



NORTH TEXAS HOME INSPECTIONS



PROPERTY INSPECTION REPORT

Prepared For: [REDACTED]

Concerning: [REDACTED]

By: Temple Dale Busbice

TREC #10491

7/21/2016

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

I NI NP D

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;
- 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 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

Present at Inspection: ☒ Buyer ☒ Selling Agent ☐ Listing Agent ☐ Occupant

Building Status: ☒ Vacant ☐ Owner Occupied ☐ Tenant Occupied ☐ Other

Weather Conditions: ☒ Fair ☐ Cloudy ☐ Rain Temp

Utilities On: ☒ Yes ☐ No Water ☐ No Electricity ☐ No Gas

INACCESSIBLE OR OBSTRUCTED AREAS

☐ Sub Flooring ☒ Attic Space is limited - Viewed from Accessible Areas

☐ Flooring Covered ☒ Plumbing Areas - Only Visible Plumbing Inspected

☐ Siding over existing siding ☐ Walls/Ceilings Covered or freshly painted

☒ Behind/Under Furniture and/or Stored Items ☐ Crawl Space is limited - Viewed from accessible areas

☒ Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

This report is paid and prepared for the exclusive use of the client listed above. This copyrighted property inspection report includes an inspection agreement (contract), addenda, and other information related to property conditions. This report is not valid without a signed inspection agreement.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

Pictures included in this report are as examples only. All instances of deficiencies may not have pictures.

Foundation Inspection

The foundation inspection performed by North Texas Home Inspections, LLC is limited to visual observations of accessible interior and exterior components on the structure at the time of the inspection. No geotechnical, drainage, flood plain, or materials studies have been performed, nor have any other measurements been taken.

I. STRUCTURAL SYSTEMS



A. Foundations

Foundations (If all crawl space areas are not inspected, provide an explanation.)

Type of foundation: Monolithic concrete slab on grade

Vantage point: Exterior

Foundation Opinion:

- Foundation settling noted, however the foundation is supporting the structure at this time.

Observation(s) supporting opinion:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Cracks in wall(s) and/or ceilings | <input type="checkbox"/> Sloping Floors > 1" / 20' |
| <input checked="" type="checkbox"/> Cracks in brick, stone, or stucco | <input type="checkbox"/> Cracks in exposed concrete floors |
| <input checked="" type="checkbox"/> Door frames out of square | <input type="checkbox"/> Cracks in Parch Coat |
| <input type="checkbox"/> Beam condition and/or Pier Condition | <input type="checkbox"/> Excessive or improper shims |
| <input type="checkbox"/> Post tension ends exposed | <input type="checkbox"/> Corner pops noted on one or more corners |
| <input type="checkbox"/> Frieze Board Separations | <input type="checkbox"/> Signs of previous repairs |
| <input type="checkbox"/> Window frames show movement | <input type="checkbox"/> Ridge beam and Rafter separation |

Note: *Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

SUGGESTED FOUNDATION MAINTENANCE & CARE: *Proper drainage and moisture maintenance, for all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement*

**B. Grading and Drainage**

Drainage Condition: Poor- Current building practices recommend a 6 inch drop within 10 feet to move water away from foundation.

Comments:

- Negative grade noted at north side of structure.
- Negative grade noted at west side of structure.
- High soil noted in several areas. Soil level should be 6 inches from top of foundation.
- Recommend adding gutters around entire structure with 5 foot extensions to move water away from foundation.



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C. Roof Covering Materials

Type of roof covering: Composition 3-Tab 20 year

Viewed From: Inspected from accessible areas of roof.

Layers: 1 **Approximate Age:** Middle third of life expectancy

Ventilation System: Gable

The following list outlines roof covering issues.

- Random hail strikes noted. I recommend a Certified Professional Roofing Company evaluate and make recommendations on any repairs required.





North Texas Home Inspections does not guarantee insurability of the roof.



D. Roof Structure and Attic

Viewed From: Viewed from accessible parts of attic, (Attic observed from safe walk boards only.)

Approximate depth of insulation: 4-6 inches

Type of attic insulation: Blown-in (fiberglass or wool)

Comments:

- Insufficient attic insulation - R30 (10 - 12 inches is recommended minimum for this climate).
- Batt insulation is falling down on attic walls.
- Evidence of moisture penetration.
 - Dryer vent





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E. Walls (Interior and Exterior)

Interior Walls

- Minor cracks noted in sheetrock walls.

Exterior Type

- Brick

Exterior Walls:

- Cracks in the brick, stone, or stucco siding. Cracks greater than 1/8" should be sealed and repaired.
- There are no weep holes every 4 bricks for drainage and ventilation.

