

Sample Older Home



Prepared for: Your Name Here
Inspector: Jeff Prokaski TREC# 9866
Phone 512-731-0513

Prokaski Home Inspections

Prokaski Home Inspections

8403 Millway Dr.
Austin, TX 78757

Jeff Prokaski TREC License #9866

Phone: 512-731-0513

Inspection Date

00/00/2014

Customer Invoice

CUSTOMER NAME: Your Name Here

PROPERTY INSPECTED: Sample Older Home

Description	Amount
Inspection	
Paid with credit card	

TOTAL

T h a n k y o u f o r y o u r t r u s t

Payment of this invoice is due upon receipt.

PROPERTY INSPECTION REPORT

Prepared For: Your Name Here

(Name of Client)

Concerning: Sample Older Home

(Address or Other Identification of Inspected Property)

By: Jeffrey Kent Prokaski TREC #9866

(Name and License Number of Inspector)

(Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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 may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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 ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and
- functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions.

While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect parts, components, and systems in addition to those described by the standards of practice.

To view the TREC Standards of Practice, please visit www.trec.state.tx.us/pdf/inspectors/535.227-535.233.pdf

PHI does not test for Asbestos, Radon gas, Lead based paints, or Mold. If you have any concerns with any of these items, we recommend further review by a specialist in the Air Quality Field.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION CONTRACT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and **does not warrant or guarantee all defects to be found**. If you have any questions or are unclear regarding our findings, please call **PHI** prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call to arrange for a consultation. If you choose not to consult on the inspection report, **PHI** cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

Items in each section of the report are inserted in order of observation during the inspection or imaging attachments and are not necessarily listed in order of priority. **The inspector does not prioritize one deficiency over another.**

EDITING ERRORS

Sometimes during the course of transposing information from field notes to the computer-generate report, data can be left out. If such data is found after the report is sent to you, we reserve the right to send you a corrected addendum. This report was prepared on a computer and infrequently a word or part of a sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact me as soon as possible to make the necessary correction and provide you with a replacement page(s).

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I

NI

NP

D

Inspection Item

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

Type of Foundation(s): Slab-on grade

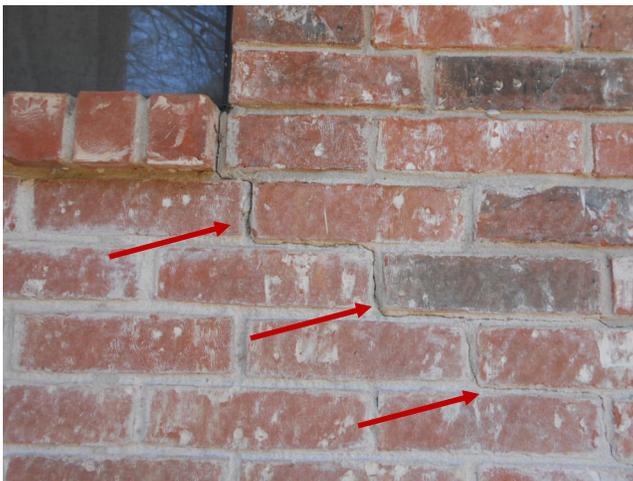
Foundation Performance Opinion:

The foundation appears to have had movement that may be beyond normal. A foundation company should be consulted on the current integrity of the foundation and any repairs that may be necessary. 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. (If Any) The observations made to support the rendering of this opinion are listed but not limited to the following:

Slightly greater than typical foundation cracking was observed along the west side of the house. The amount of movement does not suggest a serious structural problem. This area should, of course, be monitored. The rate of movement cannot be predicted during a one-time inspection.



Cracks were observed on the exterior walls along the south side of the house. This implies that some structural movement of the building has occurred.



Slightly greater than typical foundation cracking was observed at the garage. The amount of movement does not suggest a serious structural problem. This area should, of course, be monitored. The rate of movement cannot be predicted during a one-time inspection.



The soil line is too high in various locations. This condition can promote water and insect infiltration. Under today's building standards, there should be at least four (4) inches of foundation visible below masonry veneer and six (6) inches of foundation visible below wood veneer.



Notice:

*This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. **The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.*

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B. Grading & Drainage

Comments:

Poor and/or negative site drainage was observed on the entire home. Proper drainage is needed on to help prevent water from standing and/or ponding next to the foundation area. Under today's building standards, the grade away from the foundation walls should fall a minimum of six-inches (6") within the first ten feet (10ft.). If adding soil to the perimeter to create positive drainage, remember to keep the soil level about four (4") inches BELOW the foundation edge. French drains may also be used to divert water accumulation.



