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INSPECTED FOR

**Mr. & Mrs. Homebuyer**  
**123 Main Street**  
**Abilene, TX 8675309**

**January 3, 2018**

## PROPERTY INSPECTION REPORT

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

**Concerning:** 123 Main Street, Abilene, TX 8675309  
(Address or Other Identification of Inspected Property)

**By:** David Renner, Lic #20502 / NAWT #12181ITC 01/03/2018  
(Name and License Number of Inspector) (Date)

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### 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](http://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, bathroom, 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;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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 requires 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.

**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.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Inspection Time In: **8:30 am** Time Out: **11:30 am** Property was: **Occupied**

Building Orientation (For Purpose Of This Report Front Faces): **North**

Weather Conditions During Inspection: **Sunny**

Outside temperature during inspection: **70 to 80 Degrees**

Parties present at inspection: **Buyer**

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

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.

**THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Mr. & Mrs. Homebuyer. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.**

**THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE**

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I=Inspected

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I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

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

*Comments:*

#### Foundation Is Performing Adequately

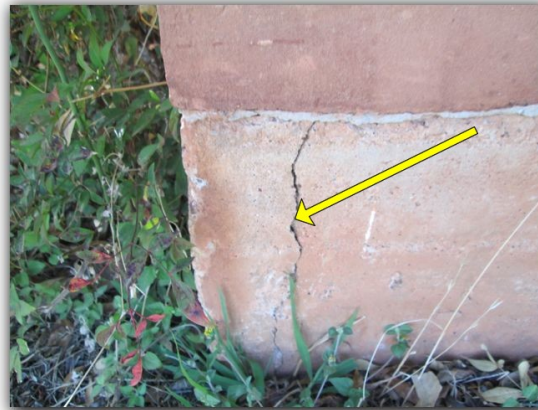
In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

#### Additional Observations and/or Comments:

- The foundation rebar is visible at the edge of the foundation beam and needs to be properly covered on the south side of the structure.
- One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop). This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be necessary.

#### Foundation Maintenance & Care

- **Note:** Proper drainage and moisture control is needed with all foundation types. Due to the expansive nature of the load bearing soils in the area it is important to direct water away from the foundation at all locations and that the soil moisture content be maintained at a constant level around the structure. Improper drainage and moisture control may contribute to greater than normal foundation movement.



### B. Grading and Drainage

*Comments:*

- Ground erosion was observed on the west side of the structure. Fill dirt is needed against the foundation perimeter wall where the soil line is to low to help support the foundation footer properly.



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**C. Roof Covering Materials**

Type(s) of Roof Covering: Composition

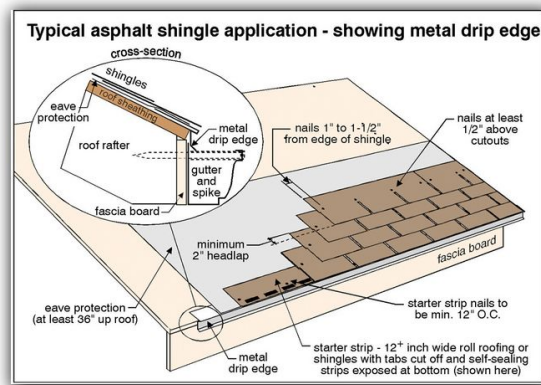
Viewed From: Walked on roof

Comments:

**Roof Covering**

- The starter strip 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.
- **Note:** The tree and shrub branches should be trimmed away from the roofing material at all times.

**Flashing Details**



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**D. Roof Structures and Attics**

*Viewed From:* From Interior of Attic

*Approximate Average Depth of Insulation:* 4" to 6"

*Approximate Average Thickness of Vertical Insulation:* N/A

(**Note:** Recommended depth of attic floor insulation is approx. 10+ inches to achieve a R30 rating.)

*Insulation Type:* Loose Filled

*Description of Roof Structure:* Rafter Assembly

*Attic Accessibility:* Partial

*Comments:*

**Roof Structure**

- One or more of the roof structure rafters were observed to be pulling away from the top ridge board and should be further investigated and corrected as necessary.
- The soffit material is sagging and/or pulling loose on the north side of the roof structure.

**Attic Ventilation**

- The roof structure attic space ventilation appears to be marginal at the time of this inspection. It is recommended to increase the amount of lower and upper ventilation to help prevent heat buildup in the attic space area.

**Attic Insulation**

- The attic floor insulation needs to be redistributed in one or more locations.

**Roof Sheathing**

- Some roof sheathing (decking) deterioration and/or damage was observed in one or more locations.



