



## Home Inspections

# PROPERTY REPORT INSPECTION

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**Prepared For:** Johnny Homebuyer  
(Name of Client)

**Concerning:** 4325 Yourstreet, Somewhere, Texas 00000  
(Address or Other Identification of Inspected Property)

**By:** Danny Young      TREC # 10321      9/09/2009  
(Name and License Number of Inspector)      (Date)

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

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## Report Identification:

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-I.

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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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**Inspection Date:** September 9, 2009  
**Property:** Occupied  Vacant   
**House Orientation:** North  South  East  West   
**General Appearance:** Good  Fair  Poor   
**Age:** Unknown  
**Weather:** Recent Rain  No Recent Rain  Snow  Ice   
**Ground Cover:** Dry  Damp  Wet  Snow   
**Temperature:** 75 Degrees F

It should be noted as this structure was occupied during the inspection; some normally visual aspects of the structure could not be seen.

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

I	NI	NP	D	Inspection Item
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**I. STRUCTURAL SYSTEMS**

**A. Foundations**

*Type of Foundation(s):* Slab-on grade. The foundation is performing as intended. No significant problems were observed

**B. Grading & Drainage**

*Comments:* High soil conditions were observed at various locations around the slab. There should be a minimum of four inches between grade and the lower course of brick. The flower bed design on the south side of the structure could retain water as there is no outlet for the water to go. There is a negative grade on the east side of the structure.

**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Composition Roofing Material

*Viewed From:* Walked on roof.

*Comments:* There is one layer of shingles. The shingles are 15 to 20 year shingles probably in the middle top one third of its lifespan. Roll roofing was used on the back porch; it is also probably in the middle top one third of its lifespan but keep in mind the life span of roll roofing is about 10 years.

There are several exposed roofing nails on ridge, around vent flashing. These are potentially sources of leaks. This condition is very commonly found.



Gutters are in good shape but need cleaning. In a perfect world you would want extensions on all downspouts to take water away from the foundation.

**D. Roof Structure & Attic**

*Viewed From:* Interior of Attic

*Approximate Average Depth of Insulation:* 4" to 6" ; loose.

*Comments:* This is a conventional hip style roof with a 5/12 pitch. The sheathing is plywood.

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

*Comments:*

Interior walls are sheetrock and in satisfactory condition.  
Exterior wall construction was not visible.  
Exterior siding is brick. No cracks were seen.  
Trim/soffit/fascia all are in good shape; no rot observed.

There was firewood stacked on the most northerly wall of the structure which could be the perfect environment for wood destroying insects (WDI). None were seen today. Basically this is FYI.

**F. Ceilings & Floors**

*Comments:*

Ceilings are constructed of sheet rock and besides a few nail pops are in satisfactory condition.  
Floors are carpet and tile and are in satisfactory condition.

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

*Comments:* All doors interior and exterior including hardware work as designed. I would recommend exterior caulking around door frames.

**H. Windows**

*Comments:* All windows have aluminum frames and are single glaze. All accessible windows were operated and performed as designed. I would recommend exterior caulking around window frames.

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

**J. Fireplace/Chimney**

*Comments:* The fire place is located in the Den. It is wood burning with a gas starter. It is of a masonry type construction. The damper does not function. The flue is unlined and missing mortar and has loose bricks. The chimney cap is cracked. I would highly recommend that the fireplace be cleaned, repaired and re-evaluated before the first fire is started. This is a **safety** issue.



Missing mortar

Unlined flue

Cracked chimney cap

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

*Comments:* No problems.

**II. ELECTRICAL SYSTEMS**

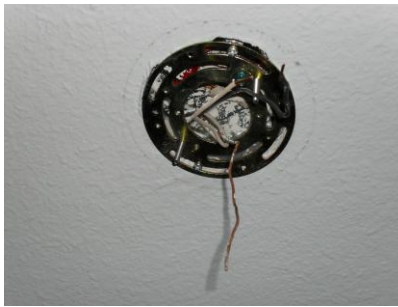
**A. Service Entrance and Panels**

*Comments:* Service is overhead, copper and 200 amp. The main “breaker” panel is located in the garage and is rated for 200 amp. The brand of the panel is “Siemens”. There were two wires (black and red) going to the panel but not hooked up. They are not hot.

