



**CODE 3 Property Inspections, PLLC**

# Property Inspection Report



123 Anystreet Ave.  
McKinney, Texas 75069

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# CODE 3 Property Inspections, PLLC

## PROPERTY INSPECTION REPORT

**Prepared For:** Joe and Susie Customer  
**Concerning:** 123 Anystreet McKinney, Texas 75069  
**Inspection Date:** 02/14/2017  
**By:** Inspector Name: Chris DeBord License: TREC # 21042  
Phone: 469.601.6108 E-Mail: chris@code3propertyinspections.com

### 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 manufacturers 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 sellers 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 inspectors 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 clients 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.

**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**

See next page for additional information.

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

I NI NP D

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

File Number: 02142017 Customer

Start Time: 0900 hrs.

End Time: 1300 hrs.

Limitations and Liability and Inspection Agreement e-mailed to client: ☒ Yes ☐ No

Temperature in degrees: ☐ 0-10 ☐ 30-40 ☐ 60-70 ☐ 90-100  
☐ 10-20 ☒ 40-50 ☐ 70-80 ☐ 100-110  
☐ 20-30 ☐ 50-60 ☐ 80-90 ☐ 110-120

Weather: ☐ Sunny ☐ Partly Cloudy ☒ Cloudy ☐ Windy  
☒ Mist/Rain ☐ Sleet/Hail ☐ Snow

Utilities: Electricity On: ☒ Yes ☐ No ☐ Not Applicable  
Water On: ☒ Yes ☐ No ☐ Not Applicable  
Gas On: ☒ Yes ☐ No ☐ Not Applicable

Building Type: ☒ Single Family ☐ Duplex ☐ Triplex ☐ Quadplex

Garage: ☐ Attached ☐ Detached

Soil Conditions: ☐ Dry/Cracked ☐ Damp/Moist ☐ Saturated ☒ Standing Water

Building Status: ☐ Vacant ☒ Staged ☐ Occupied ☐ Stored Items

Present at Inspection: ☒ Buyer ☒ Buyer's Agent ☐ Seller ☐ Seller's Agent  
☐ Home Owner ☐ Tenant ☐ Pest Inspector ☐ Contractor(s)  
☐ Builder

**Inaccessible or Obstructed Areas:**

☐ Sub-flooring ☒ Attic Space is Limited Viewed from Accessible Area  
☒ Floor covering ☒ Plumbing Areas Visible Plumbing Viewed Only  
☒ Walls/Ceiling Covered or Freshly Painted ☐ Siding over Existing Siding  
☒ Behind/Under Furniture or Stored Items ☐ Crawl Space Limited Viewed from Accessible Area

**Special Notes:**

*Under the comments of each section will start with either a "C" or a "D". Each is represented as C = Comments and D = Deficiencies.*

**IMPORTANT NOTICE:**

*Whenever a deficiency of any kind is noted in a system or part of the home, we recommend that a qualified, licensed technician inspect and service the entire system. Sometimes noted deficiencies are symptoms of other, more serious defects. The inspection that has been performed is valid for the date and time of inspection only. The inspection does not guarantee that systems and items inspected, but not deficient, will continue to function properly for an extended period of time after the inspection.*

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

I NI NP D

*Foundation disclaimer, 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.*

*Roof: 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 deficient due to minor repairs needed. 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 closing, to fully evaluate the insurability of the roof.*

*Walls (Interior and Exterior): Exterior - As part of normal home maintenance caulking / sealing should be performed around window frames, doors, eave trim (known as fascia and frieze boards) at home's exterior and interior as appropriate. This will help in overall energy efficiency and will help minimize or eliminate any water intrusion. It is recommended to remove current caulk / sealing compound before fresh product is applied.*

*-Interior - Damaged caulking and areas with caulking voids need to be improved around all door and window installations. This maintenance should also include locations where countertops butt against walls, bathtubs butt against walls, shower tile wall locations where it meets shower pans, etc. Tile walls in baths and showers need to be properly grouted, caulked and sealed to minimize water intrusion from product surface to wallboard behind tile.*