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

*Description of Exterior Cladding:* Wood Type Veneer, Brick Veneer

*Comments:*

**Interior Walls & Surfaces**

- Interior wall stress cracks were observed in the master bedroom, southwest corner bedroom, southwest corner bedroom closet, southeast corner bedroom, southeast corner bedroom closet, living room.
- Interior wall joint cracks were observed in the master bedroom, southwest corner bedroom, southeast corner bedroom.
- Wall surface damage was observed in the southwest corner bedroom, master bedroom.
- **Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

**Exterior Walls & Surfaces**

- Mortar improvements are recommended for the exterior masonry veneer on the north, east, west and south sides of the structure.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames, garage door trim boards and exterior door frames. It is recommended to use elastomeric caulking.
- The area between the exterior veneer and the exterior water hose bibbs (faucets) need to be properly sealed.
- The area between the exterior veneer and the dryer vent termination needs to be properly sealed.
- The garage door trim has some deterioration and/or damage at the bottom.



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**F. Ceilings and Floors**

*Comments:*

**Ceilings**

- **Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.
- Ceiling joint cracks were observed in the master bedroom.

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**Floors**

- The floor tile(s) were observed to be cracked and/or damaged in family room, various locations throughout the house.



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

*Comments:*

**Interior Doors**

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

**Exterior Doors**

- Weather-stripping improvements are recommended for the exterior doors.
- Double cylinder locks were observed on one or more of the exterior exit (egress) doors. All exterior egress doors should be readily operable from the side from which egress is to be made without the use of a key or special knowledge or effort.
- The door hardware is damaged and/or is not functioning properly to the backyard storm door.

**Overhead Garage Door**

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



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**H. Windows**

*Comments:*

**Window Screens**

- One or more of the window screens were observed to be damaged.
- One or more of the window screens were observed to be missing.

**Windows**

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

**I. Stairways (Interior and Exterior)**

*Comments:*

**J. Fireplaces and Chimneys**

*Comments:*

**Living Area Fireplace / Chimney**

- Firebox brick mortar needs to be improved.
- The brick hearth extension brick is loose and the mortar needs to be improved.



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

*Comments:*

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

**L. Other**

*Comments:*



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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

#### Panel Box

*Box Rating and/or Main Disconnect Rating:* 125 amps

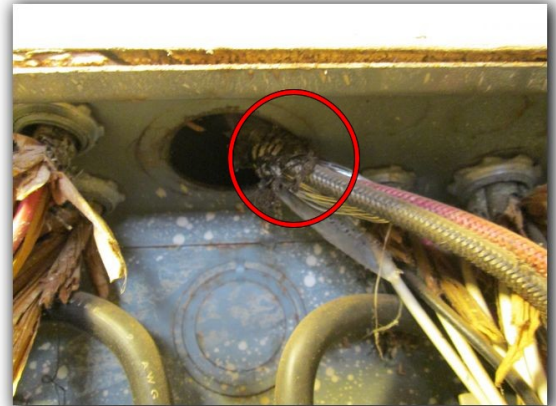
*Box Location:* Garage

*Cabinet Manufacturer:* Square D

- There was no main disconnect observed in the panel box. This may be an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency.
- The wires entering the electrical cabinet are not properly secured or protected from the sharp edges of the cabinet.
- Bare wire observed in panel box and should be corrected as necessary.

#### Arc-Fault Protection (AFCI)

This home does not meet current arc-fault circuit-interrupter (AFCI) requirements. Note: This is an “as-built” condition.



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

*Type of Wiring:* Copper

*Comments:*

#### Receptacle Outlets

- **Note:** 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.
- Not all of the garage receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the garage receptacles should have GFCI protection. The new National Electrical (NEC) Code no longer has an exception for “non-appliance dedicated”.
- The exterior receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection.
- One or more of the receptacles were observed to be loose at the wall mount in the front entrance area.
- One or more of the receptacles appears to be inoperative. This receptacle(s) and circuit should be investigated and corrected as necessary. Receptacle(s) were located in the bedroom hallway.

#### Switches

- The switch is loose at the wall mount in the hall bathroom.

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**Fixtures**

- The ceiling fan fixture appears to be inoperative in the living room.

**Smoke Alarms**

- There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.
- **Note:** It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

**Carbon Monoxide Alarms**

- I was unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms.

**Doorbell / Chime**

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





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

#### A. Heating Equipment

*Type of System:* **Central Heating System**

*Energy Source:* Gas

*Brand Name:* Carrier

*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.

