

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 Your Street
Any Town, TX 12345**

www.realestateinspector.com



PROPERTY INSPECTION REPORT

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

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

By: Brad Brusenhan / TREC # 4176 00/00/00
(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 512-818-4164, 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
I	NI	NP	R	Inspection Item	

I. STRUCTURAL SYSTEMS

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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 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.

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

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B. Grading & Drainage

Comments:

The soils extend above the brick ledge of the home in several areas. This condition is conducive to water penetration and insect problems. I recommend that the soils around the home be lowered to at least two inches below the brick ledge. It will be necessary, once the soils are lowered, to insure that the lot is graded in a manner that will allow water to drain away from the structure by at least five feet.

There is a hole in the soils at the right side of the back porch. This void should be filled. (drainage issue)



high soils



void in soils near rear porch

I	NI	NP	R	Inspection Item
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remove wood (conductive to termites)

Additional Information:

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.

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C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Comments:

The valley at the right side of the garage has been cut backwards. While this is very common, it is not the proper way to install the shingles. At this stage it is not financially feasible to re-shingle the valleys. I recommend that you periodically inspect the valley to see that they are properly sealed. The shingles are tight at this time.

Due to design techniques that have been implemented, there is an area of the roof where the valley terminates at a vertical wall. (potential leak area / monitor)



potential leak area



valleys cut backwards

Additional Information:

- Type Composition Wood Metal Tile/Slate Built Up/Flat
 General Overall Condition Good Average Aging Old
 Observed from Roof Ground with Binoculars Ladder
 Reason for not walking roof Wet Pitch Height Type
 Tree limbs within three feet of roof Yes No
 Weather conditions Clear Rain Cloudy Snow

I	NI	NP	R	Inspection Item
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D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)

Comments:

I recommend installing a keyed lock at the attic door upstairs. (child safety)
 Improper fire stopping was observed at the chimney chase in the attic and at the raise ceiling area at the front center portion of the home. Because of the lack of fire stopping, these areas are not properly insulated either.



missing fire stopping and insulation



missing fire stopping and insulation



missing fire stopping and insulation

Additional Information:

Approximate level of insulation in attic 6 inches 12 inches
 Attic accessibility Full Partial Hatch only No Access
 Moisture Barrier Present Not Present

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E. Walls (Interior & Exterior)

Comments:

Numerous stored items in the garage, cabinets and closets limited my visibility for inspection of the floor and wall.

Additional Information:

The home is currently Occupied 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.

I	NI	NP	R	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Ceilings & Floors <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Doors (Interior & Exterior) <i>Comments:</i> <i>Additional Information:</i> 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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows <i>Comments:</i> One damaged screen was observed at the rear of the home. <i>Additional Information:</i> 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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Fireplace/Chimney <i>Comments:</i> Hairline cracks were observed at the rear insert panel of the fireplace. <i>Additional Information:</i> Type of fireplace <input checked="" type="checkbox"/> Metal Insert/Prefab <input type="checkbox"/> Masonry Number of units 1 / Accessories <input type="checkbox"/> Gas Logs <input type="checkbox"/> Gas Bar Only <input type="checkbox"/> Fan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Porches, Decks and Carports (Attached) <i>Comments:</i>
II. ELECTRICAL SYSTEMS				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels <i>Comments:</i> According to the date plates at the units and the labeling of the panel box, all three air conditioning condensing units are over fused. Bushing protection is missing at one knock out at the bottom of the left panel. One 50-amp breaker is shut off in the left panel. I did not attempt to reset the breaker. (out building systems not inspected)

I	NI	NP	R	Inspection Item
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panel boxes



condensing unit data plate

Additional Information:

Service on during time of inspection Yes No
 Main disconnect present Yes No 150 Amps x 2 Panels
 Location of main panel: Garage / Service Voltage: 240
 Type of wire Copper Aluminum
 Load calculations are not performed as part of the home inspection.

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

Comments:
 The ceiling fans in the rear left bedroom and the front right bedroom wobble excessively.
 The exterior GFCI outlet to the right of the rear exterior door is defective.

