

Home Inspection Report

Provided by:

Real Estate Inspector .Com

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(underlined text in this report contain active hyperlinks for your convenience)



**123 Any Street
Your Town, TX 12345**

www.realestateinspector.com



PROPERTY INSPECTION REPORT

Prepared For: John Doe
(Name of Client)

Concerning: 123 Any Street Your Town, TX 12345
(Address or Other Identification of Inspected Property)

By: Brad Brusenhan / TREC # 4176 00/00/0000
(Name and License Number of Inspector) (Date)

Not Applicable
(Name, License Number and Signature of Sponsoring Inspector, if required)

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

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(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.

******* ADDITIONAL INFORMATION PROVIDED BY: Real Estate Inspector .Com *******

1. Any pictures and/or additional information that have been provided with the report are intended to be part of the report and should be kept for future reference.
2. This report is intended to be in compliance with the Standards of Practice for Real Estate Inspectors in the state of Texas. The inspector is not responsible to exceed these standards in any way. You may obtain a copy of the Standards of Practice by contacting the Texas Real Estate Commission at 1-800-250-8732.
3. Real Estate Inspector .Com recommends that professionally licensed contractors complete all repairs listed in this report prior to closing. It is possible that in the process of repair, items may be discovered that were not apparent to the Inspector.
4. If you have any problems or concerns with the inspection, please contact Real Estate Inspector .Com at 512-923-5361, as soon as possible.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or In Need of Repair	Inspection Item
I	NI	NP	R			

I. STRUCTURAL SYSTEMS

A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Comments: (An opinion on performance is mandatory.):

The foundation appears to be performing it's intended function, at this time, in my opinion.

Additional Information:

Slab on Grade Pier and Beam

Type of inspection Visual Only, by Home Inspector Engineer's Evaluation

It is not always possible on a *visual* inspection to indicate whether or not displacement of a foundation is beyond FHA standards of acceptable movement. If you are interested in obtaining this type of information, or exacting measurements of any displacement that may be present, I recommend that you consult with a structural engineer.

It is beyond the scope of this inspection to make any claims or guarantees about the possibility of *future* structural displacement or past structural repairs.

For purposes of left and right in this report, picture yourself facing the front of the home. You have your left and right sides.

B. Grading & Drainage

Comments:

Water was observed ponding at the patio near the rear of the foundation at the time of the inspection.



improper drainage at rear patio

Additional Information:

Proper drainage Yes No - Front Rear Left Right

Soils near foundation overly dry during time of inspection Yes No

It is advisable to maintain at least two inches of clear area between the ground and the brick ledge of the foundation.

Proper drainage is *critical* to the future performance of the foundation. If for any reason water is found standing near the foundation for an extended time, (more then 24 hours) drainage corrections will be necessary.

I	NI	NP	R	Inspection Item
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C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Comments:

The lower tabs of the shingles at the starter course were not cut off of the shingles prior to installation, as the manufacture recommends. This prevents the starter course from sealing to the lowest edge of the roof, as it is intended to do. This installation error is found on a regular basis.

The underlayment at the roof has been cut back short of the exterior edge of the 1x2 trim at the fascia. This installation error is found on a regular basis.

Counter flashing is missing at the sides of the gable above the front entry.

The flashing at the junction of the left sidewall of the front entry gable and the shingles is lifted in one area.

Roofing scraps were observed at the roof.

Scar marks related to foot traffic were observed at the shingles in some areas.



starter course not properly installed
felt cut short at drip edge



missing counter flashing above front entry

Additional Information:

Type Composition Wood Metal Tile/Slate Built Up/Flat

General Overall Condition New Average Aging Old

Observed from Roof Ground with Binoculars Ladder

Tree limbs within three feet of roof Yes No

Weather conditions Clear Rain Cloudy Snow

Concealed flashings and underlayment, such as those that exist in a valley or behind siding are not readily accessible for inspection.

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D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)

Comments:

Additional Information:

Attic accessibility Full Partial Hatch only No Access

Visible vapor retard Plastic Craft Paper Not Present Not Visible

Approximate level of insulation in attic 10-12 inches

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E. Walls (Interior & Exterior)

Comments:

The areas where the siding is run behind trim at the exterior should be caulked. This will help prevent wood rot at the siding and trim in the future.

