

# **ONSITE HOME INSPECTION**

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# TREC REI 7-6

1234 Main Street Denver CO 80210

Buyer Name 02/18/2025 9:00AM



Inspector
John Carter
Professional Home Inspector TREC # 26359
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Agent Name 555-555-5555 agent@spectora.com



# PROPERTY INSPECTION REPORT FORM

Buyer Name Name of Client	02/18/2025 9:00AM <i>Date of Inspection</i>		
Address of Inspected Property			
John Carter	Professional Home Inspector TREC # 26359		
Name of Inspector	TREC License #		
Name of Sponsor (if applicable)	TREC License #		

#### PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

#### RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

#### RESPONSIBILTY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

#### REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

#### NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Buyer Agent, Buyer, Inspector

Occupancy: Vacant Style: Traditional

Temperature (approximate): 68 Fahrenheit (F)

Type of Building: Single Family Weather Conditions: Clear

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# I. STRUCTURAL SYSTEMS

### ☑ □ ☑ A. Foundations

*Type of Foundation(s):* Slab on Grade

Performance:

Inspector observed multiple areas of minor cracks to the foundation as well as an area on the right side that had "significant" cracks. There was some foundation movement observed as well, however the structure did not exhibit any signs of structural issues attributed to foundation movement at the time of inspection, other than minor cracks in drywall and grout. Inspector recommends further evaluation by a structural engineer to design a repair plan in order to prevent further foundation movement.

# 1: Foundation Cracks - Major

**▲**Safety Hazard

Right Perimeter

Major cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

Here is an informational article on foundation cracks.

Recommendation: Contact a qualified structural engineer.







#### 2: Foundation Cracks - Minor

Recommendation

Rear

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

Here is an informational article on foundation cracks.

Recommendation: Recommend monitoring.







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#### 3: Heaving/Settling

#### Recommendation

Front Perimeter

The floor slab shows movement/settling due to soil movement. This can compromise the structural integrity of the home. Recommend a qualified structural engineer evaluate and advise on how to remedy.

Recommendation: Contact a qualified structural engineer.

# 🛛 🗆 🗆 B. Grading and Drainage

Comments:

Grading near home was flat, but satisfactory. If standing water occurs in backyard then grading should be improved and yard drains added to rear/left side of property.

### 1: Tree overhanging home

**▲**Safety Hazard

Trees near home should be removed. The pine trees in front are dead and will fall eventually posing a significant risk of property damage and risk to safety for the occupants and other nearby people. The tree in backyard should be trimmed away from the roof and it should also be considered for removal, since its roots could damage the foundation of the home.

Recommendation: Contact a qualified professional.



Dead Pine Trees

# 🛛 🔲 🛣 C. Roof Covering Materials

*Types of Roof Covering:* Asphalt

Viewed From: Ground

Service Life:

Roof is wavy and could be nearing end of useful service life.

# 1: Damaged Coverings

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# Recommendation

Roof coverings exhibited general damage that could affect performance. This is directly linked to the roof damage noted in "Roof Structures and Attics" deficiency. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.



#### ☑ □ □ ☑ D. Roof Structures and Attics

Viewed From: Attic, Ground

Approximate Average Depth of Insulation: 6 Inches

Excessive Sap:

Excessive sap from rafters noted by client and observed by inspector.

# 1: Damaged Insulation

Recommendation

Multiple

Insulation appears to have been pulled out and/or damaged by pests or contractors. Recommend a qualified insulation contractor evaluate and repair.

Recommendation: Contact a qualified insulation contractor.



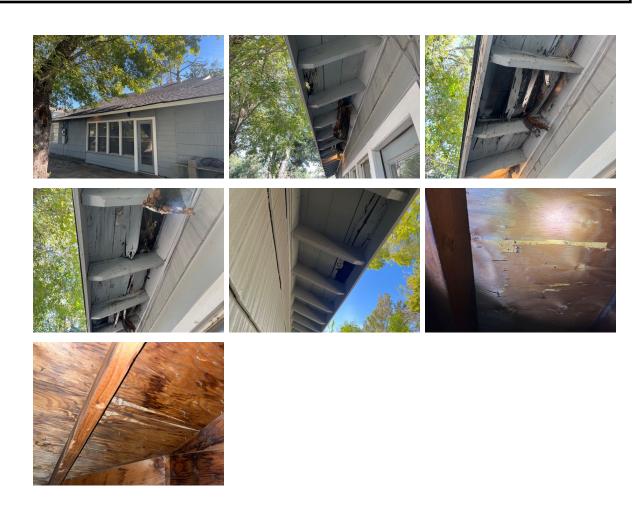
# 2: Deteriorated Sheathing - Water Intrusion

Recommendation

Multiple Locations

The roof has significant damage to sheathing. There is a significant area of damage to the rear of the roof that runs several feet up the roof and approximately 75% of the length (left to right) of the home. There are several other locations found in the attic of minor damage, possibly from leakage, hauler or limb strikes. Client may consider major repairs or possibly complete roof replacement since the roof could be nearing the end of useful service life.

