

## Property Condition Consulting

8301 Lakeview Parkway, Suite 111-243, Rowlett, TX 75088  
Phone 214.729.5543 Fax 214.292.9366 Email steve@txpcc.com



## PROPERTY INSPECTION REPORT

---

**Prepared For:** Mr. and Mrs. Client  
(Name of Client)

**Concerning:** 100 Myhome Drive, Beautiful, Texas  
(Address or Other Identification of Inspected Property)

**By:** Steven R. Cook, TREC 8713 2-1-2009  
(Name and License Number of Inspector) (Date)

N/A  
(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](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

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

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1.

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

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

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Slab-on grade

Comments:

**SCOPE:** This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. *Opinions are based on observations made without sophisticated testing procedures.* Therefore, the opinions expressed are ones of apparent conditions and not absolute fact and are only good for the date and time of this inspection.

- The foundation appears to be performing as intended. Although there is some evidence of minor structural movement as is common in most houses in this area, in my opinion, the foundation is providing current adequate support for the structure based on a limited visible observation made today. See attached information about foundation maintenance.

Deficiencies:

- Exposed steel observed at the front left corner should be protected to prevent rusting.
- Corner "pops" or cracks noted at one or more corners, including the back left. These are usually caused by the differential drying and/or expansion of the concrete and brick at the corner and are not a structural concern unless enough of the corner breaks out that the brick is no longer supported. Recommend monitoring.



**NOTE:** The inspector is not a structural engineer. If any concern exists about the potential for future movement, the client should have a licensed engineer perform an evaluation of the foundation.

**NOTE:** Highly plastic clay soils, as are typically found in this region, exhibit a great amount of expansion and contraction with varying moisture content. With this type of expansion and contraction of the soils most homes will experience some degree of foundation distress. Expect to see deflection cracks in the exterior brick veneer, sheetrock cracks and floor tile and flatwork cracks.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

**B. Grading & Drainage Comments:**

**SCOPE:** This inspection covers the grade and drainage of the property as well as installed gutters and down spouts.

- Large bushes and trees close to the home can damage the walls and roof as well as negatively impacting the foundation with their root system by pulling moisture out of the soil. Recommend keeping the trees and bushes trimmed back away from the house.
- Flower beds can improperly hold water close to the foundation resulting in excess moisture related issues including foundation problems. Recommend monitoring and address if issues are identified. Monitor of excess moisture and address as necessary.

*Deficiencies:*

- Observed what appears to be some poor drainage along the back porch from the pool deck area. This may lead to water on or around the back porch.
- The gutters are full of leaves and debris and require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- One or more splash blocks is/are missing, missing splash blocks allow the runoff to create a depression that will hold water; recommend replacing.
- The downspouts discharge water close to the house. Downspout should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- 
- 
- 
- 

**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Composition Shingle

*Viewed From:* Walked on roof

*Comments:*

**SCOPE:** This inspection covers the roof covering, flashings, skylights, and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. INSPECTOR DOES NOT INSPECT ROOFS FOR INSURANCE COMPANY INSURABILITY.

- Roof appears to be in fair to good condition with only a few issues that should be addressed. As with any roof, increased maintenance will be required as it ages. Watch for loose or missing shingles or exposed nail heads and maintain the flashing / gaskets around the roof penetrations.

*Deficiencies:*

- Noted areas of damaged shingles, apparently caused by overhanging tree limbs. Recommend repairing the damaged shingles and trimming the trees back away from the roof.
- Nails popping through roofing or exposed at the back middle; recommend resealing to prevent water penetration.
- Torn and damaged vent boots including the one on the right side of the house. Suggest further review by reputable roofing company and repair.



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

**D. Roof Structure & Attic**

*Viewed From:* Interior of Attic, not all areas fully visible or accessible due to the configuration of the attic.

*Approximate Average Depth of Insulation:* 8" to 10"

*Approximate Average Thickness of Vertical Insulation:* 3" to 4"

*Comments:*

**SCOPE:** This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed where visible and accessible.

*Construction Type:* Conventional / Site Construction with board slat and OSB with radiant barrier decking

*Ventilation Type:* Soffit vents and Ridge vents

*Attic Access Location:* the back upstairs office closet

*Deficiencies:*

- Observed some separation at a rafter joint at the front middle of the attic area; recommend repair.
- Observed a crack along a rafter at the back of the house, possibly caused by the drying of the wood; recommend repair.
- Firestopping was not present in the attic surrounding the chimney flue.



