



Inspection Report

Mr. Inspection Client

Property Address:
12345 Inspected Home
Inspection City TX 77001



Texas Real Estate Inspection Services, Inc

Inspector - Jonathan E Lang

TREC 9213/TPCL 0568411/MAC1161/MAT1015

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PROPERTY INSPECTION REPORT

Prepared For:	Mr. Inspection Client
	_____ (Name of Client)
Concerning:	12345 Inspected Home, Inspection City, TX 77001
	_____ (Address or Other Identification of Inspected Property)
By:	Jonathan E Lang TREC 9213 / Texas Real Estate Inspection Services, Inc 4/27/2011
	_____ (Name and License Number of Inspector) (Date)
	_____ (Name, License Number and Signature of Sponsoring Inspector, if required)

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrant ability 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512)459-6544
(<http://www.trec.state.tx.us>). REI 7-2

(8/09)

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

I=Inspected

NI=Not Inspected

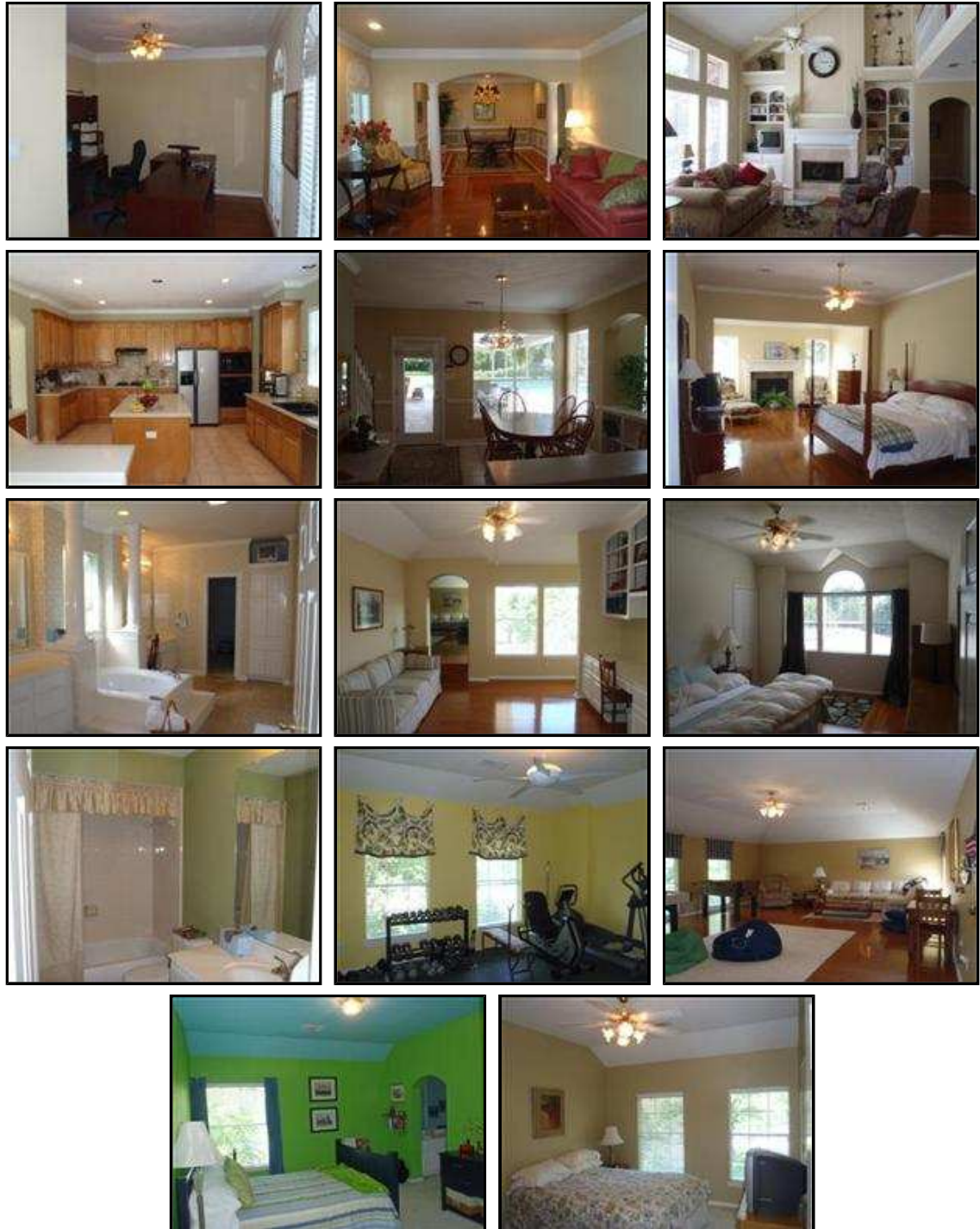
NP=Not Present

D=Deficiency

I NI NP D

STRUCTURAL SYSTEMS

1.



A.

Foundations

Type of Foundation: Poured concrete

Columns or Piers: None

Method used to observe Crawlspace: No crawlspace

Comments:

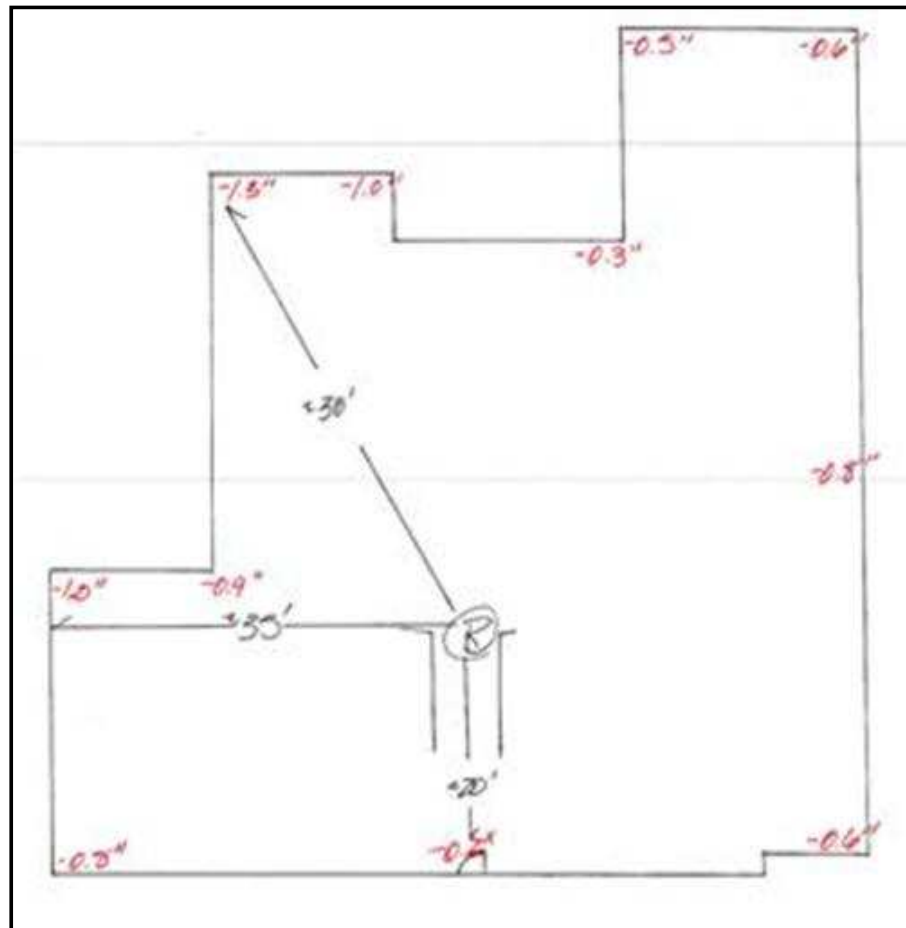
Slab on grade. Foundation appears to be functioning as intended at the time of inspection. Visible area exterior above grade and interior were observed and no defects were noted. Recommend

I NI NP D

maintaining/improving drainage to decrease the possibility of water ponding at points along the foundation. Ponding water can soften the ground and cause uneven settlement which can lead to foundation failure.