Recommendation: Contact a qualified professional.



■ □ ■ E. Walls (Interior and Exterior)

Comments:

Evidence of wall repairs.

1: Cracks - Minor

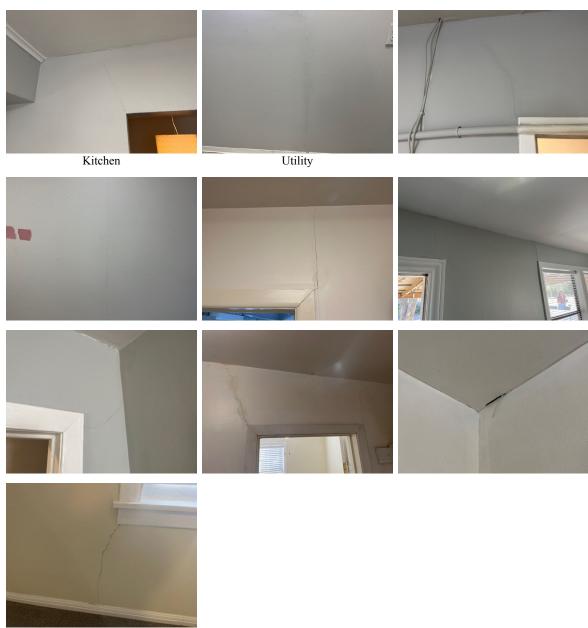
NI NP D

# Recommendation

Multiple

Minor cracking was observed in wall structure. This is common as homes age. Recommend monitoring for signs that cracks are widening.

Recommendation: Recommend monitoring.



# 2: Evidence of Water Intrusion

**▲**Safety Hazard

Under Water Heater

Interior wall structure showed signs of water intrusion, which could lead to more serious structural damage. It is possible that the damage was cause by a previous leak that has already been repaired, since there were no

signs of an active leak. Recommend a qualified contractor identify source of moisture and remedy if necessary.

Recommendation: Contact a qualified professional.



# 3: Deteriorated Siding/Trim/Fascia

# Recommendation Multiple Locations

At least 60% (or more) of the siding, trim, and fascia was observed to be deteriorated due to rot and decay or otherwise damaged. Complete replacement of siding, trim, fascia, sheathing, and moisture barrier should be considered. Recommend a qualified contractor evaluate and replace.

Recommendation: Contact a qualified professional.



4: Wood Rot / Deterioration

# Recommendation

There were signs of wood rot and decay underneath the siding near the back door. It appeared that the deterioration was due to water intrusion. The deterioration appeared to affect the bottom plate of the framing in a small area near the bottom of the door frame. The section of bottom plate should be replaced, the siding and moisture barrier replaced, and flashing added to prevent the rot from occurring again. There could be further damage hidden under the siding, however it could not be confirmed.

Recommendation: Contact a qualified professional.



				F. Ceilings and Floors  Comments:  No major deficiencies were observed in the ceilings or floor coverings.
				1: Tile Grout Cracks - Minor  Recommendation  Bathroom
				There were area(s) that had cracks in the grout between tiles.
				Recommendation: Contact a qualified professional.
×				G. Doors (Interior and Exterior)  Comments:  Doors were functional at time of inspection.
×			×	H. Windows
				1: Missing Screen(s)  □Recommendation  Multiple
				One or more windows are missing a screen. Recommend replacement.
				Recommendation: Contact a qualified window repair/installation contractor.
				2: Painted Shut

▲Safety Hazard

Nearly all the windows were painted shut. This limited the inspection since inspector could not open windows to determine if they operate or lock. Recommend windows be restored to functional use as bedrooms are required to have an egress (fire escape openings.)

Recommendation: Contact a qualified window repair/installation contractor.

☐ ☐ ☑ ☐ I. Stairways (Interior and Exterior)

Comments:

□ □ ■ J. Fireplaces and Chimneys

Comments:

🛛 🗆 🗖 K. Porches, Balconies, Decks, and Carports

1: Deck - Rotted Boards

Recommendation

One or more deck boards are showing signs of rot. The deck is sitting on the ground in some areas and will likely continue to rot even after repair. Recommend complete removal of deck and removal of roof covering above deck which is improperly attached to the roof fascia of the home.

Recommendation: Contact a qualified deck contractor.



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# II. ELECTRICAL SYSTEMS

#### **☒** ☐ **☒** A. Service Entrance and Panels

Comments:

100 amp service. Meter and Main panel are located at rear of structure on exterior wall.