Additional Information:
 Type of wire Copper Aluminum
 Smoke detectors present: Yes No / Hard Wired Battery Only
 Only accessible components of the electrical system are inspected.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type And Energy Source: See Below
Type of gas line connection: See Below
Comments:
Additional Information:
 Conventional Heat Pump
 Gas Electric / Number of units 3
 Heat exchanger fully accessible Yes No
 Coated Flex Metal Stainless Steel Copper

I	NI	NP	R	Inspection Item
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B. Cooling Equipment

Type And Energy Source: See Below

Comments:

There are three air conditioners at the home. The right side unit supply temperature was 49 degrees and the return temperature was 65 degrees with a differential of 16 degrees. The upstairs unit supply temperature was 62 degrees and the return temperature was 78 degrees with a differential of 16 degrees. Both units are cooling within acceptable tolerances at this time.

The left side unit supply temperature was 62 degrees and the return vent temperature was 74 degrees with a differential of 12 degrees. This unit is not cooling within acceptable tolerances at this time.

Standing water was observed at the secondary condensation drain pan below the evaporator coils at the downstairs right side unit. Minor corrosion was observed at the pan. (clear condensate line / check evaporator coils for corrosion)



standing water in condensation drain pan

Additional Information:

- Conventional Central Air Window Unit Geo-Thermal
 Electric / Number of units 3 / Exterior temperature 80 degrees

Service disconnect present Yes No

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 HVAC filters should be replaced upon moving in. The downstairs filters are located at the units in the attic and the upstairs filter is located in the wall below the thermostat. (maintenance issue)

I	NI	NP	R	Inspection Item
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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:



no signs of leaks shown from water meter

Additional Information:

- Water service on time of inspection Yes No
 Location of water service shut off valve Front Yard Near Alley
 Type of visible supply lines Copper Plastic
 Gas present at home Yes No

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B. Drains, Wastes, Vents

Comments:

The washing machine was present in the home during the time of the inspection. This prevents our ability for inspection of the supply and drain lines that service the unit. (FYI)

Additional Information:

- Type of visible waste / vent lines Plastic Metal
 Inaccessible drain or waste lines are not inspected.

-

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 water heater should be raised 18 " above the garage floor. There are no drain lines tied to the pans below the units. (FYI)



water heater on garage floor

I	NI	NP	R	Inspection Item
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Additional Information:

- Gas Electric
 Coated Flex Metal Stainless Steel Copper
 Location Garage Attic Interior Closet
 Number of units 2 Gallons 50

Proper maintenance of a water heater includes flushing the unit at least once a year. Unless otherwise instructed by the homeowner that this has been done, it should be assumed that this maintenance chore is needed at this time.

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D. Hydro-Therapy Equipment

Comments:

The whirlpool equipment is not accessible for visual inspection, as there is no access to the underside of the whirlpool. (access is recommended)

Additional Information:

Environmental testing of the whirlpool equipment is not included as part of this inspection. Health problems have been directly linked to bacterial growth in the distribution lines of the tub equipment. I recommend that you consult the manufacture of the equipment for additional maintenance information and cleaning instructions prior to using the tub. More information can be found on the Internet at <http://www.whirlpoolcouncil.com> (studies and research tab / FYI).

V. APPLIANCES

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A. Dishwasher

Comments:

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B. Food Waste Disposer

Comments:

I recommend that you limit the use of the garbage disposal in the home. Garbage disposals and septic systems do not mix.

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C. Range Hood

Comments:

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D. Ranges/Ovens/Cooktops

Type of gas line connection: See Below

Comments:

The oven temperature was 343 degrees when it was set at 350 degrees. This is considered to be within acceptable tolerances for a new unit.

Additional Information:

- Electric Gas
 Coated Flex Metal Stainless Steel Copper

I	NI	NP	R	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Cooking Equipment <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Trash Compactor <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Bathroom Exhaust Fans and/or Heaters <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	H. Whole House Vacuum Systems <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I. Garage Door Operators <i>Comments:</i> The electric eye at the right side garage door opener is not functioning.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Door Bell and Chimes <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Dryer Vents <i>Comments:</i>
VI. OPTIONAL SYSTEMS				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Lawn Sprinklers <i>Comments:</i> The sprinkler system is operated in the manual mode only. The system controls are located in the garage. There are 14 zones tied to the system. The system is in good working order at this time. <i>Additional Information:</i> Back flow protection present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings <i>Comments:</i> Not Inspected (buildings or related systems)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Septic Systems <i>Comments:</i> Not Inspected

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 shower heads.
- 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.

I	NI	NP	R	Inspection Item
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- 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.
- 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 window sills 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 can not 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.
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. 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 512-818-4164 should you have any questions regarding the operation or maintenance of your home. Enjoy your home!