*Windows: Insulated glass window panels are manufactured with a rubber-like seal between two panes of glass. When this seal fails, moisture enters between the panes and can be seen as fogging. This has little effect on the insulating ability of the insulated glass panel and it has no effect on the "weather-keeping-out" ability of the window. It merely affects the clarity of the window. Since one of the primary functions of a window is to be clear, I consider fogged windows to be deficient.*

## I. STRUCTURAL SYSTEMS

### ☒☐☐☒ A. Foundations

Type of Foundation: Pier and Beam

Comments: Property faces northwest.

C - At this time, the foundation appears to be adequately supporting the structure and immediate significant repair needs are not evident.

D - Vent screens were observed to have paint overspray, this partially blocks the needed airflow.

D - Damaged vent screen located on the left side of the house.

D - The access opening to the crawl space appears to be inadequate. The access opening must be at least 18 X 24 inches and/or any area where headroom is less than 18 inches.

D - Large amounts of standing water was observed in several areas of the crawl space.

D - Some piers were not plumb, this was observed on the right side of the house.

D - Wood shims were observed between the floor joist and the concrete piers.



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**I NI NP D**

**A. Foundations (continued)**



**☒☒☒☒ B. Grading and Drainage**

Comments: Negative drainage away from the foundation.

C - Partial gutters -full installation is recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splash blocks or extensions to carry water away from structure.

D - Ponding was observed on the backside of house. Recommend re-grading or installing a drainage system so water will not reach the foundation. Moisture at the foundation can cause foundation movement in clay soils.

D - The finished grade needs to be kept a minimum of 4 inches from brick, stone veneer, and stucco. 6 inches from siding and sloped away at 6 inches in the first 10 feet for drainage. Moisture at the foundation can cause foundation movement.

Recommend re-grading or installing a drainage system.

D - There are restrictions in the downspout extenders. They should be repaired or replaced so the flow of water is not restricted.

D - Splash pads or other devices need to be added where missing to direct flow from the gutters away from the foundation. Moisture at the foundation can cause foundation movement in expansive soils.

D - Debris noted in gutters -recommend cleaning.

**☒☒☒☒ C. Roof Covering Materials**

Types of Roof Covering: Composition.

Viewed from: Walked the roof surface.

Comments: Asphalt shingle.

D - Rolled roofing over the carport is wrinkled, cracked and missing granules.

D - Standing water observed on the carport roof.

D - Previous repairs observed roof cover material, skylights, flashing and/or other roof penetrating material.

D - Exposed nail heads observed on roofing and/or flashing materials: recommend sealing all fastener heads to reduce risk of water penetration in these areas.

D - There are some damaged shingles noted on the roof surface. This condition could allow moisture to get beneath the shingle and into the roof structure.

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**I NI NP D**

**C. Roof Covering Materials (continued)**



☒☐☐☒ **D. Roof Structures and Attics**

Viewed from: Attic Stairway

Approximate Average Depth of Insulation: 4 inches

Comments: Roof and Attic construction - Rafters & Ridgeboard, 2x6

D - No proper landing area in front of attic access. 30 X 30 inch area is required.

D - The framed opening for the pull down stairs should be reinforced with joist hangers.

D - The pull-down attic stairway was not properly attached to the rough framing with 16d nails or 1/4 x 3 lag screws per manufacturers recommendations. (4 each side, 2 each end) This will void the manufacturers warranty. This is a safety hazard.

D - Insulation over living areas appears to be missing or severely inadequate. Heating or cooling these living areas will be inefficient until adequate levels of insulation are installed.

C - Depths of fiberglass insulation that will maintain an R value of 30 (depending on % glazing and manufacturer) will improve heating and cooling characteristics and reduce utility costs and is required in the Dallas/Ft. Worth Area. For reference, this is equivalent to a depth of loose or bat fiberglass insulation of 10 to 12 inches depending on the manufacturer. Inadequate insulation will result in greater heat and cooling losses in my opinion. Energy companies are now recommending 18 inches of insulation to reach R-38.