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F. Ceilings and Floors

Comments:

- Ceiling cracks noted in some areas.



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G. Doors (Interior and Exterior)

Garage Doors

- Metal door(s) is/are bent.

Interior Doors

- Several doors rub, stick or hit frame. Difficult to close completely.

Exterior Doors

- No issues noted at time of inspection.





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H. Windows

Comments:

- No issues noted at time of inspection.

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I. Stairways (Interior and Exterior)

Steps, Railings, Stairways and Balconies

Comments:

- Hand railing not at proper height. (Requirement is 34-38")



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☐ ☐ ☒ ☐ **J. Fireplace and Chimneys**

Comments:

- Not present at time of inspection.

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

Comments:

- No issues noted at time of inspection.

☒ ☐ ☐ ☒ **L. Other**

Retaining Wall:

- Not present at time of inspection.

Fencing

- Water damage noted in several locations.



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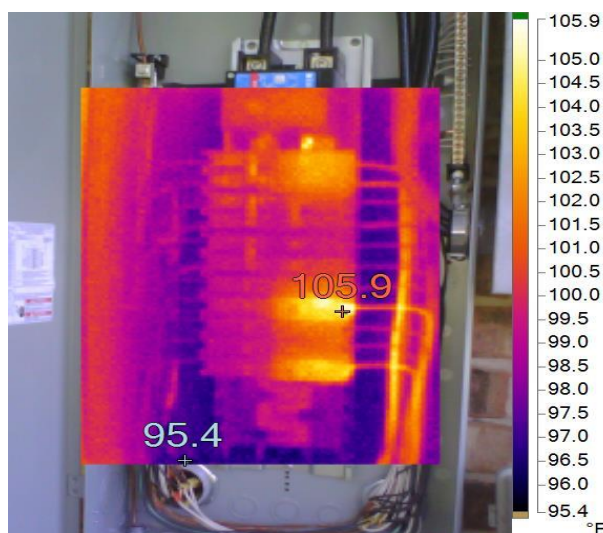
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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ A. Service Entrance and Panels

Main Disconnect Panel**Main Panel Brand:** Eaton/Cutler Hammer**Panel Amperage:** 200 AMP**Type of Wire:** Copper**Comments:**

- No issues noted at time of inspection.



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

Type of wiring: Copper**Ground Fault Circuit Interrupt (GFCI) Safety Protection**

- No issues noted at time of inspection.

Smoke, Carbon Monoxide and Fire Alarms

- No issues noted at time of inspection.

Branch Circuits:

- No issues noted at time of inspection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

Unit(s):

Type of system(s): Forced air central unit(s) located in closet(s).

Number of units: 1

Energy Source: Electric

Comments:

- No issues noted at time of inspection.



☒ ☐ ☐ ☒ B. Cooling Equipment

Type of system(s): Central Forced Air

Unit #1

Manufacture: Goodman

Size: 3 Ton

Year of manufacture: 2014

Unit #1 -

Supply Air Temp: 66 Degrees F

Return Air Temp: 85 Degrees F

Temp. Differential: 19 Degrees F

Comments:

- It appears liquid and suction lines may be undersized. I recommend a Certified Licensed HVAC technician evaluate and advise.



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C. Duct System, Chases, and Vents

Type Ducting: ☒ Flex Ducting
 ☐ Metal Ducting
 ☐ Duct Board

Comments:

- Low airflow on upstairs ducts.
- Upstairs bathroom does not have ducting to central system.

IV. PLUMBING SYSTEM



A. Water Supply System and Fixtures

Location of water meter: Parkway near street in front of house.

Static water pressure reading: 78 PSI (Acceptable pressure is 40-80 PSI)

Location of main water supply valve: In meter box.

Water Source: Public

Sinks

- Hot and cold water reversed.
 - Kitchen faucet

Bathtubs and Showers

- Upstairs tub faucet handle is broken.

Commodes

- No issues noted with commodes at time of inspection.

Washing Machine Connections

- No issues noted with washing machine connections at time of inspection.

Exterior Plumbing

- Exterior hose bibs do not have backflow preventers.



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B. Drains, Wastes, and Vents

Comments:

- Tub drain stop is missing or inoperable.



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C. Water Heating Equipment

UNIT #1

Energy source: Electric

Capacity: 50 Gallons

Approx. age: 2 Years

Hot water temp is: 112 Degrees F (Water temp above 110 degrees F is a safety hazard)

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Comments:

- Hot and cold water supply lines are not fully insulated to unit. Non-heated area.
- Unit has no drain pan and/or drain line installed under unit. Requirement for unit located in areas that a leak could cause damage.