# 1: Ground Wire Hot / Arcing

▲Safety Hazard

Service Panel

There were signs that a ground wire became energized and "arced" in the past. There were (2) black spots on the panel where a bare copper ground wire was in contact with the panel. Unknown if the issue is ongoing or previously repaired. Recommend further evaluation / repair by licensed electrician.

Recommendation: Contact a qualified professional.



# ☑ □ □ ☑ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

# 1: Cover Plates Missing

Recommendation

Sunroom

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation: Contact a qualified electrical contractor.

NI NP D



# 2: Improper Wiring

#### Recommendation

Multiple Througout

Improper wiring was observed at the time of inspection. There were several receptacles that showed to have an open ground or reversed polarity. Recommend a licensed electrician evaluate and repair. (It is likely that most of the receptacles will need to be replaced.)

Recommendation: Contact a qualified electrical contractor.









Sunroom

Common Room

# 3: No GFCI Protection

Recommendation

Kitchen

No GFCI protection present in required locations. Recommend licensed electrician upgrade. Here is a link to read about how GFCI receptacles keep you safe.

Recommendation: Contact a qualified electrical contractor.



☑ □ □ ☑ C. Other

Comments:

Door Chime not operational at the time of inspection.

# III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ □ □ A. Heating Equipment

Type of Systems: Gas-Fired Heat



Energy Sources: Gas
Comments:
Heat functioned when activated.



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Type of Systems: Central Air Conditioner









Comments:
Produced Cold Air. Temp Differential -13F



- ☑ □ □ □ C. Duct Systems, Chases, and Vents
- □ □ ☑ □ D. Other

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

# IV. PLUMBING SYSTEMS

X		A. Plumbing Supply, Distribution Systems, and Fixtures Location of Water Meter: Unknown
		Location of Main Water Supply Valve: Left exterior wall
		Static Water Pressure Reading: 0
		Type of Supply Piping Material: Pvc, Galvanized
		Galvanized Pipe:

Galvanized pipe was observed which can rust and lead to rust colored water and leaks. Inspector was unable to locate the water meter, it could have been buried under debris as there were several piles of yard debris near the curb or both sides of the street.

# **☒** □ □ □ B. Drains, Wastes, and Vents

Type of Drain Piping Material: Stainless Steel, Pvc

Comments:

Plumbing stress test performed. All drains performed as they should. The kitchen sink clean-out was missing a cap.

#### Metal Pipe:

It should be noted that some of the drain pipes were made of metal (iron or galvanized) that will oxidize (rust) over time and could present plumbing problems in the future. This is normal for homes of this age however client should plan to replace pipes if issues come about.

#### 1: Leak.

Recommendation

Signs of a previous leak under sink. No signs that drain is currently leaking.

Recommendation: Contact a qualified professional.



**⊠** □ □ **C. Water Heating Equipment**Energy Sources: Gas





Capacity: 40 Gallons

#### Comments:

Functioned as it should and produced hot water at all faucets, however the water was slightly dirty in color when hot water was first turned on. The water cleared up very quickly. This could be due to corrosion buildup in the water heater or in pipes. Water heater was old (2009) and client should plan to replace since it is nearing the end of its useful service life.

- □ □ **D.** Hydro-Massage Therapy Equipment
- □ □ E. Gas Distribution Systems and Gas Appliances

  Location of Gas Meter: Right Exterior







Type of Gas Distribution Piping Material: Black iron pipe

# 1: No ground wire attached

#### Recommendation

When CSST is used in the home, the gas piping must be grounded for safety purposes. Contact electrician or plumber for further evaluation.

Recommendation: Contact a qualified professional.



NI NP D

# V. APPLIANCES

☑ □ □ A. Dishwashers

Comments:

Functioned using standard controls.





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Comments:

Functioned using standard controls.

□ □ **⊠** □ C. Range Hood and Exhaust Systems

☑ □ □ ☑ D. Ranges, Cooktops, and Ovens

Info:

Updated Stove was tested however the outdated stove nearby was not due to its outdated nature and should not be used.





I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficient
I ]	NI	NP	D			
				1: Burner Not Lighting  Recommendation		

One or more heating elements did not heat up when turned on. Recommend qualified professional evaluate &

Here is a DIY resource on possible solutions.

Recommendation: Contact a qualified handyman.

	×	E. Microwave Ovens No built in Microwave: No built in microwave present.
×		<b>F. Mechanical Exhaust Vents and Bathroom Heaters</b> <i>Comments:</i> Functioned using standard controls.
	×	G. Garage Door Operators
×		H. Dryer Exhaust Systems  Comments:  Present

Right Side Burners

repair.