

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
Your Town, TX 12345**

www.realestateinspector.com



PROPERTY INSPECTION REPORT

Prepared For: John Doe
(Name of Client)

Concerning: 123 Your 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 512-818-4164, 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 | Inspection Item |
|-------------|----|------------------|---|----------------|--|-----------------|
| I | NI | NP | R | | | |

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.):

Brick and mortar separation was observed at the left side of the home near the rear left corner. (approximately 1/16th of an inch) It is my experience that a crack of this nature is uncommon for a home that has just finished construction. It is expected that some degree of settling will take place within the first 18 months after construction. I highly recommend that you monitor this separation closely. I have no way of predicting what will happen with the separation in the future. If it continues to get worse, an independent structural engineer should be contacted for further evaluation and recommendations as to how to stabilize the foundation. I recommend that you only hire an engineer that is willing to take elevations as part of his or her service.

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



separation at left exterior (monitor)

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.

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B. Grading & Drainage

Comments:

Grading corrections are needed at the front of the home for proper drainage. The lot should be graded in a manner that drains water directly off of the foundation by at least 5 feet without ponding.

Downspout extensions are needed at two downspouts at the right side of the home.

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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.

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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.

Flashings are missing at the small sections of eave located at the ends of the gables at the front of the home.

A non-conventional method of flashing has been used at the locations where sloped sections of the roof meet vertical sections of brick veneer. The brick veneer is currently being used as counter flashing. This method of flashing allows moisture to be wicked through the porous brick and mortar into the wall void behind the brick.

Due to the nature of the flashing it is not possible for me to see that it has been properly installed on the backside of the brick. There are currently no weep holes installed at the locations where the flashings exit the veneer at the front of the home. These weep holes are important to allow any moisture that ends up in the wall void to escape.

One torn shingle was found at the edge of the roof on the right side of the front entry.

Roofing materials, such as nails were found at the roof. (remove)



starter course wrong and felt cut short



non-conventional method of flashing

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 Wet

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

Comments:
 One horizontal truss brace is not properly installed in the attic. It is located at the left side of the walkway to the HVAC equipment.



brace not properly installed

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 11-14 inches

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E. Walls (Interior & Exterior)

Comments:
 Facia trim is missing at the front of the home in two areas. (triangular pieces)
 Brick veneer is missing above one window on each side of the home.
 The rear left corner of the home is currently not finished out. The air space behind the brick is exposed up the entire length of the wall.
 Weep holes are missing at the first course of brick on the left side of the front entry.
 The gaps at areas where the siding is run behind trim should be caulked at the home and chimney. This will help prevent wood rot at the siding and trim in the future. It will also help to reduce the possibility of water penetrations at the doors and windows in the event that the flashing at these openings was not properly installed.
 Excessive brick overhang was observed in one location at the right side of the home.



seal gaps at exterior



example of properly sealed gaps

I NI NP R Inspection Item



excessive overhang at right side



brick veneer missing above window



rear left corner not finished out

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. 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 self-closing hinges at the door between the home and the garage are not properly tensioned.
Weather stripping is missing at all of the exterior doors.
The rear exterior door rubs the threshold when opened and closed.
The door is not installed at the closet in the common bathroom.
The doorstops are missing at the rear exterior and laundry room doors.
The closet door is missing in the left rear bedroom.

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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 glass is not properly secured at one of the windows in the living room. (labeled with red dot)

The screen is not tight at one corner of one window in the left front bedroom. .

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:

The combustion air damper/vent cap is not currently installed at the chimney. It will be important to insure that the vent is actually hooked up when the cap is installed. The gas key is missing at the fireplace.



combustion air cap missing at chimney

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.

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J. Porches, Decks and Carports (Attached Only)

Comments:

Trim is missing at the right side of the support post at the rear right corner of the rear porch.

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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:



electrical panel at left exterior

Additional Information:

Service on during time of inspection Yes No

Main disconnect present Yes No

Location of main panel: Left Exterior

Service Voltage: 240 / Service Amps: 125

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:

Loose outlets were observed at the home. (scattered)

Greater than a 5% voltage drop was found at more than one circuit in the home.

While somewhat common, this situation could potentially damage sensitive electronics in the home.

The data plate at the air conditioning condensing unit calls for a maximum breaker protection of 40-amps. The unit is currently protected by a 45-amp breaker. The installation of an improper over current protection device will likely void any manufacturer warranty that is provided with the unit.