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D. Hydro-Massage Therapy Equipment

Comments:

- Not present at time of inspection.

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E. Other

Comments:

- Not present at time of inspection.

V. APPLIANCES

☒ ☐ ☐ ☐

A. Dishwasher

Comments:

- No issues noted at time of inspection.



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B. Food Waste Disposer

Comments:

- Unit is noisy. Possible foreign object inside unit.



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

Comments:

- No issues noted at time of inspection.

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

Range Type: Electric

Oven(s)

Unit #1: Electric

Unit # 1 tested at 350 degrees 0 Degrees Variance

Comments:

- No issues noted at time of inspection.



☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

- No issues noted at time of inspection.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Bathroom(s) without 1.5 square feet of openable window(s), do not have exhaust fan.



G. Garage Door Operator(s)

Comments:

- Auto safety reverse does not operate. (Safety Hazard)





H. Dryer Exhaust Systems

Comments:

- Dryer vent piping is disconnected or leaking in attic.



I. Other

Doorbell and Chimes

- No issues noted at time of inspection.

VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A. Landscape Irrigation Sprinkler Systems			

Comments:

- Station 2 has one or more broken or leaking heads.



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Swimming Pools, Spas, Hot Tubs, and Equipment			

Comments:

- Not present at time of inspection.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Outbuildings			

Comments:

- Not present at time of inspection.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Private Water Wells (A coliform analysis is recommended.)			

Comments:

- Not present at time of inspection.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Private Sewage Disposal (Septic) Systems			

Comments:

- Not present at time of inspection.

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F. Other

Gas Supply Systems

- Not present at time of inspection.

Summary

(This summary is provided for convenience and does not take the place of the full report. I encourage you to read the full report and call me with any questions you have.)

Foundation:

- Foundation settling noted, however the foundation is supporting the structure at this time.

Grading:

- Negative grade noted at north side of structure.
- Negative grade noted at west side of structure.
- High soil noted in several areas. Soil level should be 6 inches from top of foundation.
- Recommend adding gutters around entire structure with 5 foot extensions to move water away from foundation.

Roofing:

- Random hail strikes noted. I recommend a Certified Professional Roofing Company evaluate and make recommendations on any repairs required.

Attic Structure:

- Insufficient attic insulation - R30 (10 - 12 inches is recommended minimum for this climate).
- Batt insulation is falling down on attic walls.
- Evidence of moisture penetration.
 - Dryer vent

Walls:

Interior Walls

- Minor cracks noted in sheetrock walls.

Exterior Walls

- Cracks in the brick, stone, or stucco siding. Cracks greater than 1/8" should be sealed and repaired.

Ceilings/Floors:

- Ceiling cracks noted in some areas.

Doors:

Garage Doors

- Metal door(s) is/are bent.

Interior Doors

- Several doors rub, stick or hit frame. Difficult to close completely.

Exterior Doors

- No issues noted at time of inspection.

Stairways:

- Hand railing not at proper height. (Requirement is 34-38")

Other:**Retaining Wall:**

- Not present at time of inspection.

Fencing

- Water damage noted in several locations.

Cooling:

- It appears liquid and suction lines may be undersized. I recommend a Certified Licensed HVAC technician evaluate and advise.

Ducts:

- Low airflow on upstairs ducts.
- Upstairs bathroom does not have ducting to central system.

Plumbing:**Sinks**

- Hot and cold water reversed.
 - Kitchen faucet

Bathtubs

- Upstairs tub faucet handle is broken.

Commodes

- No issues noted with commodes at time of inspection.

Washing Machine

- No issues noted with washing machine connections at time of inspection.

Exterior Plumbing

- Exterior hose bibs do not have backflow preventers.

Drains:

- Tub drain stop is missing or inoperable.

Water Heater:

- Hot and cold water supply lines are not fully insulated to unit. Non-heated area.
- Unit has no drain pan and/or drain line installed under unit. Requirement for unit located in areas that a leak could cause damage.

Disposer:

- Unit is noisy. Possible foreign object inside unit.

Bathroom Vents:

- Bathroom(s) without 1.5 square feet of openable window(s), do not have exhaust fan.

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Garage Door Openers:

- Auto safety reverse does not operate. (Safety Hazard)

Dryer Vents:

- Dryer vent piping is disconnected or leaking in attic.

Sprinkler System:

- Station 2 has one or more broken or leaking heads.