D - The pull-down attic stairway does not appear to have been properly attached to the rough framing, ceiling joist were cut to place the attic stairs. This is a safety hazard and should be repaired or replaced to avoid personal injury.

D - The pull-down attic stairs need to be insulated and/or provided with a weather-strip seal to prevent heat and cold from the attic entering the conditioned space.

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

Comments: Type of walls - Drywall, Brick, Tile -

D - Wall mounted boxes / fixtures on exterior cladding should be sealed at the top and half way down each side. The bottom of the boxes shall not be sealed. This will allow water to run down the sides and out the bottom.



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☒☐☐☒ **F. Ceilings and Floors**

Comments: Types of ceilings and floors - Drywall, Wood, Tile, Concrete, Carpet -  
D - Sloping floor and or / bulges / dips in the floor are noted the right side of the house. Determining the exact cause is not within the scope of this inspection. A qualified structural engineer should be consulted to verify the integrity of the structure.  
D - Previous repairs were observed to the subfloor under the laundryroom.  
D - Wood ceiling observed above the furnace, sheetrock is recommended.



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

Comments: Types of doors - Metal and Wood -  
D - The back left bathroom shower door binds in the frame and does not close properly.  
D - Missing door handle to the master bathroom toilet.  
D - There are some door stops that are missing or ineffective. Recommend installation to avoid wall or door damage.

☒☐☐☒ **H. Windows**

Comments: Type of windows - Vinyl casement -  
D - Several windows throughout the house do not fit properly inside the frame, windows are able to opened without operating the side latches.  
D - A visual inspection of the windows indicates that some of the screens are missing and/or damaged.



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

Comments:

☒☐☐☒ **J. Fireplaces and Chimneys**

Comments: Type of Fireplace - Wood burning with gas log lighter -  
D - Missing mortar along with small cracks in the bricks, recommend sealing.  
D - No visible gas valve inside the firebox.  
C - Recommend that the chimney be cleaned.  
D - The mortar cap on the chimney is damaged. A chimney cap restricts moisture from entering the chimney that can cause damage.  
D - The chimney spark arrestor is missing. The spark arrestor restricts animals and birds from entering the chimney as well as minimizes sparks that can exit from the chimney and cause fire or damage to the roof.  
D - Standing water on top of the chimney.

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I NI NP D

J. Fireplaces and Chimneys (continued)



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

Comments: Type of material(s) used - Concrete -

D - Small cracks observed throughtout the driveway under the carport.

☐☒☒☐ **L. Other**

Comments:

*Smoke Detectors: Recommend that batteries in all smoke detectors be changed upon taking possession of the home and set a schedule to change them at least every twelve months per CPSC (Consumer Product Safety Council) and NFPA (National Fire Protection Association) guidelines.*

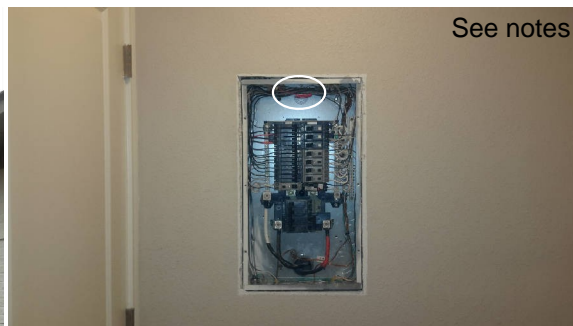
*-Recommend that batteries in all smoke detectors be changed upon taking possession of the home and set a schedule to change them at least every twelve months per CPSC (Consumer Product Safety Council) and NFPA (National Fire Protection Association) guidelines.*

## II. ELECTRICAL SYSTEMS

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

Comments: Overhead electrical supply.

D - There are vines and tree branches touching the electrical service entrance conductors. Contact your local utility provider to remove branches.