Foundation Elevation Readings were taken with the use of a Zip Level Pro 2000. Readings indicate that the foundation is deflected or has an elevation variance which is just over 1" in 30'. Current elevation readings with respect to a central reference point are offered here as a courtesy for the client to establish a benchmark as to the current elevation of the foundation at various points. As this firm was not present during the pour of this foundation, and have no data to disclose the engineers design or intent for this foundation, it is not possible to know if the foundation is performing or will continue to perform as intended.

The most common cause of uneven foundation settlement and failure is poor moisture management. In our clay soils, as moisture dissipates or increases, the soil contracts or expands. Managing the moisture levels will promote even settlement. Even moisture levels should be maintained through improved drainage and watering schedules. I recommend monitoring the moisture levels around the slab and make adjustments as necessary.



A. Picture 1


B. Grading & Drainage - Comments:

All gutters and/or drainage areas appear to drain properly. No standing water was noted at the time of inspection. It is critical that all grading and drainage remain positive so to drain water from the lot. If ponding water is noted, grading and landscaping should be adjusted to correct where needed.

A greater concern than erosion is ponding water. Ponding water at the foundations perimeter can cause uneven settlement and possible failure. Current requirements are that all water is moved a minimum of 5' away from the foundations perimeter wall. The grade should slope a minimum of 6" in the first 10' away from the foundation. If this amount of slope is not present then it is recommended that a drainage system be installed to facilitate the removal of standing water from the property.

I NI NP D

 C. **Roof Covering Materials****Type (s) of Roof Covering:** Composite Shingle**Viewed roof covering from:** Walked roof**Roof Ventilation:** Air Hawks, Ridge vents, Soffit Vents**Comments:**

 Starter course does not appear to have been properly applied to the subject roof. Shingles are not sealed and may uplift during high wind events. A qualified roofing contractor should repair as needed.



C. Picture 1



C. Picture 2



C. Picture 3



C. Picture 4

 D. **Roof Structure & Attic****Method used to observe attic:** Walked**Viewed roof structure from:** Attic, Walked roof**Roof Structure:** Stick-built, 2 X 6 Rafters, Lateral bracing, Sheathing with Thermal Barrier**Attic Insulation:** Blown, Fiberglass**Approximate Average Depth of Insulation:** 12 inches**Approximate Average Thickness of Vertical Insulation:** 9 inches**Attic info:** Attic access, Pull Down stairs**Comments:**

(1) The roof structure appears to be functioning as intended at the time of inspection.



D. Picture 1




D. Picture 2

(2) **Safety Notice**--Attic spaces are not designed to be used for personal storage. Use of this space as such can result in injury to your person or permanent damage to your homes structure. Without proper engineering, this practice is not recommended.

 E. **Walls (Interior & Exterior)****Wall Structure:** 2 X 6 Wood

I N I N P D

Comments:

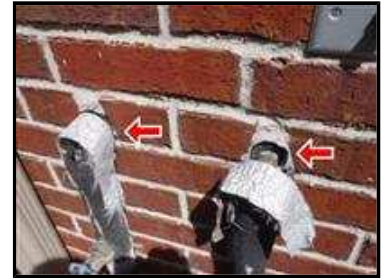
 (1) Recommend sealing all exterior wall penetrations to prevent air infiltration and moisture intrusion.




E. Picture 1



E. Picture 2



E. Picture 3

 (2) It is recommended that weepholes be placed at a maximum 33" spacing along the bottom edge of a masonry wall to allow for proper drainage. If this drainage is not available, moisture can build up and lead to deterioration and fungal growth in the wall structure. The home is well equipped with weepholes with exception of, masonry columns at the front of home. Recommend the use of a minimum 3/16" masonry drill bit to create the proper holes through the mortar at the base of the wall, just above the foundation.

