrigation (Sprinkler) Systems** *Comments:* The sprinkler system was working as intended.

B. **Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction:
Comments:

C. **Outbuildings** *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:*