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

Type of Wiring: Copper

Comments: (Electrical System - 120/240v Single Phase)

D - The conduit to the AC Condensing Unit must be secured within one foot of the termination and at intervals not exceeding three feet.

D - The gas piping does not appear to be grounded/bonded.

D - There is unprotected electrical wiring within 6 feet of the attic opening. It should be protected to prevent damage and causing a shock hazard.

D - The electrical outlet located in the master bathroom, is cover with wall covering material, recommend cleaning before use.

D - There is an open ground receptacle present in several outlets throughout the house. This means the third prong on an appliance plug is not getting ground protection. This may be a concern with items such as computers and other electronic devices.



*HVAC: Spring & Fall routine maintenance schedules should be set up with a Qualified, Licensed, HVAC Professional to verify integrity of system for optimal performance.*

*-All return air filters should be replaced before moving in and at either regular monthly intervals or as needed thereafter.*

*Any register / diffuser which has signs of residue around it may indicate a system that may not have been well-maintained in the past.*

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

**☒☐☐☒ A. Heating Equipment**

Type of Systems: Forced air

Energy Sources: Natural gas

Comments: Mfg. Carrier.

D - There is no visible sediment trap on the gas piping to the heating unit. The sediment trap traps impurities such as dust, rust and water that may be present in the gas supply line.

D - Flue collar is not properly mounted to the ceiling.

D - Temperature ranged from the supply vent from 78-90 degrees.

D - Gas valve requires a special tool to turn on/off.

D - The combustion air for the furnace is inadequate. Additional combustion air should be provided to the unit to prevent partial combustion and carbon monoxide.

**☒☐☐☒ B. Cooling Equipment**

Type of Systems: Central air

Comments: Mfg. Carrier.

C - To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.

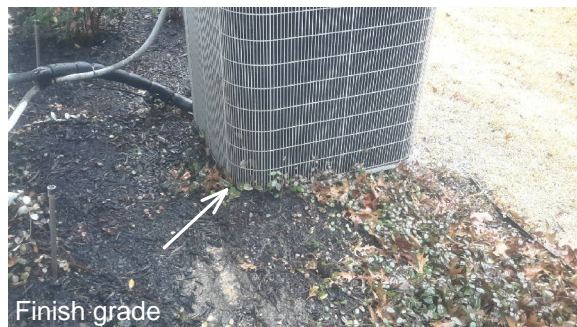
D - The A/C condensing unit should be on a raised pad at least 3" above finished grade.

D - According to the condenser manufacture, A/C condensing units should not be located closer than 6 feet to a dryer vent. The condenser will draw dryer lint into the unit clogging the condenser coils. This will result in poor performance of the unit.

D - Insulation is needed on the large Freon suction line at the A/C compressor. Uninsulated lines may affect system performance. This needs to be added to the lines under the house.

D - The auxiliary/secondary condensation drain line is not installed.

D - The primary condensate drain to the cooling system drains to the





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I NI NP D

**B. Cooling Equipment (continued)**

outside and keeps the foundation moist. This may affect foundation performance. The line should be re-routed to a trapped sewer drain.

D - The primary condensate drain to the cooling system drains to the crawl space and keeps the foundation moist. This may affect foundation performance. The line should be re-routed to a trapped sewer drain.

D - There is absence of an opening that would allow access to the equipment for inspection, service, repair or replacement without removing permanent construction of building finish. Mastic sealant/HVAC tape was observed to be covering portions of the HVAC unit including the inspection panel which prevents access to the internal components including items such as evaporator coils, drain pan, etc. This is a common practice on a majority of inspected homes, the sealant is to keep the conditioned air from escaping the HVAC unit by increasing energy efficiency. A licensed HVAC technician should be contacted for further evaluation if needed.

**☒☒☒☒ C. Duct Systems, Chases, and Vents**

Comments: Type of duct system - Insulated metal ducts.

D - The HVAC ducts should be strapped with 1 inch wide straps no more than 4 feet on center and have 1/2 inch or less sag per foot. The straps should not crimp or restrict the ductwork.

D - Several supply vents are inoperable throughout the house. Chains are difficult to operate the dampers.

**IV. PLUMBING SYSTEM****☒☒☒☒ A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: Curbside

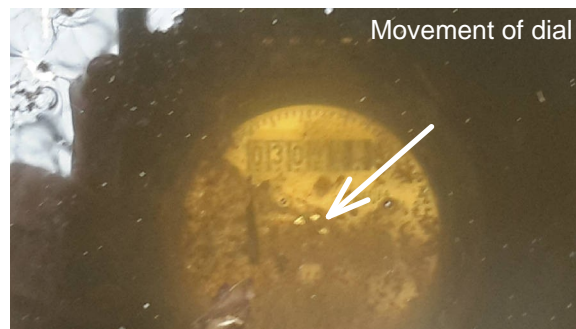
Location of main water supply valve: See property owners.

Static water pressure reading: 50-60 psi

Comments: Visible materials - Copper, PEX tubing

D - Uninsulated water supply lines observed under the house, recommend insulating.

D - Movement was observed to the small dial at the water meter, recommend a licensed plumber for further evaluation. No performance test was being performed to the house at the time of viewing of the water meter.

**☒☒☒☒ B. Drains, Wastes, and Vents**

Comments: Visible material(s) - PVC -

D - Due to the movement of the foundation a hydrostatic test of the drain lines is recommended to verify the integrity of the drainage system.

D - Water leaking from the drain line under the house, coming from kitchen/bathroom drain on the right side of the house.

D - Open sewer line for HVAC condensation drain line, drain line is not lined up with the plumbing pipe.

D - Water leak observed from the drain line of the hall bathtub when viewed from the crawl space.

D - Water leak observed from the dishwasher drain line under the kitchen sink.

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I NI NP D

B. Drains, Wastes, and Vents (continued)



☒☐☐☒ C. Water Heating Equipment

Energy Sources: Natural gas

Capacity: 50 gallons

Comments: Mfg. Rheem.

D - The water supply pipes on the water heater should be insulated to protect them from freezing. Hard freezes are rare in this area but significant damage can occur if it happens.

☐☐☒☐ D. Hydro-Massage Therapy Equipment

Comments:

☐☒☒☐ E. Other

Comments:



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## V. APPLIANCES

☒☐☐☐ **A. Dishwashers**

Comments: Mfg. Whirlpool.

☐☐☒☐ **B. Food Waste Disposers**

Comments:

☒☐☐☐ **C. Range Hood and Exhaust Systems**

Comments: Mfg. Whirlpool.

C - Performing as intended at the time of the inspection.

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

Comments: Mfg. Whirlpool.

D - The freestanding range does not have an anti-tip device installed. The absence of an anti-tip device allows the oven to tip over when a weight is placed on an open door.

☒☐☐☐ **E. Microwave Ovens**

Comments: Mfg. Whirlpool.

C - Performing as intended at the time of the inspection.

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

Comments: Ceiling mounted.

D - The bath exhaust vents terminate in the attic. Exhaust vents should terminate through the roof structure.

☐☐☒☐ **G. Garage Door Operators**

Comments:

☒☐☐☐ **H. Dryer Exhaust Systems**

Comments: Visible material - Rigid metal -

C - Performing as intended at the time of the inspection.

☐☒☒☐ **I. Other**

Comments:

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## VI. OPTIONAL SYSTEMS

☒☐☐☒ **A. Landscape Irrigation (Sprinkler) Systems**

Comments: Mfg. Hunter Pro C.

D - Rain/moisture sensor was either not visible or installed.

D - Locations of spray stations or zones are not labeled at the control box. Ask sellers for details/layout of stations.

D - Sprinkler head damaged on the left side of the garage.

C - Valve to the sprinkler system that is located in the front yard was shut off prior to the inspection.



☐☐☒☐ **B. Swimming Pools, Spas, Hot Tubs, And Equipment**

Type of Construction: Not applicable

Comments:

☐☐☒☐ **C. Outbuildings**

Comments:

☐☐☒☐ **D. Private Water Wells** (A coliform analysis is recommended)

Type of Pump: Not applicable

Type of Storage Equipment: Not applicable

Comments:

☐☐☒☐ **E. Private Sewage Disposal (Septic) Systems**

Type of System: Not applicable

Location of Drain Field: Not applicable

Comments:

☐☒☒☐ **F. Other**

Comments:

## Summary

### I. STRUCTURAL SYSTEMS

- A. Foundations Property faces northwest. C - At this time, the foundation appears to be adequately supporting the structure and immediate significant repair needs are not evident.  
D - Vent screens were observed to have paint overspray, this partially blocks the needed airflow.  
D - Damaged vent screen located on the left side of the house.  
D - The access opening to the crawl space appears to be inadequate. The access opening must be at least 18 X 24 inches and/or any area where headroom is less than 18 inches.  
D - Large amounts of standing water was observed in several areas of the crawl space.  
D - Some piers were not plumb, this was observed on the right side of the house.  
D - Wood shims were observed between the floor joist and the concrete piers. Type of Foundation(s): Pier and Beam
- B. Grading and Drainage Negative drainage away from the foundation. C - Partial gutters -full installation is recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splash blocks or extensions to carry water away from structure.  
D - Ponding was observed on the backside of house. Recommend re-grading or installing a drainage system so water will not reach the foundation. Moisture at the foundation can cause foundation movement in clay soils.  
D - The finished grade needs to be kept a minimum of 4 inches from brick, stone veneer, and stucco. 6 inches from siding and sloped away at 6 inches in the first 10 feet for drainage. Moisture at the foundation can cause foundation movement. Recommend re-grading or installing a drainage system.  
D - There are restrictions in the downspout extenders. They should be repaired or replaced so the flow of water is not restricted.  
D - Splash pads or other devices need to be added where missing to direct flow from the gutters away from the foundation. Moisture at the foundation can cause foundation movement in expansive soils.  
D - Debris noted in gutters -recommend cleaning.
- C. Roof Covering Materials Asphalt shingle. D - Rolled roofing over the carport is wrinkled, cracked and missing granuals.  
D - Standing water observed on the carport roof.  
D - Previous repairs observed roof cover material, skylights, flashing and/or other roof penetrating material.  
D - Exposed nail heads observed on roofing and/or flashing materials: recommend sealing all fastener heads to reduce risk of water penetration in these areas.  
D - There are some damaged shingles noted on the roof surface. This condition could allow moisture to get beneath the shingle and into the roof structure. Types(s) of Roof Covering: Composition. Viewed From: Walked the roof surface.
- D. Roof Structures and Attics Roof and Attic construction - Rafters & Ridgeboard, 2x6 - D - No proper landing area in front of attic access. 30 X 30 inch area is required.  
D - The framed opening for the pull down stairs should be reinforced with joist hangers.  
D - The pull-down attic stairway was not properly attached to the rough framing with 16d nails or 1/4 x 3 lag screws per manufacturers recommendations. (4 each side, 2 each end) This will void the manufacturers warranty. This is a safety hazard.  
D - Insulation over living areas appears to be missing or severely inadequate. Heating or cooling these living areas will be inefficient until adequate levels of insulation are installed.  
C - Depths of fiberglass insulation that will maintain an R value of 30 (depending on % glazing and manufacturer) will improve heating and cooling characteristics and reduce utility costs and is required in the Dallas/Ft. Worth Area. For reference, this is equivalent to a depth of loose or bat fiberglass insulation of 10 to 12 inches depending on the manufacturer. Inadequate insulation will result in greater heat and cooling losses in my opinion. Energy companies are now recommending 18 inches of insulation to reach R-38.  
D - The pull-down attic stairway does not appear to have been properly attached to the rough framing, ceiling joist were cut to place the attic stairs. This is a safety hazard and should be repaired or replaced to avoid personal injury.  
D - The pull-down attic stairs need to be insulated and/or provided with a weather-strip seal to prevent heat and cold from the attic entering the conditioned space. Viewed From: Attic Stairway Approximate Average Depth of Insulation: 4 inches
- E. Walls (Interior and Exterior) Type of walls - Drywall, Brick, Tile - D - Wall mounted boxes / fixtures on exterior cladding should be sealed at the top and half way down each side. The bottom of the boxes shall not be sealed. This will allow water to run down the sides and out the bottom.
- F. Ceilings and Floors Types of ceilings and floors - Drywall, Wood, Tile, Concrete, Carpet - D - Sloping floor and or / bulges / dips in the floor are noted the right side of the house. Determining the exact cause is not within the scope of this inspection. A qualified structural engineer should be consulted to verify the integrity of the structure.  
D - Previous repairs were observed to the subfloor under the laundryroom.  
D - Wood ceiling observed above the furnace, sheetrock is recommended.
- G. Doors (Interior and Exterior) Types of doors - Metal and Wood - D - The back left bathroom shower door binds in the frame and does not close properly.  
D - Missing door handle to the master bathroom toilet.

## **Summary (continued)**

### G. Doors (Interior and Exterior) (continued)

D - There are some door stops that are missing or ineffective. Recommend installation to avoid wall or door damage.

### H. Windows Type of windows - Vinyl casement - D - Several windows throughout the house do not fit properly inside the frame, windows are able to opened without operating the side latches.

D - A visual inspection of the windows indicates that some of the screens are missing and/or damaged.

### J. Fireplaces and Chimneys Type of Fireplace - Wood burning with gas log lighter - D - Missing mortar along with small cracks in the bricks, recommend sealing.

D - No visible gas valve inside the firebox.

C - Recommend that the chimney be cleaned.

D - The mortar cap on the chimney is damaged. A chimney cap restricts moisture from entering the chimney that can cause damage.

D - The chimney spark arrestor is missing. The spark arrestor restricts animals and birds from entering the chimney as well as minimizes sparks that can exit from the chimney and cause fire or damage to the roof.

D - Standing water on top of the chimney.

### K. Porches, Balconies, Decks, and Carports Type of material(s) used - Concrete - D - Small cracks observed throughout the driveway under the carport.

## **II. ELECTRICAL SYSTEMS**

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### A. Service Entrance and Panels Overhead electrical supply. D - There are vines and tree branches touching the electrical service entrance conductors. Contact your local utility provider to remove branches.

### B. Branch Circuits, Connected Devices, and Fixtures (Electrical System - 120/240v Single Phase) - D - The conduit to the AC Condensing Unit must be secured within one foot of the termination and at intervals not exceeding three feet.

D - The gas piping does not appear to be grounded/bonded.

D - There is unprotected electrical wiring within 6 feet of the attic opening. It should be protected to prevent damage and causing a shock hazard.

D - The electrical outlet located in the master bathroom, is cover with wall covering material, recommend cleaning before use.

D - There is an open ground receptacle present in several outlets throughout the house. This means the third prong on an appliance plug is not getting ground protection. This may be a concern with items such as computers and other electronic devices. Type of Wiring: Copper

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

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### A. Heating Equipment Mfg. Carrier. D - There is no visible sediment trap on the gas piping to the heating unit. The sediment trap traps impurities such as dust, rust and water that may be present in the gas supply line.

D - Flue collar is not properly mounted to the ceiling.

D - Temperature ranged from the supply vent from 78-90 degrees.

D - Gas valve requires a special tool to turn on/off.

D - The combustion air for the furnace is inadequate. Additional combustion air should be provided to the unit to prevent partial combustion and carbon monoxide. Type of System: Forced air Energy Source: Natural gas

### B. Cooling Equipment Mfg. Carrier. C - To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.

D - The A/C condensing unit should be on a raised pad at least 3 above finished grade.