R703.7.6 Weepholes.


Weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches (838 mm) on center. Weepholes shall not be less than 3/16 inch (5 mm) in diameter. Weepholes shall be located immediately above the flashing.



E. Picture 4



E. Picture 5

 (3) It is recommended that weepholes be placed above any opening which is square in form and has a metal lintel (metal plate) above for support of a brick or rock veneer. Weepholes allow for proper drainage of a wall of this type and will prevent premature deterioration of the lintel. Weepholes can be created with the use of a minimum 3/16" masonry drill bit placing a hole just above the lintel, through the mortar left side (facing front), right side (facing front) and rear of home. This is a small repair and can be completed by a skilled individual or a contractor.

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E. Picture 6



E. Picture 7



E. Picture 8

 (4) Sidewall flashing is not properly applied at the left side(facing rear) on the patio cover. Damage from

I NI NP D


water intrusion will occur. A qualified contractor should repair as needed.



E. Picture 9




E. Picture 10

 (5) Rather than use step flashing as required by the IRC, TRCC and IBC, this builder has chosen to use J flashing on wall/roof transitions. While J flashing is considered by some to be a competent flashing method and is commonly used today, it is known to allow moisture intrusion to occur and is considered by the IRC, TRCC and IBC to be deficient. Recommend a qualified roofing contractor replace this flashing with a properly assembled step flashing product. This is for your information.

R905.2.8.4 Sidewall flashing - Flashing against a vertical sidewall shall be by the step-flashing method.



E. Picture 11

 (6) Minor dry rot was noted at the base of the wood trim on the exterior of the master bedroom fireplace box. Joints are beginning to separate. Recommend repair as needed.



E. Picture 12



E. Picture 13

(7) A few areas of the homes interior wall applications are found to be cosmetically damaged. These damages include, but are not limited to, scratches, missing paint, nail/screw holes or loose bathroom fixtures. All damages should be considered for repair. No structural defects were noted at the time of inspection.

F. Ceilings & Floors

Floor Structure: Slab

Floor System Insulation: NONE

Ceiling Structure: 2X10

Comments:

(1) All ceiling and floor applications are functioning as intended at the time of inspection.

(2) Gambrel ceilings are present within the home. It is typical that these ceiling structures will, as the home settles and "racks" or moves with high winds, develop cracks and nail pops at the corner area which intersects with the vertical wall surface below. The cause is generally accepted that the sheetrock is attached to the rafters and as the roof flexes, the sheetrock moves as well. This will cause the cosmetic

I NI NP D

issues mentioned earlier. In any case, the structure allows sheetrock is to move to the extent that small cracks will form. The solution to these cracks is to simply fill the affected area with a caulk or floating compound, prep and paint. This is not a condition that effects the functionality, safety or integrity of the structure and is mostly cosmetic in nature. This is for your information. Recommend repair or replace as needed by a qualified person.



F. Picture 1



F. Picture 2




F. Picture 3

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

All doors were inspected and appear to be functioning as intended at the time of inspection.

 H. Windows - *Comments:*

 At the game room, windows are within 18" of the floor and are not equipped with safety glass. This is a safety issue and is for your information.

R308.4 Hazardous locations.

7. Glazing in an individual fixed or operable panel, other than those locations described in Items 5 and 6 above, that meets all of the following conditions:

7.1. Exposed area of an individual pane larger than 9 square feet (0.836 m2).

7.2. **Bottom edge less than 18 inches (457 mm) above the floor.**

7.3. Top edge more than 36 inches (914 mm) above the floor.

7.4. One or more walking surfaces within 36 inches (914 mm) horizontally of the glazing.



H. Picture 1



H. Picture 2

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


All stairs and their components were measured and appear to be within requirements.

 J. Fireplace / Chimney
Chimney (exterior): Cement Fiber
Operable Fireplaces: Two

I NI NP D

Types of Fireplaces: Vented gas logs

Comments:

 Fireplace at the bedroom does not turn off from the switch. Unit was switched off at the switch, after 5 minutes, no change. Repair as needed.