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

**E. Walls (Interior & Exterior) Comments:**

**SCOPE:** This inspection covers the deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

**INTERIOR WALLS**

- Water staining was noted on the interior walls of the house, including on the baseboards on either side of the front fireplace. The cause for the staining should be determined and repairs undertaken, if necessary, to prevent further damage.

*Deficiencies:*

- The area above the dining room window has a water stain and shows an elevated moisture content; any damaged materials should be removed and replaced and the cause for the moisture repaired to prevent additional deterioration and/or damage.
- Water damage was noted on the baseboards in the front living room near the entrance door. The damaged material should be removed and replaced and the cause for the damage further evaluated and repaired to prevent additional deterioration and/or damage.
- Exterior paint deteriorated and/or dilapidated in several areas; recommend repainting.



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

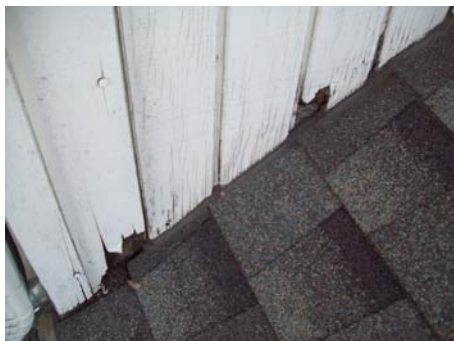
I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

EXTERIOR WALLS

- Water staining was noted on the exterior walls of the house, including on the right side of the house by the chimney. Excess moisture can cause damage and/or deterioration of the wall and steps should be taken to address this problem

*Deficiencies:*

- Typical minor cracking was observed on the exterior walls of the house, including by the upstairs front balcony. This implies that some structural movement of the building has occurred, as is typical of most houses.
- Observed damage, likely caused by moisture, to siding and trim in a number of areas, including but not limited to the wood siding and trim under the front windows, along the right side of the house, on the back next to the roof, and under the master bathroom window. Moisture damage to siding and trim typically can not be repaired without replacement; however, proper sealing, painting can prevent future deterioration.



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

**F. Ceilings & Floors Comments:**

**SCOPE:** This inspection covers deficiencies of the ceilings, floors, and stairways related to structural performance or water penetration.

**CEILINGS**

- Water staining was noted on the ceiling. The cause for the staining should be further investigated and repairs undertaken, if necessary, to prevent structural damage.
- Evidence of patching or repairs was detected on the ceilings in one or more locations.



*Deficiencies:*

- Minor cracks were noted on the ceiling in one or more locations, example(s) include. This condition is mainly cosmetic in nature and should be patched. Be aware that this kind of cracking is common and will often return over time.

**FLOORS**

- Squeaks noted in several areas of the upstairs. Floor squeaks are common, usually caused by a loose nail or board, and do not necessarily indicate a structural problem.

*Deficiencies:*

- Observed some water stains and slightly elevated moisture level on the floor in the front living room. This appears to be related to the water stain on the baseboard. Recommend further review and, if necessary, repair.



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

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

**SCOPE:** This inspection covers the condition and operation of interior and exterior doors (including the overhead garage doors).

*Deficiencies:*

- Front door hardware is loose; recommend changing the locks upon taking possession and tightening the hardware.
- One or more doors bind and do not close properly including the door from the laundry room to the kitchen areas.
- The upstairs balcony door does not open properly, possibly due to new carpet, but the problem should be addressed to allow the door to operate properly.
- Observed some damage to the exterior of the door from the right balcony. Damaged or non-functional doors should be repaired.
- One or more door will not latch when closed, examples include the upstairs bathroom door; minor adjustment may address this problem.



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

**H. Windows** *Comments:*

**SCOPE:** This inspection covers the presence, condition, and operation of windows and the presence and condition of screens.

- Although functional, some of the windows are stiff; they do not open or close smoothly; recommend adjusting to improve operation.