D - According to the condenser manufacture, A/C condensing units should not be located closer than 6 feet to a dryer vent. The condenser will draw dryer lint into the unit clogging the condenser coils. This will result in poor performance of the unit.

D - Insulation is needed on the large Freon suction line at the A/C compressor. Uninsulated lines may affect system performance. This needs to be added to the lines under the house.

D - The auxiliary/secondary condensation drain line is not installed.

D - The primary condensate drain to the cooling system drains to the outside and keeps the foundation moist. This may affect foundation performance. The line should be re-routed to a trapped sewer drain.

D - The primary condensate drain to the cooling system drains to the crawl space and keeps the foundation moist. This may affect foundation performance. The line should be re-routed to a trapped sewer drain.

D - There is absence of an opening that would allow access to the equipment for inspection, service, repair or replacement without removing permanent construction of building finish. Mastic sealant/HVAC tape was observed to be covering portions of the HVAC unit including the inspection panel which prevents access to the internal components including items such as evaporator coils, drain pan, etc. This is a common practice on a majority of inspected homes, the sealant is to keep the conditioned air from escaping the HVAC unit by increasing energy efficiency. A licensed HVAC technician should be contacted for further evaluation if needed.

Type of System: Central air

### C. Duct Systems, Chases, and Vents Type of duct system - Insulated metal ducts. D - The HVAC ducts should be strapped with 1 inch wide straps no more than 4 feet on center and have 1/2 inch or less sag per foot. The straps should not crimp or restrict the ductwork.

D - Several supply vents are inoperable throughout the house. Chains are difficult to operate the dampers.

## **Summary (continued)**

### C. Duct Systems, Chases, and Vents (continued)

#### **IV. PLUMBING SYSTEM**

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- A. Plumbing Supply, Distribution Systems and Fixtures Visible materials - Copper, PEX tubing - D - Uninsulated water supply lines observed under the house, recommend insulating.  
D - Movement was observed to the small dial at the water meter, recommend a licensed plumber for further evaluation. No performance test was being performed to the house at the time of viewing of the water meter. Location of water meter: Curbside  
Location of main water supply valve: See property owners. Static water pressure reading: 50-60 psi
- B. Drains, Wastes, and Vents Visible material(s) - PVC - D - Due to the movement of the foundation a hydrostatic test of the drain lines is recommended to verify the integrity of the drainage system.  
D - Water leaking from the drain line under the house, coming from kitchen/bathroom drain on the right side of the house.  
D - Open sewer line for HVAC condensation drain line, drain line is not lined up with the plumbing pipe.  
D - Water leak observed from the drain line of the hall bathtub when viewed from the crawl space.  
D - Water leak observed from the dishwasher drain line under the kitchen sink.
- C. Water Heating Equipment Mfg. Rheem. D - The water supply pipes on the water heater should be insulated to protect them from freezing. Hard freezes are rare in this area but significant damage can occur if it happens.  
Energy Source: Natural gas Capacity: 50 gallons

#### **V. APPLIANCES**

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- D. Ranges, Cooktops, and Ovens Mfg. Whirlpool. D - The freestanding range does not have an anti-tip device installed. The absence of an anti-tip device allows the oven to tip over when a weight is placed on an open door.
- F. Mechanical Exhaust Vents and Bathroom Heaters Ceiling mounted. D - The bath exhaust vents terminate in the attic. Exhaust vents should terminate through the roof structure.

#### **VI. OPTIONAL SYSTEMS**

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- A. Landscape Irrigation (Sprinkler) Systems Mfg. Hunter Pro C. D - Rain/moisture sensor was either not visible or installed.  
D - Locations of spray stations or zones are not labeled at the control box. Ask sellers for details/layout of stations.  
D - Sprinkler head damaged on the left side of the garage.  
C - Valve to the sprinkler system that is located in the front yard was shut off prior to the inspection.