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seal all gaps at siding and trim as recommended by manufacturer

Additional Information:

The home is currently Occupied with Stored Items Vacant
 Type of wall structure Wood Frame Metal Frame Concrete Block
 Type of exterior veneer Brick Wood / Composite Siding Tile
 I have not attempted to determine the condition of the interior wall framing or other areas of the property that are not readily accessible. It is possible to find wood rot or even termite damage inside a wall if it is opened for the purposes of repairs or remodeling. I simply cannot report the condition of items that I cannot inspect.

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F. Ceilings & Floors

Comments:

Additional Information:

Type of floor construction Concrete Wood

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G. Doors (Interior & Exterior)

Comments:

The doorstop behind the master bedroom door is missing.
 The latching mechanism at the top of one of the laundry doors needs adjustment.
 The rear left exterior door binds on the doorjamb.
 The deadbolt strike plates at the front and rear left exterior doors need adjustment.

Additional Information:

It is common in the course of climatic changes that some doors in the home may bind mildly or the latches may need adjustment. Severe binding may be an indication of other structurally related issues.

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H. Windows

Comments:

The ballasts at the two smaller windows in the front left bedroom are wound too tight and need adjustment.

Additional Information:

It is important to understand that the seals in thermal pane windows can be bad without having a visible amount of condensation built up internally. In some instances I may not be able to disclose this condition, particularly if the windows are dirty or it is raining during the inspection. Thermal expansion and contraction of the home due to temperature changes can cause the seals to go bad at any time. Replacement from time to time should be expected.

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I. Fireplace/Chimney

Comments:

Additional Information:

Type of fireplace Metal Insert/Prefab Masonry

Type of chimney Metal Insert Masonry

Number of units 1 / Accessories Gas Logs Gas Bar Only Fan

Interior (inaccessible) areas of the flue are not included as part of this inspection.

J. Porches, Decks and Carports (Attached Only)

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:



main panel at left exterior



sub-panel in garage

Additional Information:

Service on during time of inspection Yes No

Main disconnect present Yes No

Location of main panel: Left Exterior / Sub-panel: Garage

Service Voltage: 240 / Service Amps: 125

Type of wire Copper Aluminum

Load calculations are not performed as part of the home inspection.

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Comments:

The two outlets that are installed to supply power to garage door openers in the ceiling of the garage do not have power. It is likely that there is a loose connection at the outlet in the center of the garage ceiling.

Three outlets above the countertop on the left exterior wall of the kitchen and two outlets on the same wall in the breakfast room do not have power.

There is no power cord installed at the garbage disposal. I was not able to locate a switch that would control power to the disposal if a cord were installed.

The fixture at the exterior of the rear right exterior door is missing.

The fan in the master bedroom wobbles.

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The light in the master bathroom toilet area did not come on at the time of the inspection.
 The alarm box is missing in the master bedroom closet.
 One outlet on the opposite side of the bar from the kitchen sink is greater then 12 inches below the counter top. Two outlets that could potentially be used to service the pony wall between the dining room and living room are also greater then 12 inches below the ledge.
 I was not able to locate the recessed lights in the attic. In most cases these lights are required to maintain clearances to insulation to allow heat to escape from the top and sides of the light canister in the attic. (have builder locate and clear insulation from recessed lights)
 The breaker labeled for use at the dryer circuit was shut off at the time of the inspection. I have not inspected the circuit. (have electrician verify, double check, that the circuit is hooked up properly)
Additional Information:
 Type of wire Copper Aluminum
 Smoke detectors present: Yes No
 Only accessible components of the electrical system are inspected.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type And Energy Source: See Below
Type of gas line connection: See Below
Comments:
Additional Information:

Conventional / Forced Air Heat Pump
 Gas Electric / Number of units 1
 Heat exchanger fully accessible Yes No
 Coated Flex Metal Stainless Steel Copper

B. Cooling Equipment

Type And Energy Source: See Below
Comments:

Due to exterior temperatures, the air conditioning equipment was not operated as part of the inspection. (below 60 degrees)
 There is a float switch installed at the drain pan below the evaporator coils in the attic. As all mechanical devices eventually do, this one may fail to work at some point in the future. For added protection against leakage and damage to the home, I recommend that you have the drain line from the pan below the unit extended to an appropriate area of the home's exterior. (FYI)

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extend drain from pan to exterior

Additional Information:

- Conventional / Forced Central Air Window Unit Geo-Thermal
- Electric / Number of units 1 / Exterior temperature 56.5 degrees
- Service disconnect present Yes No

Inspection of corrosion/damage at the enclosed evaporator area of the air conditioning system is not included as part of this non-invasive visual inspection. In order to determine the performance of the air conditioner, average temperatures are taken from the supply and return vents of the system. Anything between a 15 and 22 degree differential is considered to be acceptable.