#### B. Cooling Equipment

##### Central Cooling System

*Today's Temperature Differential (Delta-T):* **15 Degrees**

*Approximate System Age:* **2004**

*Approximate System SEER:* **12**

*Approximate System Size:* **4 ton**

*Brand Name:* Amana

*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.

##### Additional Observations and/or Comments:

- The outside condenser/coil service disconnect box has pulled loose from the exterior wall and should be re-secured.

**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 Systems, Chases, and Vents**

*Comments:*

- Some of the ductwork insulation in the attic area is separated and should be repaired.
- **Note:** The covering on the ductwork that is in place has been known to deteriorate with direct and/or indirect UV light. This item should be closely monitored and corrected as necessary.



**IV. PLUMBING SYSTEMS**

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter:* Within 5-feet of Back Alley

*Location of main water supply valve:* Unable to Locate a Main Supply Valve

*Static water pressure reading:* 40 to 50 psi

*Comments:*

**Exterior Faucets/Fixtures**

- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. **Note:** *This is not uncommon to observe with a home of this age.*

**Laundry Connections**

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

**Kitchen Sink**

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

**Hall Bathroom**

*Commode / Toilet*

- The commode is loose at the floor mount.
- The commode tank overflow tube should be adjusted so to be at least 1-inch lower than the ballcock assembly (tank valve) head seal. The lack of this air-gap could cause a cross connection and should be corrected as necessary.

*Bathtub*

- The bathtub shower head diverter is not functioning properly.

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**Master Bathroom**

*Shower*

- Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired or replaced as necessary.



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

*Comments:*

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

- **Note:** While water was run down the drains, this cannot simulate the waste flows characteristics of a fully occupied structure. Unless specified, fixtures and vessels were not filled to capacity for leak testing to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing, including hydrostatic testing, may be available from qualified, licensed plumbers. You may also consider further testing and inspection of the sewer line(s) in older homes (40+ years), homes with previous foundation repair, and homes with evidence of poor foundation performance.

**C. Water Heating Equipment**

**Water Heater** – Energy Source: Gas

Location: Garage

Approximate Capacity: 50 Gallons

Approximate Age: 2001

Brand Name: EnviroTemp

*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.

**Additional Observations and/or Comments:**

- The water heater vent pipe is separated in the attic. This configuration will emit Carbon Monoxide into the attic area, which is a known safety hazard.
- Some corrosion was observed on the water supply shutoff valve.
- There is no pan installed under the water heater.
- The water heater burner is dirty. The burner should be cleaned and adjusted.
- The temperature and pressure relief (TPR) valve discharge pipe is running in an upwards direction in one or more locations. The TPR discharge pipe should run gravitationally downwards at all points.

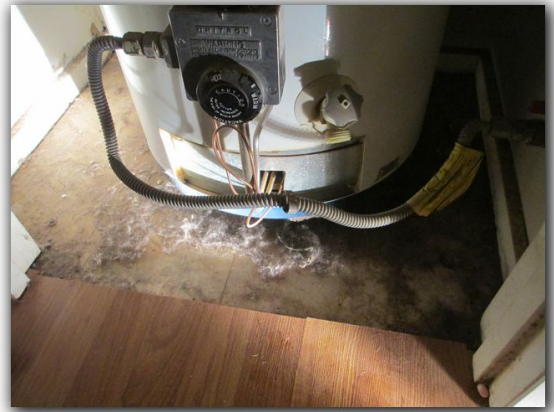
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**D. Hydro-Massage Therapy Equipment**

*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.

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**E. Gas Distribution Systems**

*Comments:*

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

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**F. Other**

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### V. APPLIANCES

#### A. Dishwashers

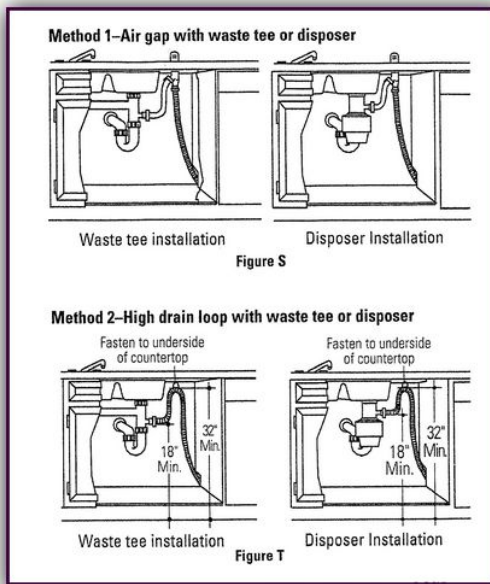
Comments:

**Brand Name:** Maytag

This component appears to be performing adequately at the time of this inspection.