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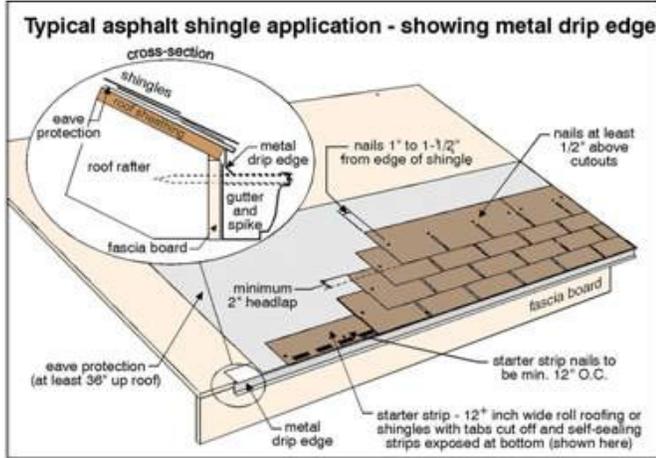
C. Roof Covering Materials

Comments:

Type(s) of Roof Covering: Asphalt composition shingle

Viewed From: Walked on roof

The starter course of the roofing material was not properly installed per the manufacture installation requirements. The starter course shingle should consist of a strip shingle with the tabs cut off with the self-sealing strip at the lower bottom edge. This will help prevent wind damage or lifting of the shingles in high winds.



The felt paper was observed to be installed short of the lower drip edge detail. The manufacturer installation suggests the felt paper be installed over the top of the drip edge, in shingle like fashion, to help prevent water intrusion and/or damage to occur behind the fascia board and soffit/eave areas. This is typically repaired when reroofing is performed.



Tree branches should be trimmed away from the roofing material. This condition can lead to damaged roofing material and possible water penetration. Three to four feet of clearance is generally recommended.



Debris should be removed from the roofing. This condition can trap moisture and shorten the life of the roofing materials.



Notice:

Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

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D. Roof Structure & Attic

Comments:

Viewed From: Entered attic and performed a visual inspection

Approximate Average Depth of Insulation: 9-11 inches

Approximate Average Thickness of Vertical Insulation: 6 inches

Note:

An opinion on the performance of the roof covering is not a warranty against future leaks or damage to the roof covering. Active leaks are not visible during an inspection when there is no rain, and all the areas of the attic may not be accessible for inspection.

Damaged gable and roof vent screens should be repaired as needed to prevent vermin entry into the attic space.



The current attic access hatch is considered to be a breach in the fire wall of the garage. By today's standards, a fire rated attic ladder, a hatch cover made of gypsum board or a separation wall between the garage attic and the residence attic is required.

Insulation improvements in the attic around the living room are recommended. Fallen or missing insulation should be replaced.

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E. Walls (Interior & Exterior)

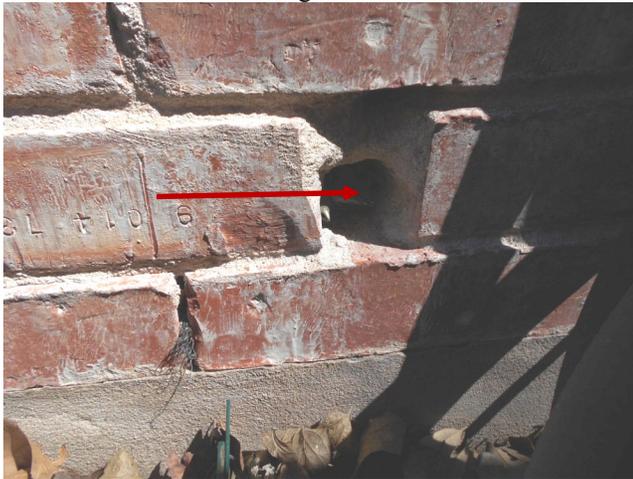
Comments:

The home has been freshly painted. This will inhibit the inspector's ability to identify any deficiencies that might have been covered up.

Under current building standards, masonry walls in excess of twenty five feet are required to have an expansion joint which was not present at the time of inspection. An expansion joint allows some structural movement without cracking the mortar joints.



The area where the old refrigerant lines enter the home should be sealed to prevent water penetration.



The area where the new refrigerant lines enter the attic space should be sealed to prevent vermin entry.



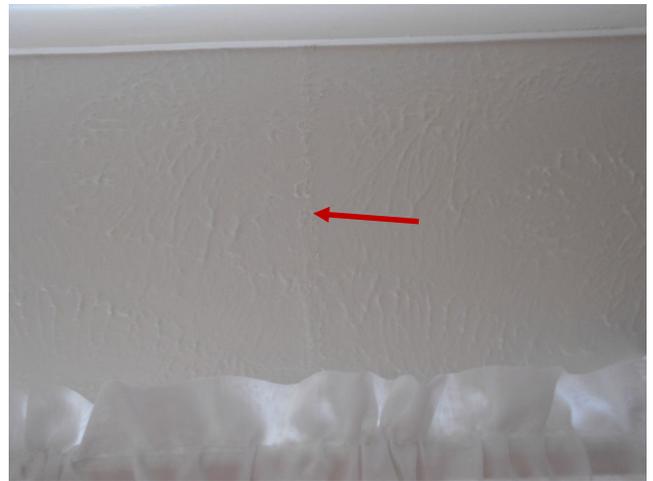
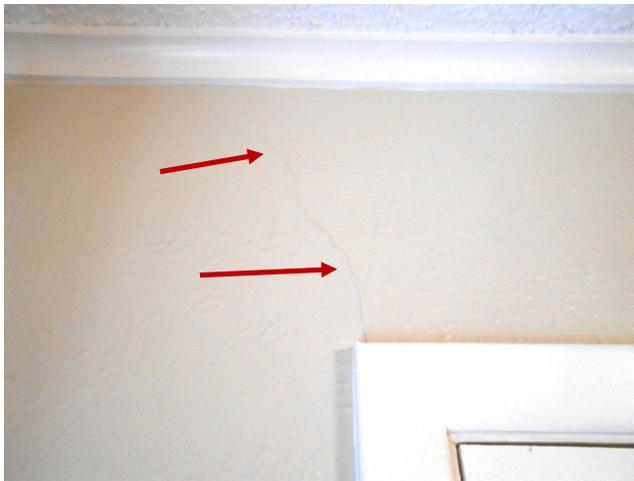
There were no weep holes found above the lintels. Weep holes allow moisture to drain from the wall cavity due to penetration or condensation. Drilling weep holes post construction is routine and simple for someone with some experience. This is a common observation and I did not see any evidence of damage at the time of inspection.



Pronounced exterior wall separation was observed at the front of the garage and kitchen window. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A foundation company should be consulted to further evaluate this condition and the remedies available for correction.



Interior wall cracks were noted in various locations. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.



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F. Ceilings & Floors

Comments:

Floor slopes are apparent in various locations. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

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G. Doors (Interior & Exterior)

Comments:

When an automatic garage door opener is installed, the manual locks are required to be disabled. Damage to the garage door can occur if the door is opened in the locked position.



The casing for the door at the rear of the house should be sealed to prevent water and air penetration.



The weather stripping for the door at the front of the house should be repaired or replaced in order to seal properly.

Door hardware to the master bathroom should be adjusted to work properly.

Door hardware to the master bedroom closet should be adjusted to work properly.

The screen for the sliding glass door is missing.

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H. Windows

Comments:

Notice:

Window seal failure, when noted, is detected by visual contamination between the panes of glass. Dirty windows, wet conditions and screens may inhibit the inspector's ability to identify all deficiencies. Upon further review by a certified glass company, additional failures may be found.

The windows and window sills on the exterior of the house are in need of re-caulking or re-pointing to avoid water penetration.



Damaged window glazing was observed in various locations. This is a minor defect and can be easily repaired.



The spiral balancer for a window in the breakfast room is damaged. The spiral balancer keeps the window open.



The window sill height in one or more of the bedrooms measured more than 44" from the floor. Under current building standards, these windows are considered too high for a proper emergency egress (escape) exit. The occupants of these bedrooms should be aware of this hazard and be physically able to use this window as an emergency egress exit.



Window screens are damaged in various locations.
Window screens are missing in the breakfast room.

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I. Stairways (Interior & Exterior)

Comments:

The step from the garage on the east side of the home is too high.



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J. Fireplace/Chimney

Comments:

Damage was observed on the top of the chimney cap. The cap of should be repaired or replaced to prevent water penetration.



The rear wall of the fireplace firebox should be repaired for improved safety.

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K. Porches, Balconies, Decks, and Carports

Comments:

No visible deficiencies were found at the time of inspection.

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I. Other

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

Box rating and or Main Disconnect Rating: NA

Panel Location: East side of home

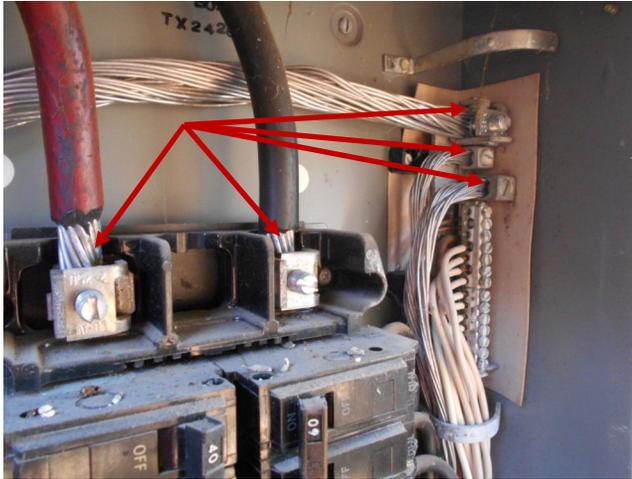
The main panel should be sealed to the structure on the top and sides, leaving the bottom open. This will help prevent water penetration behind the panel.



The exposed electrical conductors on the service mast should be protected. Repair by a licensed electrician is recommended.



An insufficient amount of antioxidant was observed on the aluminum wiring in the main panel.



Grounding to the water lines alone is insufficient under current building standards. An additional grounding rod should be driven and used as part of the grounding electrode system.

All of the breakers should be properly labeled.

A main disconnect was not observed in the main panel box. When main panels have five (5) or more breakers, a main disconnect is required. *This may not have been required at the time the home was built although PER TREC standards of practice we are required to note this item as deficient.*

The neutral and ground wires in the main distribution panel do not appear to be properly grounded/bonded. This should be investigated and repaired.

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B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Type of Wiring: Copper

The cover for the light at the rear of the house was missing.



Improper electrical connections in the attic should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.



No ground fault circuit interrupter (GFCI) receptacle(s) were located in the kitchen. Under current electrical standards, all of the kitchen receptacles should be connected to a ground fault circuit interrupter (GFCI) circuit. *The lack of this outlet(s) is a recognized hazard.*

No ground fault circuit interrupter (GFCI) receptacle(s) were located in the bathrooms. Under current electrical standards, all of the bathroom receptacles should be connected to a ground fault circuit interrupter (GFCI) circuit. *The lack of this outlet(s) is a recognized hazard.*

All incandescent lights in the garage should be protected. (Globe or cage)

All incandescent lights in the bedroom closets should be protected. (Globe or cage)

The top portion of an outlet in the front entrance is inoperative. This outlet and circuit should be investigated and/or repaired.

A random sampling of switches was made. The cover plates were removed and the snap switches were observed to not be grounded. Under current Nation Electrical Code Standards, the electrical snap switches and dimmer switches should have an effective ground. This item should be corrected for reasons of safety.

A light in the attic is inoperative.

There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each bedroom, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each level of the home.

The smoke detectors are older. It is recommended that the smoke alarms be replaced after ten years old.

Notice:

In occupied structures; some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.

Smoke Detectors Note:

Smoke detectors may not be checked when there is a security system or sprinkler system present. The smoke detectors should be periodically checked and the batteries replaced on a regular basis. Some smoke detectors may not be accessible for inspection. It is recommended that smoke detectors be replaced after ten years old.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Comments:

Main Central Heating System

Type of System: Heat pump

Energy Source: Electricity

Location: Attic space

Manufacturer: Amana

Manufacturing Date / 2000

Heat Pump

Note: As per the TREC standards of practice, the heat pump system was not tested in the heat pump mode due to the outdoor ambient temperature (above 60 °). The operation of this type of system with a temperature higher than 60° can cause internal damage to compressor. Only the auxiliary electric strip heat of heat pump system was tested.

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Under current mechanical installation standards, all appliances (i.e. HVAC Equipment and/or Water Heaters) mounted in an attic space should be accessible with a passageway of continuous solid flooring not less than 24-inches wide. A level service space at least 30-inches deep and 30-inches wide should be present along the side of the appliance where access is required.



The door of the furnace is damaged and drawing air into the unit. This should be repaired.



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B. Cooling Equipment

Comments:

Main Central Cooling System

Today's temperature differential: 15 Degrees Low; Recommend Servicing

Approximate system size: Three Ton

Type of System: Heat pump

Manufacturer: Amana

Manufacturing Date / 2002

As is not uncommon for homes of this age, the air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

This system should be checked and serviced by a licensed HVAC technician. The findings to support the rendering of this opinion are listed, but not limited to the items below.