J. Picture 1


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

The concrete floor on the covered porch at the rear of home has cracked in some areas (which are cosmetic). This is for your information . I recommend repair as desired.



K. Picture 1

L. Other - *Comments:*

 Countertop is damaged forward of the cooktop. This is a cosmetic issue for your information. Recommend repair or replace as necessary.



L. Picture 1

The structure of the home was inspected and reported on with the above information. Our inspectors make every attempt to find any and all issues associated with the subject structure. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

I=Inspected

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I NI NP D

2. ELECTRICAL SYSTEMS

A.

Service Entrance and Panels


Electrical Service Conductors: Below ground, Aluminum, 220 volts

Panel Capacity: 200 AMP, 125 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: CUTLER HAMMER, SQUARE D

Comments:

 (1) The meter base and HVAC disconnect boxes are not sealed on the top and sides as required. Recommend using either mortar or a silicone caulk to seal against moisture intrusion. A qualified person should repair as needed.

E3505.8 Raceways to drain.

Where exposed to the weather, raceways enclosing service-entrance conductors shall be raintight and arranged to drain. Where embedded in masonry, raceways shall be arranged to drain.



A. Picture 1

(2) The main and sub panel boxes are located at the garage(interior and exterior).



A. Picture 2



A. Picture 3



A. Picture 4



A. Picture 5

B.


Branch Circuits - Connected Devices, and Fixtures

I NI NP D

Branch wire 15 and 20 AMP: Copper

Type of Wiring: Type NM

Comments:

 (1) Current 2008 NEC requirements are that All 125-volt, single-phase, 15- and 20-ampere receptacle outlets installed outdoors, in compartments accessible from outside the unit, or in bathrooms, including receptacles in luminaries, shall have GFCI protection. GFCI protection shall be provided for receptacle outlets serving countertops in kitchens, and receptacle outlets located within 1.8 m (6 ft) of a wet bar sink.

Exception: Receptacles installed for appliances in dedicated spaces, such as for dishwashers, disposals, refrigerators, freezers, and laundry equipment.

Any home built after September 1, 2008 in Texas are required to adhere to this code. Any upgrades after this date must comply with the new codes. Any home which is not equipped with these devices in the required locations is considered deficient by the 2008 TREC Standards of Practice. GFCI (Ground Fault Circuit Interrupter) outlets are not present in 'wet areas' at the **garage ceiling** of this home. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. Picture 1



B. Picture 2

(2) The requirements of the 2008 NEC are that all 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit.. This is considered a safety issue to protect the property from accidental fire. As of September 1, 2008, the Texas Real Estate Commission adopted this code as part of it Standards of Practice. Any home that does not meet these requirements is considered deficient in this regard and should be considered for upgrade.

(3) A representative number of wall receptacles, including GFCI's, were tested with a circuit testing device and were found to be configured properly at the time of inspection.

The electrical system of the home was inspected and reported on with the above information. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

3. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Energy Source: Natural gas
Type of System (Heating): Forced Air
Heat System Brand: ARMSTRONG, RHEEM
Number of Heat Systems (excluding wood): Two
Comments:

Turned up thermostat(s) and the unit(s) fired as expected.



A. Picture 1



A. Picture 2



A. Picture 3



A. Picture 4



A. Picture 5



A. Picture 6

B. Cooling Equipment

Type of System (Cooling): Air conditioner unit
Central Air Manufacturer: RHEEM
Comments:

(1) An ambient air test was performed by using thermometers on the air handler of Downstairs Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 53 degrees, and the return air temperature was 73 degrees. This indicates the range in temperature drop is normal.



B. Picture 1



B. Picture 2

(2) An ambient air test was performed by using thermometers on the air handler of Upstairs Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 53 degrees, and the return air temperature was 75 degrees. This indicates the range in temperature drop is normal.