**Additional Observations and/or Comments:**

- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or high drain loop be installed in the drain line which can usually be accomplished without any expense as in Method-2 below.



#### B. Food Waste Disposers

Comments:

**Brand Name:** Broan

This component appears to be performing adequately at the time of this inspection.

#### C. Range Hood and Exhaust Systems

Comments:

**Brand Name:** General Electric – GE

This component appears to be performing adequately at the time of this inspection.



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

*Comments:*

**Range Brand Name:** General Electric – GE

The oven was set to 350 degrees. When tested, at least 30 minutes later, the temperature rose to 340 degrees and held that temperature. A +/- of 25 degrees is considered acceptable.

- The range can be easily tipped over and should be equipped with an anti-tip device, for safety.

**ANTI-TIP DEVICE**

**⚠ WARNING** — To reduce the risk of tipping, the appliance must be secured by properly installed Anti-Tip bracket packed with this appliance.

If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.



**⚠ WARNING** —

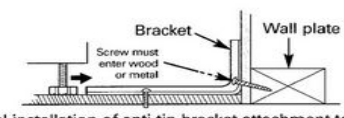
- All ranges can tip
- Injury to persons could result
- Install Anti-Tip bracket packed with range
- See Installation Instructions



If you pull the range out and away from the wall for any reason, make sure the Anti-Tip bracket is engaged when the range is pushed back against the wall.

**9 ANTI-TIP DEVICE INSTALLATION**

An **Anti-Tip bracket** is supplied with instructions for installation in a variety of locations. The instructions include all necessary information to complete the installation. Read the **Safety Instructions** and the instructions that fit your situation before beginning installation.



Typical installation of anti-tip bracket attachment to wall

**⚠ WARNING:**

- Range must be secured by **Anti-Tip bracket** supplied.
- If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.
- See instructions to install (supplied with bracket).
- Unless properly installed, the range could be tipped by stepping or sitting on the door. Injury may result from spilled hot liquids or from the range itself.

**E. Microwave Ovens**

*Comments:*

**Brand Name:** General Electric – GE

This component appears to be performing adequately at the time of this inspection.

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

*Comments:*

**Exhaust Vent**

This component appears to be performing adequately at the time of this inspection.

- **Note:** The bathroom exhaust vents were observed to be venting into the attic area and not to the exterior of the structure. This is an “**as-built**” condition per local building codes but we are required to mark it as deficient per the TREC standards of practice.

**Bathroom Heaters**

This component appears to be performing adequately at the time of this inspection.

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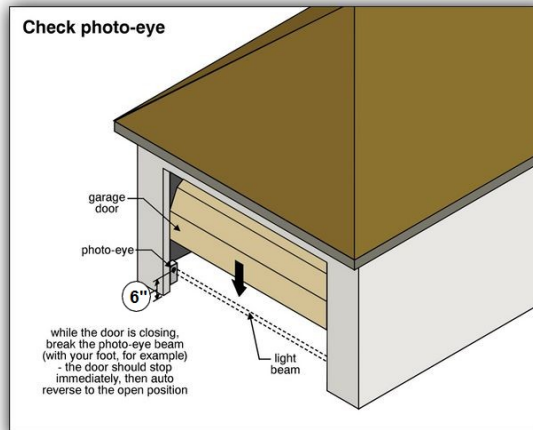
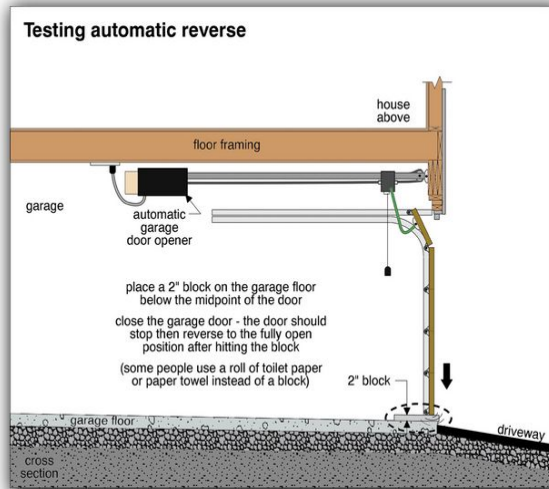
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**G. Garage Door Operators**

Comments:

- The garage door reverse sensors are not properly installed. The garage door reverse sensors should be installed within 6-inches of the garage floor.
- The garage door opener ***DID NOT*** automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.



**H. Dryer Exhaust Systems**

Comments:

- The dryer exhaust duct (vent pipe) is dirty and needs to be cleaned.

**I. Other**

Comments: