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PROPERTY INSPECTION REPORT

Prepared For: John and Jane Customer
(Name of Client)

Concerning: 123 Anytown USA
(Address or Other Identification of Inspected Property)

By: Terry Loftis TREC#7236 08/10/10
(Name and License Number of Inspector) (Date)



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

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

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the

time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

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

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Time of inspection: 1:30-4:30

Weather at time of inspection: Partly sunny 84 degrees

Parties present at inspection: Client and spouse

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab-on grade

Comments:

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

There is a corner crack at the right rear. Recommend sealing to prevent insect intrusion.



Note: The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in this area is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.

Note: Proper draining is critical to the future performance of the foundation. Trees and shrubs around foundation can affect soil moisture content and thus the foundation. Experts recommend that trees and shrubs be planted away from foundations, or that good root barriers be installed to prevent roots from getting under slab. Poor drainage away from slab, or ponding against it, can also affect foundation performance. If for any reason water ponds at any location near the foundation for any extended period of time (24 hours or more) drainage corrections will have to be made.

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B. Grading & Drainage

Comments: It is recommended to add additional soil to the rear of the structure along the foundation. This will allow a positive flow away from the foundation and prevent ponding.



Note: Client is urged to keep soil levels a minimum of 4"-6" below top of slab and graded away to promote positive drainage and to prevent water from ponding around foundation. Proper soil levels will also help detect insects should they try to enter the home from the

I	NI	NP	D	Inspection Item
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outside. High soil levels are considered a conducive condition for Wood Destroying Insects and prevents a visual inspection of the foundation in these areas.

Note: Specific Limitations: An evaluation of the soil stability is beyond the scope of this inspection. Proper drainage and soil moisture contents should be maintained around the foundation walls to help minimize future foundation problems.

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C. Roof Covering Materials

Type(s) of Roof Covering: Fiberglass composition shingle

Viewed From: Walked on roof

Comments: Trees are observed in contact with the roof surface. Trim tree branches away from surface. Gutters are full of debris. Clean as necessary. Clear debris from the roof.



Note: Specific Limitations. The inspector is not required to physically walk on roof surfaces in excess of a 6/12 slope, roofs inaccessible by a 17 ft. ladder, covered with moisture or frost, or of any type not intended to be walked upon (e.g. slate, clay tile, aluminum, wood shingles, et al). The inspector is not required to determine or report the age or life expectancy of any roof coverings. The roof covering opinion stated below in no way addresses the property's insurability. This report neither addresses future roof leaks nor does it certify that the roof is leak-free. Should you have present or future concerns regarding the condition of the roof covering, you are strongly advised to consult with a licensed Professional Roofing Specialist for further evaluation.

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D. Roof Structure & Attic

Viewed From: Viewed attic from access platform

Approximate Average Depth of Insulation: 10+ inches

Approximate Average Thickness of Vertical Insulation: 4-6 inches

Comments: The visible components of the roof structure appear to be satisfactory at the time of the inspection.

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E. Walls (Interior & Exterior) *Comments:* Exterior- Rotted trim was noted under upper bathroom window.

Rotted trim was noted at the right side of garage doors, and front right window 2nd over from entry, and right side of garage door. Replace and repaint as necessary.

Caulk around garage doors and all windows as needed.



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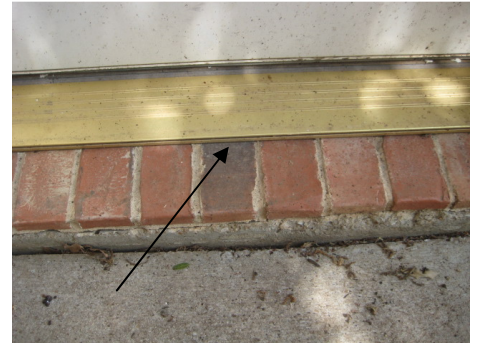
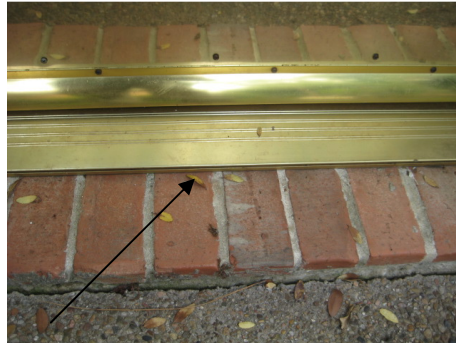
F. Ceilings & Floors *Comments:* The master bedroom ceiling appears to have previous repairs. Inquire with the seller.



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G. Doors (Interior & Exterior) Comments: Caulk around exterior door thresholds to prevent moisture intrusion.



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H. Windows Comments: The 2 windows in the garage exhibit signs of failed thermal seals. Replace as necessary.

There were 4 damaged screens noted- 1 by the rear French doors, 1 by the single rear entry, 1 front of garage, and 1 left of front entry. Repair/replace as necessary.



I	NI	NP	D	Inspection Item
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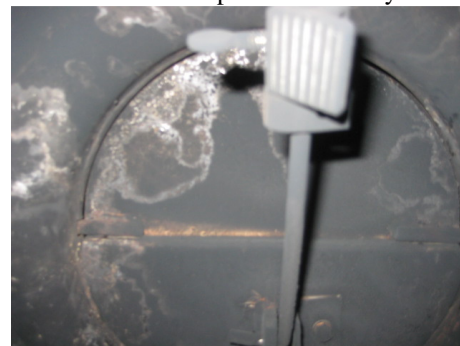
Note: Only a representative number of accessible windows are checked for operation during this inspection. Failed thermal paned seals in insulated glass windows are not always detectable. In some instances I may not be able to disclose this condition, particularly if the windows are dirty or it is raining during inspection. The visible moisture between panes in a failed seal situation may, or may not, be apparent due to variations in atmospheric conditions. Windows are reported as they are observed at the time of the inspection only. No warranty is implied. If you have present or future concerns regarding the integrity of thermal pane seals, it is strongly suggested that you consult with a Professional Fenestration Specialist for further evaluation.

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I. Stairways (Interior & Exterior) *Comments:* Visible components of the interior stairway appear to be satisfactory at the time of the inspection

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J. Fireplace/Chimney *Comments:* Gas logs are installed without the presence of damper clamps. Damper clamps are necessary to allow carbon monoxide to exit the structure. Repair as necessary.


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K. Porches, Balconies, Decks, and Carports *Comments:* The visible components of the sidewalks and driveway appear to be satisfactory at the time of the inspection.

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels *Comments:*

Size of Electrical Service: 120/240 Volt Main Service

Service Entrance Wires: Underground

Main Distribution Panel: Breakers

Panel Location: Garage Exterior Wall

Panel Service Rating: Main Service Rating 200 amps

Service Ground: Copper to Water Pipe Connection/Ground Rod Connection

Arc fault protection is not provided by the existing circuit breakers. Arc Fault Circuit Breakers are newly developed electrical circuit breakers designed to protect against fires caused by arcing faults in the home wiring system. TREC Standards of Practice now considers lack of arc fault circuit breaker protection at all bedrooms, family rooms, hallways and closets as deficiencies. It may be desirable to upgrade the existing circuit breakers at the mentioned locations to enhance safety.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Grounded

Comments: Today's safety standards require GFCI protection at all kitchen countertop outlets regardless of proximity to the sink. All outlets located 12" above or 12" below the countertop surface that service the countertop are required to be GFCI protected. We recommend installing active GFCI protection at the required outlets, where missing (1 next to the over and beside the fridge), to enhance safety. A ground fault circuit interrupter offers protection from shock or electrocution.

The exterior outlets are required to be GFCI protected. We recommend installing active GFCI at the required outlets to ensure safety.

All garage outlets are now required to be GFCI protected with the exception of one dedicated appliance outlet.

The junction box at the rear needs the weather proof cover to be replace and weather tight.



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

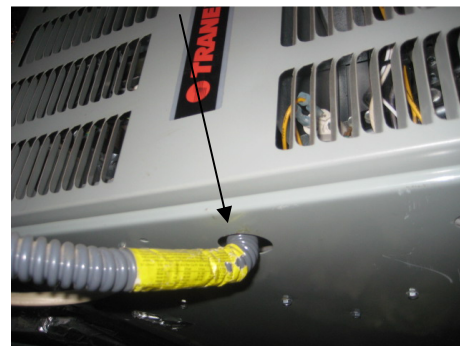
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A. Heating Equipment

Type of System: Central Forced Air Furnace

Energy Source: Gas

Comments: The gas flex line for the units was observed entering the plenum and could be damaged due to vibration of the unit. It is now required that the flex gas line be connected to iron gas pipe prior to entering the plenum and should be repaired to enhance safety. A licensed HVAC technician should be consulted for further review and repairs.



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B. Cooling Equipment

Type of System: Central Forced Air System

Comments: The temperature drop measured across the evaporator coil of the air conditioning system for the downstairs is lower than considered typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

The electrostatic air filter for the upstairs unit does not appear to be powered on.

Condensate lines for air conditioning systems that flow into sanitary drains should be "trapped" to avoid the potential for contamination.

The insulation on the exterior suction lines is dry rotted and should be replaced.

Have the units serviced and repaired by a qualified HVAC tech.



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C. Duct System, Chases, and Vents *Comments:* The visual components off the duct work appear satisfactory at the time of inspection.

I	NI	NP	D	Inspection Item
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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter: At the street left side

Location of main water supply valve: Unable to locate

Static water pressure reading: 75 psi

Comments: Caulk around the water controls in all bathrooms for showers and tubs.
Caulk all toilets at the base to floor.



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B. Drains, Wastes, and Vents *Comments:* The visible components of the plumbing fixtures appear to be satisfactory at the time of the inspection.

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C. Water Heating Equipment

Energy Source: Gas

Capacity: 50 gal

Comments: The unit appears to have been recently replaced. The visible components of the water heater appear to be satisfactory at the time of the inspection.

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D. Hydro-Massage Therapy Equipment *Comments:* No problems noted.

V. APPLIANCES

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A Dishwasher *Comments:*

The components of the dishwasher appear serviceable at the time of inspection.

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- ☒ ☐ ☐ ☐ **B. Food Waste Disposer** *Comments:* The visible components of the food waste disposer appear to be satisfactory at the time of the inspection.
- ☒ ☐ ☐ ☐ **C. Range Exhaust Vent** *Comments:* The range hood is provided by a re-circulating type hood located above the cook top. The visible components of the range hood appear to test satisfactory at the time of the inspection. However, TREC standards of practice require the range hood to be vented to the exterior. Municipal code may vary
- ☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens** *Comments:*
Upper Electric Oven: The oven was set at 350 degrees F. with an actual temperature of 347 degrees F. which is within a serviceable range.
Lower Electric Oven: The oven was set at 350 degrees F. with an actual temperature of 347 degrees F. which is within a serviceable range.
Electric Cook Top: The visible components of the cook top appear to be satisfactory at the time of the inspection.
- ☒ ☐ ☐ ☐ **E. Microwave Oven** *Comments:* The visible components of the microwave appear to test satisfactory at the time of the inspection.
- ☐ ☐ ☒ ☐ **F. Trash Compactor** *Comments:*
- ☒ ☐ ☐ ☐ **G. Mechanical Exhaust Vents and Bathroom Heaters** *Comments:* The visible components of the exhaust fans appear to test satisfactory at the time of the inspection. The exhaust fans vent into the attic area and should be vented to the exterior of the home. TREC standards of practice require inspectors to report this condition as in need of repair. However, local code in this area may permit such termination of the vents. We recommend the municipal department of code enforcement be consulted to determine exhaust fan vent termination requirements.
- ☒ ☐ ☐ ☐ **H. Garage Door Operator(s)** *Comments:* The visible components of the garage door operators appear to test satisfactory at the time of the inspection.
- ☒ ☐ ☐ ☐ **I. Doorbell and Chimes** *Comments:* The visual components of the door bell were satisfactory at the time of inspection.
- ☒ ☐ ☐ ☐ **J. Dryer Vents** *Comments:*
The dryer vent is vented to the exterior as required. Visible components of the vent appear to be satisfactory at the time of the inspection.

VI. OPTIONAL SYSTEMS☒ ☐ ☐ ☒**A. Lawn and Garden Sprinkler Systems** *Comments:*

Zone 1- Left front

Zone 2- Front beds

Zone 3- Rt front

Zone 4- Rt rear- Broken/missing head. Repair as necessary

Zone 5 Middle rear

Zone 6- Left rear.

☐ ☐ ☒ ☐**B. Swimming Pools, Spas, Hot Tubs, and Equipment***Type of Construction:* **INFO***Comments:*☐ ☐ ☒ ☐**C. Outbuildings** *Comments:*☐ ☐ ☒ ☐**D. Outdoor Cooking Equipment***Energy Source:* **INFO***Comments:*☒ ☐ ☐ ☐**E. Gas Supply Systems** *Comments:* No problems noted at time of inspection.☐ ☐ ☒ ☐**F. Private Water Wells** (A coliform analysis is recommended.)*Type of Pump:* **INFO***Type of Storage Equipment:* **INFO***Comments:*☐ ☐ ☒ ☐**G. Private Sewage Disposal (Septic) Systems***Type of System:* **INFO***Location of Drain Field:* **INFO***Comments:*☒ ☐ ☐ ☐**H. Whole-House Vacuum Systems** *Comments:* The visible components of the central vac appear serviceable at the time of inspection.

Report Identification: 123 Anytown USA

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I. Other Built-in Appliances *Comments:*

ADDENDUM: REPORT SUMMARY

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

For your convenience, the following conventions have been used in this summary addendum.

Major Concerns: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issues: denotes a condition that is unsafe and in need of prompt attention.

Repair Items: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improvement Items: denotes improvements which are recommended but not required.

Items To Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Deferred Cost Items: denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

MAJOR CONCERNS

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

SAFETY ISSUES

Fireplace/Chimney Comments: Gas logs are installed without the presence of damper clamps. Damper clamps are necessary to allow carbon monoxide to exit the structure. Repair as necessary.

. Service Entrance and Panels Comments:

Size of Electrical Service: 120/240 Volt Main Service

Service Entrance Wires: Underground

Main Distribution Panel: Breakers

Panel Location: Garage Exterior Wall

Panel Service Rating: Main Service Rating 200 amps

Service Ground: Copper to Water Pipe Connection/Ground Rod Connection

Arc fault protection is not provided by the existing circuit breakers. Arc Fault Circuit Breakers are newly developed electrical circuit breakers designed to protect against fires caused by arcing faults in the home wiring system. TREC Standards of Practice now considers lack of arc fault circuit breaker protection at all bedrooms, family rooms, hallways and closets as deficiencies. It may be desirable to upgrade the existing circuit breakers at the mentioned locations to enhance safety.

Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Grounded

Comments: Today's safety standards require GFCI protection at all kitchen countertop outlets regardless of proximity to the sink. All outlets located 12" above or 12" below the countertop surface that service the countertop are required to be GFCI protected. We recommend installing active GFCI protection at the required outlets, where missing (1 next to the over and beside the fridge), to enhance safety. A ground fault circuit interrupter offers protection from shock or electrocution.

The exterior outlets are required to be GFCI protected. We recommend installing active GFCI at the required outlets to ensure safety.

All garage outlets are now required to be GFCI protected with the exception of one dedicated appliance outlet.

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The junction box at the rear needs the weather proof cover to be replace and weather tight.

Heating Equipment

Type of System: Central Forced Air Furnace

Energy Source: Gas

Comments: The gas flex line for the units was observed entering the plenum and could be damaged due to vibration of the unit. It is now required that the flex gas line be connected to iron gas pipe prior to entering the plenum and should be repaired to enhance safety. A licensed HVAC technician should be consulted for further review and repairs.

REPAIR ITEMS

Walls (Interior & Exterior) Comments: Exterior- Rotted trim was noted under upper bathroom window.

Rotted trim was noted at the right side of garage doors, and front right window2nd over from entry, and right side of garage door. Replace and repaint as necessary.

Caulk around garage doors and all windows as needed.

Windows Comments: The 2 windows in the garage exhibit signs of failed thermal seals. Replace as necessary.

There were 4 damaged screens noted- 1 by the rear French doors, 1 by the single rear entry,1 front of garage, and 1 left of front entry. Repair/replace as necessary

Cooling Equipment

Type of System: Central Forced Air System

Comments: The temperature drop measured across the evaporator coil of the air conditioning system for the downstairs is lower than considered typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

The electrostatic air filter for the upstairs unit does not appear to be powered on.

Condensate lines for air conditioning systems that flow into sanitary drains should be "trapped" to avoid the potential for contamination.

The insulation on the exterior suction lines is dry rotted and should be replaced.

Have the units serviced and repaired by a qualified HVAC tech.

Lawn and Garden Sprinkler Systems Comments:

Zone 1- Left front

Zone 2- Front beds

Zone 3- Rt front

Zone 4- Rt rear- Broken/missing head. Repair as necessary

IMPROVEMENT ITEMS

Foundations

Type of Foundation(s): Slab-on grade

Comments:

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

There is a corner crack at the right rear. Recommend sealing to prevent insect intrusion.

Grading & Drainage Comments: It is recommended to add additional soil to the rear of the structure along the foundation. This will allow a positive flow away from the foundation and prevent ponding.

Roof Covering Materials

Type(s) of Roof Covering: Fiberglass composition shingle

Viewed From: Walked on roof

Comments: Trees are observed in contact with the roof surface. Trim tree branches away from surface.

Gutters are full of debris. Clean as necessary.

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Clear debris from the roof.

Doors (Interior & Exterior) Comments: Caulk around exterior door thresholds to prevent moisture intrusion.

Water Supply System and Fixtures

Location of water meter: At the street left side

Location of main water supply valve: Unable to locate

Static water pressure reading: 75 psi

Comments: Caulk around the water controls in all bathrooms for showers and tubs.

Caulk all toilets at the base to floor.

ITEMS TO MONITOR

Ceilings & Floors Comments: The master bedroom ceiling appears to have previous repairs. Inquire with the seller.

DEFERRED COST ITEMS