The outdoor unit of the air conditioning system is out of level. This should be improved.



The primary condensate drain line that runs off the coil housing should be insulated. This will help prevent moisture from building on the exterior of the drain line and leaking onto the floors or ceilings.



The condensate drain line for the air conditioner was observed to be open in the attic space. This line should be sealed to prevent water from spilling out and causing water damage to the ceiling.



The temperature drop measured across the evaporator coil of the air conditioning system is lower than considered typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

The outdoor condenser was buzzing while it was off. This should be further investigated by a licensed HVAC technician.

Areas where the refrigerant lines enter the coil should be sealed. This will help with the efficiency of the system.

The exterior termination of the HVAC condensate drain line could not be found at the time of inspection. The line should be located and exposed to ensure proper drainage.

Notice:

*Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately **between 15 to 23 degrees F.** total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.*

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C. Duct System, Chases, and Vents

Comments:

No visible deficiencies were found at the time of inspection.

IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

Location of water meter: Northeast corner

Location of main water supply valve: In front of meter

The static water pressure for the plumbing system: 85 psi Normal 40-80 psi.

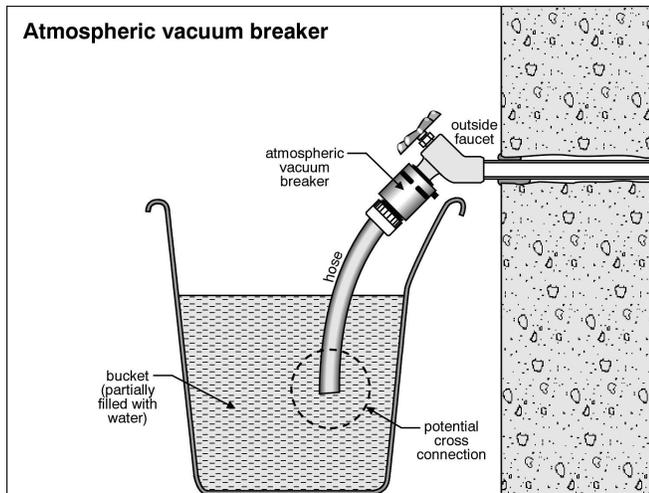
Location of gas meter: NA

Gas: NA

The main supply valve handle is missing/damaged and should be replaced.



It is recommended that an anti-siphon device be added to all of the hose bib(s) to reduce the potential for potable water to contact a source of contamination. This condition should be repaired as it poses a potential health concern. This is a simple improvement and can be purchased at most hardware stores.



The supply valve covers and faucet for the showers should be sealed to the tile enclosures.



The static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi); it would be wise to install a pressure regulator. Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment.

The hose bib at the front of the house is dripping and should be repaired.

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B. Drains, Wastes, and Vents

Comments:

Location of main clean out: Behind home center

No visible deficiencies were found at the time of inspection.

Notice:

Reporting the condition of drain, waste and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

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C. Water Heating Equipment

Comments:

Energy Source: Electricity

Capacity: 40 Gal

Location: Garage

Manufacturing Date / 1989

The T&P (temperature and pressure) valve was not tested at the time of inspection.

The water heater is an older unit that may be 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.

Cable clamps (sometimes referred to as bushings or grommets) should be provided for the wiring on the water heater. Cable clamps serve to protect the wiring from the metal edges of the openings.



The T&P drain line is required to be the same size as the valve outlet. It is recommended that this be repaired for safety reasons.



The drain line serving the T&P valve is not gravity feed; which is required under current building standards.

The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor. Repairs should be undertaken.

Under current building standards, electric water heaters should be provided a means of service disconnect in-sight of the unit, which was not present at the time of inspection.

By today's standards the wiring leading to the water heater should be a flexible plug in type or protected by conduit.
Under today's standards the hot and cold water supply lines for water heaters should be insulated within five feet.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

A Dishwasher

Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

A means of disconnect should be provided for the dishwasher within sight of the unit. (Switch, plug)

B. Food Waste Disposer

Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

C. Range Hood and Exhaust Systems

Comments:

All components were found to be in satisfactory condition on the day of the inspection.

D. Ranges, Cooktops, and Ovens

Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

The range anti-tip prevention device is not present and/or does not properly function providing a hazardous condition. Children are prone to use range and/or oven door as a step stool, which can tip the range resulting in a serious injury. This improvement is simple and the clip can be purchased at most hardware stores.

E. Microwave Oven

Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

The microwave oven tray is chipped and should be repaired.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The bathroom exhaust fans should be repaired so as to discharge to the building exterior.

-

G. Garage Door Operators

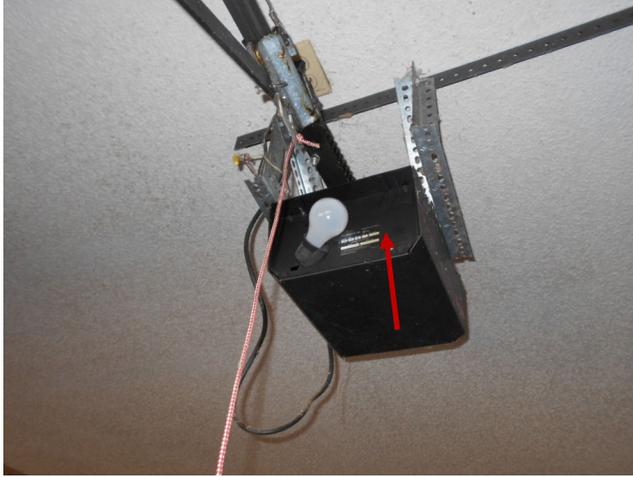
Comments:

Note:

Garage doors and automatic openers may require annual adjustment and/or lubrication. Recommend reading the owners manual for further information.

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

The light cover for the garage door opener was missing.



The garage door opener was missing its sensors. The older unit may not accommodate this feature. Special attention should be taken.

-

H. Dryer Exhaust Systems

Comments:

Notice:

Operation of the dryer vent operation can not be determined during this inspection. The dryer vent will be visually inspected, where available and observed deficiencies will be reported below.

The dryer vents back draft damper is clogged with lint and should be cleaned to allow normal operation.

-

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Comments:

Type of Construction:

C. Other

Comments:

INSPECTION CONTRACT

I. Scope of Services

A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems. **Initial** _____

B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.

C. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:

1. The item is performing its intended function at the time of the inspection;
2. The item is in need of replacement or repair; or
3. Further evaluation by an expert is recommended.

II. Inspection Report

A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.

B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and/or market value of the Property.

C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. Disclaimer of Warranties

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

By signing this Agreement, Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. Client acknowledges being given the opportunity to have this Agreement reviewed by counsel of his or her own choosing and further acknowledges the opportunity of hiring a different Inspector to perform the Inspection. By signing this Agreement, **Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.**

V. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

VI. Attorney's Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

VII. Exclusivity

The Inspection Report is to be prepared exclusively for the Client named and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Real Estate Agent.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THE ATTACHED DOCUMENTS, IF ANY; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

Client Signature: _____ Date: _____

Address of Inspection: _____

ADDENDUM: REPORT SUMMARY

The following is an itemized list copied from the main body of the report. Some items may need to be budgeted for over the short term. Other improvements, 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.

Foundations

Foundation Performance Opinion:

The foundation appears to have had movement that may be beyond normal. A foundation company should be consulted on the current integrity of the foundation and any repairs that may be necessary. 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. (If Any) The observations made to support the rendering of this opinion are listed but not limited to the following:

Slightly greater than typical foundation cracking was observed along the west side of the house. The amount of movement does not suggest a serious structural problem. This area should, of course, be monitored. The rate of movement cannot be predicted during a one-time inspection.

Cracks were observed on the exterior walls along the south side of the house. This implies that some structural movement of the building has occurred.

Slightly greater than typical foundation cracking was observed at the garage. The amount of movement does not suggest a serious structural problem. This area should, of course, be monitored. The rate of movement cannot be predicted during a one-time inspection.

The soil line is too high in various locations. This condition can promote water and insect infiltration. Under today's building standards, there should be at least four (4) inches of foundation visible below masonry veneer and six (6) inches of foundation visible below wood veneer.

Grading & Drainage

Poor and/or negative site drainage was observed on the entire home. Proper drainage is needed on to help prevent water from standing and/or ponding next to the foundation area. Under today's building standards, the grade away from the foundation walls should fall a minimum of six-inches (6") within the first ten feet (10ft.). If adding soil to the perimeter to create positive drainage, remember to keep the soil level about four (4") inches BELOW the foundation edge. French drains may also be used to divert water accumulation.

Roof Covering Materials

The starter course of the roofing material was not properly installed per the manufacture installation requirements. The starter course shingle should consist of a strip shingle with the tabs cut off with the self-sealing strip at the lower bottom edge. This will help prevent wind damage or lifting of the shingles in high winds.