I NI NP D



B. Picture 3



B. Picture 4

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

Ductwork: Insulated, Flex Duct

Filter Type: Disposable

Filter Size: 25x30

Comments:

All ductwork within view was inspected and is found to be in good condition, installed within tolerances and functioning as intended. No leaks were detected.

The heating and cooling system of this home was inspected and reported on with the above information. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

4. PLUMBING SYSTEM


A. Water Supply System and Fixtures

Water Source: Public
Location of water meter: Street, Front
Plumbing Water Supply (into home): CPVC
Plumbing Water Distribution (inside home): Copper
Location of main water supply valve: Right Side
Static water pressure reading: 57 pounds/square inch
Water Filters: Whole house conditioner, (We do not inspect filtration systems)
Comments:

A representative number of fixtures were inspected and are found to be functioning properly at the time of inspection.

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter
Plumbing Waste: PVC
Comments:

 (1) I inspected the property in the location of the drain field area of septic. **All access lids need to be properly secured to prevent access by pets or children.**

There were no signs of failure or blockage and the grounds appear normal. I did visually locate the septic tanks. I **did not** inspect the tank and drain lines for size or condition. A registered sanitarian should be contacted for this activity. Changes in water volume use can sometimes have an impact on septic tanks that before were working properly. Most septic contractors recommend that if the septic tank hasn't been pumped and inspected in the last 4-5 years, you should have it pumped and inspected visually during the inspection process to determine its true condition.



B. Picture 1



B. Picture 2



B. Picture 3



B. Picture 4



B. Picture 5



B. Picture 6

(2) All drain lines appear to be functioning as intended at the time of inspection.

C. Water Heating Equipment

Energy Source (Water Heater): Gas (quick recovery)
Capacity (Water Heater): 50 Gallon (2-3 people), Two units
Water Heater Manufacturer: BRADFORD-WHITE
Water Heater Location: Attic
Comments:

I NI NP D

The water heaters were inspected and appear to be functioning as intended. A 1.5" minimum pan is present. TPR valve lines are configured properly as well as the overflow drain line. Both are gravity fed to the exterior and the TPR valve terminates between 6" and 24" above grade.



C. Picture 1



C. Picture 2



C. Picture 3

☒ ☐ ☐ ☐ D. Hydro-Massage Therapy Equipment - Comments:

The jet tub appears to be functioning as intended at the time of inspection.

GFCI overcurrent protection device for the jet tub is located at Master bath.



D. Picture 1

☒ ☐ ☐ ☒ E. Other - Comments:**📌 (1) Sprinkler System -**

1. Zone 3 (right front flower beds) has weak pressure. Repair as needed.

All other sprinkler components, controller, valves and heads were functioning as intended at the time of inspection.



E. Picture 1

📌 (2) A sediment trap is missing at the furnace(s) and water heater(s). Sediment traps are required on all gas lines just forward of the appliance served.

G2419.4 (408.4) Sediment trap.

Where a sediment trap is not incorporated as part of the gas utilization equipment, a sediment trap ***shall be*** installed downstream of the equipment shutoff valve as close to the inlet of the equipment as practical. The

I N I N P D

sediment trap shall be either a tee fitting with a capped nipple in the bottom opening of the run of the tee or other device approved as an effective sediment trap. Illuminating appliances, ranges, clothes dryers and outdoor grills need not be so equipped.



E. Picture 2



E. Picture 3



E. Picture 4

The plumbing in the home was inspected and reported on with the above information. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

5. APPLIANCES

- A. **Dishwasher**
Dishwasher Brand: BOSCH
Comments:

Dishwasher appears to be functioning as intended at the time of inspection. Completed normal cycle in 90 minutes or less. No broken or missing parts were observed.



A. Picture 1



A. Picture 2

- B. **Food Waste Disposer**
Disposer Brand: BADGER
Comments:

Appears to be functioning as intended at the time of inspection. Splash guard present. No unusual vibrations or noise detected.



B. Picture 1



B. Picture 2

- C. **Range Exhaust Vent**
Exhaust/Range hood: GENERAL ELECTRIC
Comments:

Appears to be functioning as intended at the time of inspection. Tested on all speeds.



C. Picture 1



C. Picture 2

- D. **Ranges, Cooktops and Ovens**
Range/Oven: GENERAL ELECTRIC
Comments:

I NI NP D

Ranges/Ovens/Cooktops appear to be functioning as intended at the time of inspection. All burners tested on low and high. Oven preheated to 350 degrees, within 20 min the final temperature was measured at 359 degrees. This is within the +/- 25 degrees required



D. Picture 1



D. Picture 2



D. Picture 3



D. Picture 4

E. Microwave Oven

Built in Microwave: GENERAL ELECTRIC

Comments:

The Microwave cooking equipment appear to be functioning as intended at the time of inspection. Heated one cup of water for 2 minutes to 215 degrees. No broken or cracked glazing. No damage to seal.



E. Picture 1



E. Picture 2



E. Picture 3

F. Trash Compactor - *Comments:*

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

All exhaust fans appear to be functioning as intended at the time of inspection.

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

Both Garage Doors will reverse when met with resistance.

The sensors are in place for only the right side garage door(s) and will reverse the door.

I NI NP D

 I. Doorbell and Chimes - *Comments:*

The doorbell appears to be functioning as intended at the time of inspection.

 J. Dryer Vents - *Comments:*

Clear and functioning as intended. Terminates to the exterior.

The built-in appliances of the home were inspected and reported on with the above information. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Texas Real Estate Inspection Services, Inc

General Summary



Texas Real Estate Inspection Services, Inc

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 Houston, TX 77095
 Ph 281-300-9276
 Fax 832-202-0236
 TF 866-905-0413

Customer
 Mr. Inspection Client

Address
 12345 Inspected Home
 Inspection City TX 77001

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. STRUCTURAL SYSTEMS

C. Roof Covering Materials

Inspected, Deficiency



Starter course does not appear to have been properly applied to the subject roof. Shingles are not sealed and may uplift during high wind events. A qualified roofing contractor should repair as needed.

E. Walls (Interior & Exterior)

Inspected, Deficiency



(1) Recommend sealing all exterior wall penetrations to prevent air infiltration and moisture intrusion.



(2) It is recommended that weepholes be placed at a maximum 33" spacing along the bottom edge of a masonry wall to allow for proper drainage. If this drainage is not available, moisture can build up and lead to deterioration and fungal growth in the wall structure. The home is well equipped with weepholes with exception of, masonry columns at the front of home. Recommend the use of a minimum 3/16" masonry drill bit to create the proper holes through the mortar at the base of the wall, just above the foundation.

R703.7.6 Weepholes.

Weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches (838 mm) on center. Weepholes shall not be less than 3/16 inch (5 mm) in diameter. Weepholes shall be located immediately above the flashing.



(3) It is recommended that weepholes be placed above any opening which is square in form and has a metal lintel (metal plate) above for support of a brick or rock veneer. Weepholes allow for proper drainage of a wall of this type and will prevent premature deterioration of the lintel. Weepholes can be created with the use of a minimum 3/16" masonry drill bit placing a hole just above the lintel, through the mortar left side (facing front), right side (facing front) and rear of home. This is a small repair and can be completed by a skilled individual or a contractor.

1. STRUCTURAL SYSTEMS

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(4) Sidewall flashing is not properly applied at the left side (facing rear) on the patio cover. Damage from water intrusion will occur. A qualified contractor should repair as needed.



(5) Rather than use step flashing as required by the IRC, TRCC and IBC, this builder has chosen to use J flashing on wall/roof transitions. While J flashing is considered by some to be a competent flashing method and is commonly used today, it is known to allow moisture intrusion to occur and is considered by the IRC, TRCC and IBC to be deficient. Recommend a qualified roofing contractor replace this flashing with a properly assembled step flashing product. This is for your information.

R905.2.8.4 Sidewall flashing - Flashing against a vertical sidewall shall be by the step-flashing method.