The outlet on the opposite side of the bar from the kitchen sink and the one at the kitchen island are set too low below the countertop. (>12 inches below counter)

The dryer circuit is currently wired to a 3-prong receptacle. The circuit should be wired with a four-prong service to a receptacle containing prongs for 2 hot, one neutral and one ground wire. This method of wiring a dryer circuit has been in practice for several years now.

There is currently no readily accessible service disconnect at the dishwasher.

The conduit is not properly installed at the circuit below the kitchen island. Exposed wiring was found at both ends of the conduit.

Two outlets that are not protected by a ground fault circuit interrupter or GFCI are labeled with a sticker indicating that the protection is available. (counter between kitchen and laundry area)

The plastic protection card is missing at the timer at the rear exterior of the home. Electrical wiring within 6 feet of the attic access in the garage is not properly secured.

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One bulb is missing at the lights above the master bathroom sink and two bulbs are missing at the light in the dining room.
The light at the front entry did not come on at the time of the inspection. (bad or missing bulb?)
The light diffuser is not currently installed in the kitchen. One damaged diffuser was found in the garage.



wires not properly secured



conduit not properly installed



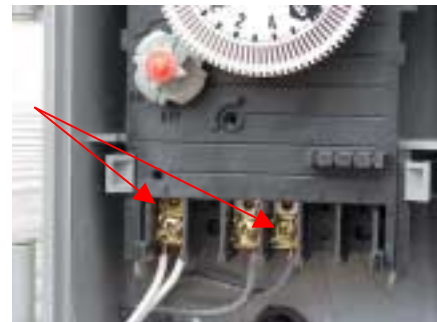
excessive voltage drop



proper voltage



3-prong dryer plug



missing plastic protection card at timer

Additional Information:

Type of wire Copper Aluminum

Smoke detectors present: Yes No

Only accessible components of the electrical system are inspected.

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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 / Forced Air Heat Pump

Gas Electric / Number of units 1

Heat exchanger fully accessible Yes No

Coated Flex Metal Stainless Steel Copper

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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)

Insulation is missing at the primary condensation drain line in the attic.



missing insulation at primary condensation drain

Additional Information:

Conventional / Forced Central Air Window Unit Geo-Thermal

Electric / Number of units 1 / Exterior temperature 45 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 HVAC filter, located in the hall ceiling, is not set properly in the return.

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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:

The rainwater collection system was not inspected. I recommend that you contact the installer or another professional that is familiar with these systems for maintenance advice and verification of proper installation. (FYI)



rain water collection system?



no signs of hidden leaks at water meter

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.

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B. Drains, Wastes, Vents

Comments:

The drain cap has not been removed from the washing machine drain. I was not able to inspect the supply or waste lines at this location.



remove drain cap at washer

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.

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.) <i>Energy Source: See Below</i> <i>Type of gas line connection: See Below</i> <i>Comments:</i> The gas to the water heater was shut off when I arrived at the inspection. I light the unit long enough to verify operation and then shut the gas back off. (FYI) <i>Additional Information:</i> <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Coated Flex Metal <input checked="" type="checkbox"/> Stainless Steel <input type="checkbox"/> Copper Location <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Attic <input type="checkbox"/> Interior Closet Number of units 1 Gallons 40 Proper maintenance of a water heater includes flushing the unit at least once a year.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>D. Hydro-Therapy Equipment <i>Comments:</i></p> |
| V. APPLIANCES | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>A Dishwasher <i>Comments:</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>B. Food Waste Disposer <i>Comments:</i> Excessive noise was observed at the garbage disposal.</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 oven temperature was 335 degrees when it was set at 350 degrees. This is considered to be within acceptable tolerances for a new unit. The oven is missing anti-tip protection. The unit should be secured to the floor or countertop. This is a child safety issue. <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> |

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Trash Compactor <i>Comments:</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | G. Bathroom Exhaust Fans and/or Heaters <i>Comments:</i> The exhaust fan in the master bathroom did not come on at the time of the inspection. i |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | H. Whole House Vacuum Systems <i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I. Garage Door Operators <i>Comments:</i> |
| <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> |

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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.

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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 512 818-4164, should you have any questions regarding the operation or maintenance of your home. Enjoy your home!