The felt paper was observed to be installed short of the lower drip edge detail. The manufacturer installation suggests the felt paper be installed over the top of the drip edge, in shingle like fashion, to help prevent water intrusion and/or damage to occur behind the fascia board and soffit/eave areas. This is typically repaired when reroofing is performed.

Tree branches should be trimmed away from the roofing material. This condition can lead to damaged roofing material and possible water penetration. Three to four feet of clearance is generally recommended.

Debris should be removed from the roofing. This condition can trap moisture and shorten the life of the roofing materials.

Roof Structure & Attic

Damaged gable and roof vent screens should be repaired as needed to prevent vermin entry into the attic space.

The current attic access hatch is considered to be a breach in the fire wall of the garage. By today's standards, a fire rated attic ladder, a hatch cover made of gypsum board or a separation wall between the garage attic and the residence attic is required.

Insulation improvements in the attic around the living room are recommended. Fallen or missing insulation should be replaced.

Walls (Interior & Exterior)

Under current building standards, masonry walls in excess of twenty five feet are required to have an expansion joint which was not present at the time of inspection. An expansion joint allows some structural movement without cracking the mortar joints.

The area where the old refrigerant lines enter the home should be sealed to prevent water penetration.

The area where the new refrigerant lines enter the attic space should be sealed to prevent vermin entry.

There were no weep holes found above the lintels. Weep holes allow moisture to drain from the wall cavity due to penetration or condensation. Drilling weep holes post construction is routine and simple for someone with some experience. This is a common observation and I did not see any evidence of damage at the time of inspection.

Pronounced exterior wall separation was observed at the front of the garage and kitchen window. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A foundation company should be consulted to further evaluate this condition and the remedies available for correction.

Interior wall cracks were noted in various locations. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

Ceilings & Floors

Floor slopes are apparent in various locations. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

Doors (Interior & Exterior)

When an automatic garage door opener is installed, the manual locks are required to be disabled. Damage to the garage door can occur if the door is opened in the locked position.

The casing for the door at the rear of the house should be sealed to prevent water and air penetration.

The weather stripping for the door at the front of the house should be repaired or replaced in order to seal properly.

Door hardware to the master bathroom should be adjusted to work properly.

Door hardware to the master bedroom closet should be adjusted to work properly.

The screen for the sliding glass door is missing.

Windows

The windows and window sills on the exterior of the house are in need of re-caulking or re-pointing to avoid water penetration.

Damaged window glazing was observed in various locations. This is a minor defect and can be easily repaired.

The spiral balancer for a window in the breakfast room is damaged. The spiral balancer keeps the window open.

The window sill height in one or more of the bedrooms measured more than 44" from the floor. Under current building standards, these windows are considered too high for a proper emergency egress (escape) exit. The occupants of these bedrooms should be aware of this hazard and be physically able to use this window as an emergency egress exit.

Window screens are damaged in various locations.

Window screens are missing in the breakfast room.

Stairways (Interior & Exterior)

The step from the garage on the east side of the home is too high.

Fireplace/Chimney

Damage was observed on the top of the chimney cap. The cap of should be repaired or replaced to prevent water penetration.

The rear wall of the fireplace firebox should be repaired for improved safety.

Service Entrance and Panels

The main panel should be sealed to the structure on the top and sides, leaving the bottom open. This will help prevent water penetration behind the panel.

The exposed electrical conductors on the service mast should be protected. Repair by a licensed electrician is recommended.

An insufficient amount of antioxidant was observed on the aluminum wiring in the main panel.

Grounding to the water lines alone is insufficient under current building standards. An additional grounding rod should be driven and used as part of the grounding electrode system.

All of the breakers should be properly labeled.

A main disconnect was not observed in the main panel box. When main panels have five (5) or more breakers, a main disconnect is required. *This may not have been required at the time the home was built although PER TREC standards of practice we are required to note this item as deficient.*

The neutral and ground wires in the main distribution panel do not appear to be properly grounded/bonded. This should be investigated and repaired.

Branch Circuits, Connected Devices, and Fixtures

The cover for the light at the rear of the house was missing.

Improper electrical connections in the attic should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.