(6) Minor dry rot was noted at the base of the wood trim on the exterior of the master bedroom fireplace box. Joints are beginning to separate. Recommend repair as needed.

H. Windows

Inspected, Deficiency



At the game room, windows are within 18" of the floor and are not equipped with safety glass. This is a safety issue and is for your information.

R308.4 Hazardous locations.

7. Glazing in an individual fixed or operable panel, other than those locations described in Items 5 and 6 above, that meets all of the following conditions:

7.1. Exposed area of an individual pane larger than 9 square feet (0.836 m²).

7.2. Bottom edge less than 18 inches (457 mm) above the floor.

7.3. Top edge more than 36 inches (914 mm) above the floor.

7.4. One or more walking surfaces within 36 inches (914 mm) horizontally of the glazing.

J. Fireplace / Chimney

Inspected, Deficiency



Fireplace at the bedroom does not turn off from the switch. Unit was switched off at the switch, after 5 minutes, no change. Repair as needed.

L. Other

Inspected, Deficiency



Countertop is damaged forward of the cooktop. This is a cosmetic issue for your information. Recommend repair or replace as necessary.

2. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficiency



(1) The meter base and HVAC disconnect boxes are not sealed on the top and sides as required. Recommend using either mortar or a silicone caulk to seal against moisture intrusion. A qualified person should repair as needed.

E3505.8 Raceways to drain.

Where exposed to the weather, raceways enclosing service-entrance conductors shall be raintight and arranged to drain. Where embedded in masonry, raceways shall be arranged to drain.

B. Branch Circuits - Connected Devices, and Fixtures

2. ELECTRICAL SYSTEMS

Inspected, Deficiency



(1) Current 2008 NEC requirements are that All 125-volt, single-phase, 15- and 20-ampere receptacle outlets installed outdoors, in compartments accessible from outside the unit, or in bathrooms, including receptacles in luminaries, shall have GFCI protection. GFCI protection shall be provided for receptacle outlets serving countertops in kitchens, and receptacle outlets located within 1.8 m (6 ft) of a wet bar sink.

Exception: Receptacles installed for appliances in dedicated spaces, such as for dishwashers, disposals, refrigerators, freezers, and laundry equipment.

Any home built after September 1, 2008 in Texas are required to adhere to this code. Any upgrades after this date must comply with the new codes. Any home which is not equipped with these devices in the required locations is considered deficient by the 2008 TREC Standards of Practice. GFCI (Ground Fault Circuit Interrupter) outlets are not present in 'wet areas' at the **garage ceiling** of this home. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.

4. PLUMBING SYSTEM

B. Drains, Waste, and Vents

Inspected, Deficiency



(1) I inspected the property in the location of the drain field area of septic. **All access lids need to be properly secured to prevent access by pets or children.**

There were no signs of failure or blockage and the grounds appear normal. I did visually locate the septic tanks. I **did not** inspect the tank and drain lines for size or condition. A registered sanitarian should be contacted for this activity. Changes in water volume use can sometimes have an impact on septic tanks that before were working properly. Most septic contractors recommend that if the septic tank hasn't been pumped and inspected in the last 4-5 years, you should have it pumped and inspected visually during the inspection process to determine its true condition.

E. Other

Inspected, Deficiency



(1) Sprinkler System -

1. Zone 3 (right front flower beds) has weak pressure. Repair as needed.

All other sprinkler components, controller, valves and heads were functioning as intended at the time of inspection.



(2) A sediment trap is missing at the furnace(s) and water heater(s). Sediment traps are required on all gas lines just forward of the appliance served.

G2419.4 (408.4) Sediment trap.

Where a sediment trap is not incorporated as part of the gas utilization equipment, a sediment trap ***shall be*** installed downstream of the equipment shutoff valve as close to the inlet of the equipment as practical. The sediment trap shall be either a tee fitting with a capped nipple in the bottom opening of the run of the tee or other device approved as an effective sediment trap. Illuminating appliances, ranges, clothes dryers and outdoor grills need not be so equipped.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected

hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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