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C. Ducts and Vents

Comments:

The supply registered in the master bathroom is currently closed. (FYI)
The HVAC filter is located in the hall ceiling and should be replaced every 4 to 6 weeks.

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:

The tanks are loose at the toilet bowls.
The hot and cold water lines are not properly installed at the washing machine connections. The hot should always be on the left and the cold on the right. (water lines reversed in wall)
The water meter indicated that water was passing through the system while all faucets in the home were turned off. (possible leak at system) I recommend that you have a plumber trace the source of the leak and correct it, prior to closing.
The faucet is loose at the master bathtub.



meter indicates that there is a leak in the system

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Additional Information:

Water service on time of inspection Yes No
 Location of water service shut off valve Near Street Near Alley
 Type of visible supply lines Copper Plastic
 Gas present at home Yes No
 Gas service on during time of inspection Yes No
 Location of gas shut off valve Left Right Rear (exterior)
 Operations of safety/shut off valves is not included as part of this inspection.

B. Drains, Wastes, Vents

Comments:

Additional Information:

Type of visible waste / vent lines Plastic Metal
 Inaccessible drain or waste lines are not inspected.
 Overflow drain lines at plumbing fixtures are not included as part of this inspection.

C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Energy Source: See Below

Type of gas line connection: See Below

Comments:

The temperature and pressure (T&P) drain line at the water heater does not gravity drain. (correction by plumber is recommended / potential cross connection or damage to safety valve)



T&P drain line does not gravity drain

Additional Information:

Gas Electric
 Coated Flex Metal Stainless Steel Copper
 Location Garage Attic Interior Closet
 Number of units 1 Gallons 40
 Proper maintenance of a water heater includes flushing the unit at least once a year.

D. Hydro-Therapy Equipment

Comments:

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V. APPLIANCES

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>A. Dishwasher
 <i>Comments:</i></p> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>B. Food Waste Disposer
 <i>Comments:</i>
 No Power / Not Inspected</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>C. Range Hood
 <i>Comments:</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>D. Ranges/Ovens/Cooktops
 <i>Type of gas line connection: See Below</i>
 <i>Comments:</i>
 The door handle at the oven is loose.
 The oven temperature was 333 degrees when it was set at 350 degrees. This is considered to be within acceptable tolerances for a new unit. .
 <i>Additional Information:</i>
 <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas
 <input type="checkbox"/> Coated Flex Metal <input checked="" type="checkbox"/> Stainless Steel <input type="checkbox"/> Copper</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>E. Microwave Cooking Equipment
 <i>Comments:</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>F. Trash Compactor
 <i>Comments:</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>G. Bathroom Exhaust Fans and/or Heaters
 <i>Comments:</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>H. Whole House Vacuum Systems
 <i>Comments:</i></p> |

I	NI	NP	R	Inspection Item
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I. Garage Door Operators <i>Comments:</i> The home has two garage doors and one opener. (FYI) Not Inspected / No Power Available The control device for the garage door opener is not properly attached to the wall. The light bulb at the opener is missing. The manual locking device at the overhead door that has an opener should be disengaged once the opener is working properly.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J. Door Bell and Chimes <i>Comments:</i> An unusual humming noise was coming from the doorbell chime at the left wall of the front entry. (consult electrician)
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Dryer Vents <i>Comments:</i>
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I	NI	NP	R	Inspection Item
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ADDENDUM: MAINTENANCE ADVICE

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-off valves for the plumbing, heating and electrical systems.

Regular Maintenance

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary. (every 4-6 weeks)
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells. These steps will help reduce the possibility of future wood rot.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house. Maintain at least 6 inches between shrubbery and the home and 3 feet between tree branches and the roof.

I	NI	NP	R	Inspection Item
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- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation by at least 5 feet. This precaution is critical to the performance of your foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters. If you cannot get the device to shut off after testing, it should be replaced.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home. All soils around the home should be below the foundation/brick ledge.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky. Exercise extreme caution with this portion of necessary maintenance. If you are not familiar with electricity contact an electrician for assistance.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tanks pumped and inspected every two to three years.
- Because your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), you should have the home inspected on a quarterly basis by a licensed Pest Control contractor. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office at 512-923-5361, should you have any questions regarding the operation or maintenance of your home. Enjoy your home!