No ground fault circuit interrupter (GFCI) receptacle(s) were located in the kitchen. Under current electrical standards, all of the kitchen receptacles should be connected to a ground fault circuit interrupter (GFCI) circuit. *The lack of this outlet(s) is a recognized hazard.*

No ground fault circuit interrupter (GFCI) receptacle(s) were located in the bathrooms. Under current electrical standards, all of the bathroom receptacles should be connected to a ground fault circuit interrupter (GFCI) circuit. *The lack of this outlet(s) is a recognized hazard.*

All incandescent lights in the garage should be protected. (Globe or cage)

All incandescent lights in the bedroom closets should be protected. (Globe or cage)

The top portion of an outlet in the front entrance is inoperative. This outlet and circuit should be investigated and/or repaired.

A random sampling of switches was made. The cover plates were removed and the snap switches were observed to not be grounded. Under current Nation Electrical Code Standards, the electrical snap switches and dimmer switches should have an effective ground. This item should be corrected for reasons of safety.

A light in the attic is inoperative.

There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each bedroom, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each level of the home.

The smoke detectors are older. It is recommended that the smoke alarms be replaced after ten years old.

Heating Equipment

Under current mechanical installation standards, all appliances (i.e. HVAC Equipment and/or Water Heaters) mounted in an attic space should be accessible with a passageway of continues solid flooring not less than 24-inches wide. A level service space at least 30-inches deep and 30-inches wide should be present along the side of the appliance where access is required.

The door of the furnace is damaged and drawing air into the unit. This should be repaired.

Cooling Equipment

This system should be checked and serviced by a licensed HVAC technician. The findings to support the rendering of this opinion are listed, but not limited to the items below.

The outdoor unit of the air conditioning system is out of level. This should be improved.

The primary condensate drain line that runs off the coil housing should be insulated. This will help prevent moisture from building on the exterior of the drain line and leaking onto the floors or ceilings.

The condensate drain line for the air conditioner was observed to be open in the attic space. This line should be sealed to prevent water from spilling out and causing water damage to the ceiling.

The temperature drop measured across the evaporator coil of the air conditioning system is lower than considered typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

The outdoor condenser was buzzing while it was off. This should be further investigated by a licensed HVAC technician.

Areas where the refrigerant lines enter the coil should be sealed. This will help with the efficiency of the system.

The exterior termination of the HVAC condensate drain line could not be found at the time of inspection. The line should be located and exposed to ensure proper drainage.

Plumbing Supply, Distribution Systems and Fixtures

The main supply valve handle is missing/damaged and should be replaced.

It is recommended that an anti-siphon device be added to all of the hose bib(s) to reduce the potential for potable water to contact a source of contamination. This condition should be repaired as it poses a potential health concern. This is a simple improvement and can be purchased at most hardware stores.

The supply valve covers and faucet for the showers should be sealed to the tile enclosures.

The static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi); it would be wise to install a pressure regulator. Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment.

The hose bib at the front of the house is dripping and should be repaired.

Water Heating Equipment

Cable clamps (sometimes referred to as bushings or grommets) should be provided for the wiring on the water heater. Cable clamps serve to protect the wiring from the metal edges of the openings.

The T&P drain line is required to be the same size as the valve outlet. It is recommended that this be repaired for safety reasons.

The drain line serving the T&P valve is not gravity feed; which is required under current building standards.

The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor. Repairs should be undertaken.

Under current building standards, electric water heaters should be provided a means of service disconnect in-sight of the unit, which was not present at the time of inspection.

By today's standards the wiring leading to the water heater should be a flexible plug in type or protected by conduit.

Under today's standards the hot and cold water supply lines for water heaters should be insulated within five feet.

Dishwasher

A means of disconnect should be provided for the dishwasher within sight of the unit. (Switch, plug)

Ranges, Cooktops, and Ovens

The range anti-tip prevention device is not present and/or does not properly function providing a hazardous condition. Children are prone to use range and/or oven door as a step stool, which can tip the range resulting in a serious injury. This improvement is simple and the clip can be purchased at most hardware stores.

Microwave Oven

The microwave oven tray is chipped and should be repaired.

Mechanical Exhaust Vents and Bathroom Heaters

The bathroom exhaust fans should be repaired so as to discharge to the building exterior.

Garage Door Operators

The light cover for the garage door opener was missing.

The garage door opener was missing its sensors. The older unit may not accommodate this feature. Special attention should be taken.

Dryer Exhaust Systems

The dryer vents back draft damper is clogged with lint and should be cleaned to allow normal operation.

ADDENDUM: REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is an average quality 40 year old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

NOTE: For the purpose of this report, it is assumed that the house faces north.

THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS DURING INSPECTION

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 76 degrees F. Weather conditions leading up to the inspection have been relatively dry.