*Deficiencies:*

- Several windows appear to have lost their seal, examples include. This has resulted in condensation developing between the panes of glass and can cause the glass to lose its insulating properties. The glass should be repaired or replaced.
- Some of the windows show evidence of condensation. This is not a major concern. Controlling indoor humidity levels and/or improving window efficiency (if needed) would help to control this condition.
- Screens were observed to be missing on one or more of the windows; recommend replacing.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

Inspection Item

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

**SCOPE:** This inspection covers the presence and condition of stairs, landings, guardrails, and handrails.

*Deficiencies:*

- The stairwell balusters and/or spindles are installed to far apart. Under current building standards the required guardrails on open sides of stairways, raised floor areas, balconies and porches should have intermediate rails or ornamental closures which do not allow passage of an object more than 4-inches
- The railing / guards for the stairway is loose and should be better secured for reasons of safety.



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

**J. Fireplace/Chimney Comments:**

**SCOPE:** This inspection covers the visible components and structure of the fireplace and chimney.

Type of fireplace: Gas log

- Tested by turning on the gas and lighting; functioned normally.

*Deficiencies:*

- Damper clamp or block is missing from the damper in the front living room. A damper clamp is now standard whenever gas logs are installed. This device keeps the damper from closing completely to allow any excess gas to escape up the flue. Recommend replacing.
- Chimney crickets (or saddles) are missing from both chimneys, this helps divert water around a wider chimney and is now standard when the chimney is 30 inches or wider.



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

**SCOPE:** This inspection covers balconies, attached carports and porches, and abutting porches, decks, and balconies that are used for ingress and egress.

*Deficiencies:*

- The floor of the upstairs right balcony is cracked, this may lead to water penetration and may be the source of water for the wet area in the dining room. Recommend further review and repair.
- The railing around the upstairs right balcony is damaged and or deteriorated; recommend repair for safety reasons.



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels *Comments:*

**SCOPE:** This inspection covers the service entrance wiring, electrical panels and sub-panels & wire type(s) found in Main and Sub Panels.

#### Service Entrance

Service Entrance Location: Back of the house

Service Entrance Type: Underground

Grounding Location: Grounding location not visible

#### Panel Box

Service Entrance Conductor (wiring) Type: Copper

Box Rating and/or Main Disconnect Rating: 200 Amps

Box Location: Garage

#### *Deficiencies:*

- There is incomplete labeling of the breakers in the box. Recommend having this corrected.
- Observed opening / missing punch outs in the panel cover or dead front. Any openings in the main panel should be covered.
- Cable clamp missing on the bottom right circuit. Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.
- Neutral and ground wires are not connected on a circuit at the bottom right; recommend repair.
- Consider adding AFCI breakers (Arc Fault Circuit Interrupters), although not required when the home was built they provides some additional fire protection and are now standard on breakers throughout the house under the 2008 electrical and residential building codes. This item is required to be identified as a deficiency by TREC.



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper

*Comments:*

**SCOPE:** This inspection covers electrical receptacles, switches and fixtures.

- One or more mystery switches found in the home, including in the upstairs. These are switches that don't appear to control a light or fan. These switches may control a light that is burned out, a switched outlet or they may have been installed for a light/fan kit that does not have a fan.

*Deficiencies:*

- GFCI protection is missing. Although not required when the home was built, the installation of ground fault circuit interrupters (GFCI) is recommended. GFCI protection is standards in the kitchen, bathrooms, garage, and exterior. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- Missing outlet cover plates, including in the upstairs bedroom should be replaced.
- One or more outlets are inoperative, including the top one beside the ovens. Recommend repair.
- Observed one or more damaged outlets, examples include upstairs right bedroom. Damaged outlets should be replaced.
- Exterior weather cover for the outlet at the front is loose and should be repaired.
- Smoke detectors are missing from some areas. Current standards require smoke detectors in each bedroom as well as in the hall outside the bedroom; recommend installing.