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

*Type of Wiring:* Copper

*Comments:* The GFCI outlet in the Master Bath does not work. There is branch wiring within 6 foot of the attic access (attic floor level; actually within one foot). This is a safety issue as someone (I did) could touch the wire when reaching or going into the attic. There is one ceiling outlet in the kitchen which has exposed wired (not hot). I checked the main breaker panel and no breakers were thrown. This could be a safety issued and should be addressed.



Kitchen Ceiling

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

#### A. Heating Equipment

*Type of System:* Central Forced Air Furnace; Trane approximately 11 years old.

*Energy Source:* Gas

*Location:* Most south westerly hallway.

*Comments:* As the temperature was above 60 degrees F, the heating equipment was not operated as it could damage the system. All accessible covers were removed and no sign of rust or damage was seen. Keep in mind that only a very small portion of the heat exchanger can be actually observed.

#### B. Cooling Equipment

*Type of System:* Central Forced Air System; Trane approximately 11 years old.

*Energy Source:* Electricity

*Comments:* This is a three ton unit with a 9.1 seer rating.

#### C. Duct System, Chases, and Vents

*Comments:* The duct system is flexible ductwork and is in satisfactory condition. All vents perform as designed.

### IV. PLUMBING SYSTEM

#### A. Water Supply System and Fixtures

*Location of water meter:* South side of property.

*Location of main water supply valve:* At meter

*Static water pressure reading:* 60 PSI

*Comments:* Copper pipe. Fixtures all operated as designed.

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

*Comments:* Satisfactory.

**C. Water Heating Equipment**

*Energy Source:* Gas

*Capacity:* 40 Gallons

*Drain Pan Present:* Yes  No

*If located in Garage:*

*Bollards Present:* Yes  No  NA  The water heater is located in a closet next to the garage.

*Ignition Source 18" above floor:* Yes  No

*Comment:* This is a Whirlpool unit. The age could not be determined (I called the manufacturer and they could not match the model number with a year). It does have a good blue flame and appears to operate satisfactory.

I would recommend venting the door to the closet where the water heater is located.

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

## V. APPLIANCES

**A. Dishwasher**

**B. Food Waste Disposer**

**C. Range Exhaust Vent**

*Comments:* Exhaust into the kitchen.

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

**E. Microwave Oven**

**F. Trash Compactor**

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

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

**I. Doorbell and Chimes**

**J. Dryer Vents**

*Comments:* Vents through the roof.

## VI. OPTIONAL SYSTEMS

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

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

*Type of Construction:*

*Condition:*  Satisfactory  Marginal  Poor

Damaged Pool Surface  Cracked Surface (Possible Leak)

Missing/Damaged Tile  Cracking at Coping/Walkway

Walkway Settled  Damaged Slide/Diving Board

Pool Fence:  Present Height \_\_\_\_\_  Gate Swings Out and Self Closing

Pool Light:  Pool Light Inoperative  Pool Light GFCI Missing/Defective

Electrical:  Improper Wiring  Missing Ground/Bond Wire

Pool Equip:  Pool Sweep Inoperative  Pool Equipment not operating

Heater:  Gas  Electric  Solar  Heat Pump

Pilot Lit  Gas On

Pool Heater Inoperative  Pool Heater Needs Service

Pool Liner:  Fiberglass/Acrylic  Plaster  Aggregate  Vinyl

Water Clarity:  Clear  Cloudy  Opaque  N/A

**General Comments:** \_\_\_\_\_

**C. Outbuildings** *Comments:*

**D. Outdoor Cooking Equipment**

**E. Gas Supply Systems**

*Comments:* Gas meter and shutoff on east side of structure. All gas appliances were checked for leaks and none were found.

**F. Private Water Wells** (A coliform analysis is recommended.)

*Type of Pump:*

Type of Storage Equipment:  
Comments:

**G. Private Sewage Disposal (Septic) Systems**  
Type of System:  
Location of Drain Field:  
Comments:

**H. Whole-House Vacuum Systems** Comments:

**I. Other Built-in Appliances** Comments:



Thanks for choosing EYE SPY HOME INSPECTIONS!!!