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

*Type of System:* Central Forced Air Furnace

*Energy Source:* Gas

*Comments:*

**SCOPE:** This inspection covers the type and performance of the heating system.

*We recommend that the heating system be serviced once a year by a licensed HVAC company.*

- The home has zoned heat provided by two separate furnaces located in the attic.
- These are older furnaces and may be nearing the end of their useful life. It would be wise to budget additional maintenance and possible for a new furnace. Because of the age and issues with at least one furnace, I recommend a full review by a licensed heating technician prior to closing.

*Deficiencies:*

- A gas leak was detected in the furnace gas line by the shut off valve for the furnace closets to the access door. *This should be repaired immediately as it poses a safety concern.* Recommend full review of both units by licensed heating technician.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

Inspection Item

**B. Cooling Equipment**

*Type of System:* Central Forced Air System

*Comments:*

**SCOPE:** This inspection covers the type and performance of the cooling system.

[We recommend that the cooling system be serviced once a year by a licensed HVAC company.](#)

**Compressor Information**

**Manufacturer:** York **Size:** 3 Ton **Maximum breaker:** 35 Amp

**Manufacturer:** York **Size:** 4 Ton **Maximum breaker:** 40 Amp

- Cooling system was tested by turning on at the thermostat and taking temperature readings at the intake and register air. The temperature drop (approximately 16) is satisfactory; the system appears to be functioning within normal parameters.

*Deficiencies:*

- The outdoor units of the air conditioning system are dirty, this restricts the air flow and the efficiency of the system; recommend cleaning and servicing of both systems by licensed heating and cooling technician.
- In times of high humidity, it is possible for condensation to collect on and drip off the condensate lines located in the attic; consider insulating them.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

Inspection Item

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

**SCOPE:** This inspection covers the condition and routing of the visible and accessible ducts, vents, fans and filters. Flue systems will also be inspected.

[We recommend changing the filters every 30 days for optimal performance of the system.](#)

- Filter sizes: Both filters are 20x25x1 and are located in the attic next to the air handlers.
- Ducts are an older metal duct that may be more susceptible to condensation issues; maintaining the insulation around the ducts is important.

*Deficiencies:*

- There are some small gaps in the insulation around the ducts in the attic, including at the access where the ladder appears to rub against the duct insulation. Recommend repair.
- There does not appear to be any filters on the heating or cooling system; recommend further review repair.



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

#### IV. PLUMBING SYSTEM

##### A. Water Supply System and Fixtures

*Location of water meter:* Front of the property

*Location of main water supply valve:* No shut off valve located, it may be hidden under landscaping

*Static water pressure reading:* 60 to 65 psi (40 to 80 psi is considered normal)

*Comments:*

**SCOPE:** This inspection covers the type and condition of all visible and accessible water supply components including faucets, commodes, sinks, tubs, showers, and hose bibs.

- Most of plumbing fixtures are older and beginning to show signs of age, additional maintenance will likely be required.
- Observed evidence of repairs to the master shower; consider checking with seller for additional information.
- Mineral build up / discoloration was observed at faucets and fixtures in the hall bathroom. This situation should be monitored.

*Deficiencies:*

- The toilet in the hall bathroom is loose and should be re-secured.
- Observed some cracking at the corner of the tub surround in the hall bathroom; recommend recaulking to prevent water damage.
- Although it was not required when the home was built, it is recommended that an anti-siphon device be added to the exterior hose bibs.



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

**B. Drains, Wastes, and Vents** *Comments:*

**SCOPE:** This inspection covers the condition of all accessible and visible waste-water drainage and vent-pipes.

- The main drain clean outs are located at the front right of the house in the flower bed; the drain lines / cleanouts are not opened or inspected.
- Observed some corrosion at the drain line under one or more sinks, monitor for leaks.

*Deficiencies:*

- A strong sewer odor was detected in the master bathroom. This usually suggests that the fixture is not properly vented, or that the trap has dried out. Keeping the trap primed usually addresses the problem but this area should be monitored. If odor persists, a plumber should be contacted for further review and repair.
- There is a small leak under the sink in the kitchen, recommend repair.



**NOTE:** This inspection does not include a clothes washer drain inspection.

**NOTE:** There is insufficient water run during a normal home inspection to reliably and dependably identify either a leak or a blockage in the hidden, buried or inaccessible drain / waste system.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

**C. Water Heating Equipment**

*Energy Source:* Electricity and Gas

*Capacity:* 40 Gallons and 50 Gallons

*Comments:*

**SCOPE:** This inspection covers the type and size of the water heating equipment and its installation.

- TPR valves and lines are present but were not tested. TPR valves will often stick open if they are not tested on a regular basis as required by the manufacturer.
- The water heater in the garage is an older unit, approximately 1981, and is probably approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

*Deficiencies:*

- No safety pan and drain was found for the water heater. Although it may not have been required when the home was built this should be repaired by the installation of a pan with a drain by a qualified professional
- The supply piping shows evidence of corrosion at the shut off valves and where it meets the water heater, possibly from a missing dielectric union. This is a common condition but should be repaired.



**D. Hydro-Massage Therapy Equipment** *Comments:*

**SCOPE:** This inspection covers built-in hydrotherapy or jet tub equipment.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

### V. APPLIANCES

#### A Dishwasher *Comments:*

**SCOPE:** The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

- Dishwasher was tested by running through a normal cycle; functioned normally.



#### B. Food Waste Disposer *Comments:*

**SCOPE:** The inspection covers the splashguard, grinding components, and exterior.

- The food waste disposer is an older unit. While replacement is not needed right away, it would be wise to budget for a new food waste disposer. In the interim, a higher level of maintenance can be expected.

#### *Deficiencies:*

- The collar bracket for the electrical cord on the garbage disposal is missing; collar bracket for the electrical cord protects the wire from rubbing against the side of the unit and should be replaced.
- Observed a leak around the food waste disposer; recommend repair.



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

**C. Range Exhaust Vent** *Comments:*

**SCOPE:** The inspection covers the filter, vent pipe and switches as well as operation of the blower vent.

- Microwave combo exhaust vent installed; left light and fan functioned.

*Deficiencies:*

- The right range hood light is inoperative and should be repaired.

**D. Ranges, Cooktops, and Ovens** *Comments:*

**SCOPE:** The inspection of the range / oven / cook tops covers the knobs, elements, drip pans, handles, glass panels, lights or light covers, and other parts. The oven will be tested in both the bake and broil settings.

Type: Electric Cooktop and electric double oven

- Cooktop elements tested on low, medium, and high; functioned normally.
- Oven tested and working on both bake and broil.



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- 

**E. Microwave Oven** *Comments:*

**SCOPE:** The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, doors and seals.

- The microwave was tested by heating a cup of water; it functioned normally.



- 

**F. Trash Compactor** *Comments:*

**SCOPE:** The inspection of the trash compactor covers the overall condition of the unit and operation of the unit.

- 

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

**SCOPE:** The inspection covers the operation of the any heat unit and vent; observation of vent sound, speed, and vibration levels as well as vent termination where visible and accessible.

- Tested and working.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- 
- 
- 
- 

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

**SCOPE:** The inspection will cover the condition and operation of the garage door operator as well as the presence and performance of the auto-reverse and laser eye.

- Garage door opener functions normally; both the laser eye and bounce back are working.
- Recommend disabling the lock on the garage door, this is now standard when an automatic opener is in use to prevent damage if the opener is operated with the lock engaged.

*Deficiencies:*

- The garage door opener did not automatically reverse under resistance to closing, the auto-reverse is missing or not working properly. *There is a risk of injury under this condition.* Recommend repair.



- 
- 
- 
- 

**I. Doorbell and Chimes Comments:**

- Tested and working.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

**J. Dryer Vents** *Comments:*

**SCOPE:** The inspection will cover the condition and the routing of ducts (where visible and accessible.)

*Deficiencies:*

- The exterior cover over the dryer vent is missing, because this leaves the vent open to birds and rodents the cover should be replaced.



**VI. OPTIONAL SYSTEMS**

**A. Lawn and Garden Sprinkler Systems** *Comments:*

- The sprinkler system was operated in manual / test mode only. There are approximately 12 zones.
- Sprinkler systems will need regular maintenance in order to continue to function properly.



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

**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

*Type of Construction:* In ground  
*Comments:*

- At the time of the inspection, the pool pump and filter had been winterized by disconnecting and draining. This limits the inspection of the pool and cleaning system; consider having the pool pump and filter de-winterized and tested.
- No significant cracking was observed in the plaster of the pool.

*Deficiencies:*

- Several tiles are missing from around the top edge of the pool; recommend replacing.
- Observed some cracks in the pool deck and areas where the coping needs some maintenance.
- The GFCI (Ground Fault Circuit Interrupter) does not test properly and should be replaced.
- Timers and box are rusted and will probably need to be replaced.
- Pool light switch does not appear to be functioning, the light could not be tested, recommend repair of the switch and retesting the light.
- The main pool drain does not meet current safety standards; recommend replacing with proper anti-siphon / anti-vortex type.
- Pool gates do not self close and latch; recommend repair for safety reasons.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

Inspection Item

## 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-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

---

### 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.
- 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.
- 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.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- 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.
- 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, as identified in the inspection report.
- 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.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- 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.
- 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 tank inspected (and pumped as needed).
- 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 more true 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 should you have any questions regarding the operation or maintenance of your home. Enjoy your home!*

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

**FOUNDATION CARE INFORMATION:** maintenance recommendations for foundations on expansive clay soil.

**INTRODUCTION**

Differential movement of building foundations is a common problem in this area, because of the highly expansive clay soil and changing weather conditions, and costs owners thousands of dollars a year in repair bills. As the building ages, it is probable the foundation will continue to experience differential movement, regardless of how well it was constructed or its present condition. This differential movement does not stop as buildings become older; older structures with a history of minimal differential movement have been known to develop foundation problems in a very short time due to changing conditions at the perimeter of the building foundation.

**REASON FOR FOUNDATION PROBLEMS**

The primary reason for foundation problems is the highly expansive nature of the clay soil on which the building rests. The clay expands or contracts as its moisture content changes with the weather. Depending on the area, the amount of contraction or shrinkage ranges from minimal to upwards of 65% of the total wet volume. The average amount of shrinkage that can be expected in this region is approximately 35%, with wide variation depending on the location.

**EFFECT OF PLANTS**

Because of the highly expansive nature of the soil, trees and other large plants can significantly contribute to differential settlement of a foundation. The roots of trees and large plants consume the moisture from the soil, causing the soil to shrink much faster than other soil areas exposed to the weather.

**EFFECT OF WET SPOTS**

Wet spots caused by dripping faucets, leaking drains, air conditioning condensate drains, leaking water pipes, etc., can cause differential settlement at the location where the soil has been kept wet.

**EFFECT OF POOR DRAINAGE**

Water standing or running alongside a foundation after rains may cause differential settlement of a foundation. If soil grading is such that water runs alongside a foundation during rains, the water will run under the edge of the foundation and carry away soil supporting the foundation. The effect is much more pronounced if the soil was very dry prior to the beginning of the rain.

An owner can significantly reduce the rate of differential settlement by observing the following recommendations:

1. Try to maintain constant moisture content in the soil around the foundation. Water the soil evenly and around the entire foundation during extended dry periods.
2. Cut and cap the roots of any large trees growing closer to the foundation than the mature height of the trees. The roots from trees can consume more water from the soil than can be added with a watering system.
3. Properly grade the soil by filling in low spots and leveling off high spots adjacent to the foundation so that the surface of the soil slopes gradually away from the building. A recommended slope is 1 inch per foot for a distance of 3 to 4 feet from the foundation.
4. Control roof water runoff and help prevent soil erosion by using a gutter and downspout system. This is especially important if a building has no eaves which overhang the walls or if the eaves are less than 1 foot wide.
5. Water trees and shrubs growing near a building during extended dry periods as they cause shrinking of the soil due to their high water consumption. Keep in mind that moderate to large trees consume 50 to 75 gallons of water from the soil every day.

**SUMMARY**

Remember: the intent of foundation maintenance is to maintain a constant moisture content in the soil around and below the entire foundation and to prevent soil erosion that can result from water flowing off the roof or other large flat surfaces near the building.

Adapted from an article by: D. M. Robinson, Registered Professional Engineer, #23598,  
PROFESSIONAL ENGINEERING INSPECTIONS, INC

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

Inspection Item

## ADDENDUM: REPORT SUMMARY

*The following is a synopsis of the items identified as deficient. Other significant improvements, some outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.*

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

### I. STRUCTURAL SYSTEMS

- Exposed steel observed at the front left corner should be protected to prevent rusting.
- Corner “pops” or cracks noted at one or more corners, including the back left. These are usually caused by the differential drying and/or expansion of the concrete and brick at the corner and are not a structural concern unless enough of the corner breaks out that the brick is no longer supported. Recommend monitoring.
- Observed what appears to be some poor drainage along the back porch from the pool deck area. This may lead to water on or around the back porch.
- The gutters are full of leaves and debris and require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- One or more splash blocks is/are missing, missing splash blocks allow the runoff to create a depression that will hold water; recommend replacing.
- The downspouts discharge water close to the house. Downspout should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- Noted areas of damaged shingles, apparently caused by overhanging tree limbs. Recommend repairing the damaged shingles and trimming the trees back away from the roof.
- Nails popping through roofing or exposed at the back middle; recommend resealing to prevent water penetration.
- Torn and damaged vent boots including the one on the right side of the house. Suggest further review by reputable roofing company and repair.
- Observed some separation at a rafter joint at the front middle of the attic area; recommend repair.
- Observed a crack along a rafter at the back of the house, possibly caused by the drying of the wood; recommend repair.
- Firestopping was not present in the attic surrounding the chimney flue.
- The area above the dining room window has a water stain and shows an elevated moisture content; any damaged materials should be removed and replaced and the cause for the moisture repaired to prevent additional deterioration and/or damage.
- Water damage was noted on the baseboards in the front living room near the entrance door. The damaged material should be removed and replaced and the cause for the damage further evaluated and repaired to prevent additional deterioration and/or damage.
- Exterior paint deteriorated and/or dilapidated in several areas; recommend repainting.
- Typical minor cracking was observed on the exterior walls of the house, including by the upstairs front balcony. This implies that some structural movement of the building has occurred, as is typical of most houses.
- Observed damage, likely caused by moisture, to siding and trim in a number of areas, including but not limited to the wood siding and trim under the front windows, along the right side of the house, on the back next to the roof, and under the master bathroom window. Moisture damage to siding and trim typically can not be repaired without replacement; however, proper sealing, painting can prevent future deterioration.
- Minor cracks were noted on the ceiling in one or more locations, example(s) include. This condition is mainly cosmetic in nature and should be patched. Be aware that this kind of cracking is common and will often return over time.
- Observed some water stains and slightly elevated moisture level on the floor in the front living room. This appears to be related to the water stain on the baseboard. Recommend further review and, if necessary, repair.

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

- Front door hardware is loose; recommend changing the locks upon taking possession and tightening the hardware.
- One or more doors bind and do not close properly including the door from the laundry room to the kitchen areas.
- The upstairs balcony door does not open properly, possibly due to new carpet, but the problem should be addressed to allow the door to operate properly.
- Observed some damage to the exterior of the door from the right balcony. Damaged or non-functional doors should be repaired.
- One or more door will not latch when closed, examples include the upstairs bathroom door; minor adjustment may address this problem.
- Several windows appear to have lost their seal, examples include. This has resulted in condensation developing between the panes of glass and can cause the glass to lose its insulating properties. The glass should be repaired or replaced.
- Some of the windows show evidence of condensation. This is not a major concern. Controlling indoor humidity levels and/or improving window efficiency (if needed) would help to control this condition.
- Screens were observed to be missing on one or more of the windows; recommend replacing.
- The stairwell balusters and/or spindles are installed too far apart. Under current building standards the required guardrails on open sides of stairways, raised floor areas, balconies and porches should have intermediate rails or ornamental closures which do not allow passage of an object more than 4-inches
- The railing / guards for the stairway is loose and should be better secured for reasons of safety.
- Damper clamp or block is missing from the damper in the front living room. A damper clamp is now standard whenever gas logs are installed. This device keeps the damper from closing completely to allow any excess gas to escape up the flue. Recommend replacing.
- Chimney crickets (or saddles) are missing from both chimneys, this helps divert water around a wider chimney and is now standard when the chimney is 30 inches or wider.
- The floor of the upstairs right balcony is cracked, this may lead to water penetration and may be the source of water for the wet area in the dining room. Recommend further review and repair.
- The railing around the upstairs right balcony is damaged and or deteriorated; recommend repair for safety reasons.

II. ELECTRICAL SYSTEMS

- There is incomplete labeling of the breakers in the box. Recommend having this corrected.
- Observed opening / missing punch outs in the panel cover or dead front. Any openings in the main panel should be covered.
- Cable clamp missing on the bottom right circuit. Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.
- Neutral and ground wires are not connected on a circuit at the bottom right; recommend repair.
- Consider adding AFCI breakers (Arc Fault Circuit Interrupters), although not required when the home was built they provide some additional fire protection and are now standard on breakers throughout the house under the 2008 electrical and residential building codes. This item is required to be identified as a deficiency by TREC.
- GFCI protection is missing. Although not required when the home was built, the installation of ground fault circuit interrupters (GFCI) is recommended. GFCI protection is standard in the kitchen, bathrooms, garage, and exterior. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- Missing outlet cover plates, including in the upstairs bedroom should be replaced.
- One or more outlets are inoperative, including the top one beside the ovens. Recommend repair.
- Observed one or more damaged outlets, examples include upstairs right bedroom. Damaged outlets should be replaced.
- Exterior weather cover for the outlet at the front is loose and should be repaired.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- Smoke detectors are missing from some areas. Current standards require smoke detectors in each bedroom as well as in the hall outside the bedroom; recommend installing.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- A gas leak was detected in the furnace gas line by the shut off valve for the furnace closets to the access door. This should be repaired immediately as it poses a safety concern. Recommend full review of both units by licensed heating technician.
- The outdoor units of the air conditioning system are dirty, this restricts the air flow and the efficiency of the system; recommend cleaning and servicing of both systems by licensed heating and cooling technician.
- In times of high humidity, it is possible for condensation to collect on and drip off the condensate lines located in the attic; consider insulating them.
- There are some small gaps in the insulation around the ducts in the attic, including at the access where the ladder appears to rub against the duct insulation. Recommend repair.
- There does not appear to be any filters on the heating or cooling system; recommend further review repair.

IV. PLUMBING SYSTEM

- The toilet in the hall bathroom is loose and should be re-secured.
- Observed some cracking at the corner of the tub surround in the hall bathroom; recommend recaulking to prevent water damage.
- Although it was not required when the home was built, it is recommended that an anti-siphon device be added to the exterior hose bibs.
- A strong sewer odor was detected in the master bathroom. This usually suggests that the fixture is not properly vented, or that the trap has dried out. Keeping the trap primed usually addresses the problem but this area should be monitored. If odor persists, a plumber should be contacted for further review and repair.
- There is a small leak under the sink in the kitchen, recommend repair.
- No safety pan and drain was found for the water heater. Although it may not have been required when the home was built this should be repaired by the installation of a pan with a drain by a qualified professional
- The supply piping shows evidence of corrosion at the shut off valves and where it meets the water heater, possibly from a missing dielectric union. This is a common condition but should be repaired.

V. APPLIANCES

- The collar bracket for the electrical cord on the garbage disposal is missing; collar bracket for the electrical cord protects the wire from rubbing against the side of the unit and should be replaced.
- Observed a leak around the food waste disposer; recommend repair.
- The right range hood light is inoperative and should be repaired.
- The garage door opener did not automatically reverse under resistance to closing, the auto-reverse is missing or not working properly. There is a risk of injury under this condition. Recommend repair.
- The exterior cover over the dryer vent is missing, because this leaves the vent open to birds and rodents the cover should be replaced.

VI. OPTIONAL SYSTEMS

- Several tiles are missing from around the top edge of the pool; recommend replacing.
- Observed some cracks in the pool deck and areas where the coping needs some maintenance.
- The GFCI (Ground Fault Circuit Interrupter) does not test properly and should be replaced.
- Timers and box are rusted and will probably need to be replaced.
- Pool light switch does not appear to be functioning, the light could not be tested, recommend repair of the switch and retesting the light.
- The main pool drain does not meet current safety standards; recommend replacing with proper anti-vortex type.
- Pool gates do not self close and latch; recommend repair for safety reasons.