

Code Red Home Inspections

PO Box 363, Keene, TX 76059

(817) 648-8606



This Professional Inspection Report Has Been Prepared Exclusively For:

Somebodies House

1234 Street, Somewhere, TX 76000

Inspector: John Denison TREC#21631

Code Red Home Inspections

PO Box 363, Keene, TX 76059

(817) 648-8606

john@coderedhomeinspections.com

PROPERTY INSPECTION REPORT

Prepared For: Joe Somebody (222) 333-4444 youremailhere@yahoo.com
(Name of Client)

Concerning: 1234 Street, Somewhere, TX 76000
(Address or Other Identification of Inspected Property)

By: John Denison TREC#21631 Oct 01, 2015
(Name and License Number of Inspector (Date)

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

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.state.tx.us.

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 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, 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) [or other metal gas tubing or piping where requires].

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Property inspected was:
Real Estate Office: None

Parties present at inspection:
Selling Agent:

Weather Condition at Time of Inspection

Weather Condition during inspection: Sunny

Outside temperature at Arrival: 84°

Outside temperature at Departure: 75°

Cost of inspection services:

paid at:

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify Code Red Home Inspections in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to Code Red Home Inspections for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date.

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: John Denison TREC#21631

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

STRUCTURAL SYSTEMS **A. Foundations***Type of Foundation(s): Slab on Grade**Comments:*

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

Crawl Space inspected from:

Performance Opinion:

- At this time, the foundation appears to be supporting the structure and immediate significant repair needs are not evident.
- Prior to closing, the foundation should be inspected by a qualified structural engineer, familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.

Additional Notes (An opinion on performance is mandatory):

- One or more of the foundation beam corners were observed to be sheared off (corner pop) at the south west corner of the house. This is a common condition on concrete slab on grade foundations resulting from the different expansion rates between the foundation and the brick veneer. This condition does not adversely affect the performance of the foundation, however, in some cases, some cosmetic improvements may be necessary.

BASED ON A LIMITED VISUAL INSPECTION IN MY OPINION: THE FOUNDATION IS PERFORMING ITS INTENDED FUNCTION, AT THE TIME OF INSPECTION.

 B. Grading and Drainage*Comments:*

- No evidence of water penetration observed at this time
- Water spots evident Appears to have been repaired

Drainage:

- Positive site drainage was observed on all side of the house.

Additional Notes:

- Under today's building standards, the grade away from the foundation walls should fall a minimum of six-inches (6") within the first ten feet (10'). If adding soil to the perimeter, remember to keep the soil level about 4 inches BELOW any brick or stone veneer and 6 inches BELOW any wood or composite siding.

 C. Roof Covering Materials*Type(s) of Roof Covering: Composition Roofing Material**Viewed From: Viewed from ground level and from accessible windows with binoculars**Comments: The overall condition of the roof and shingles is considered to be in good condition at time of the inspection.*

Condition:

- Ridge shingles cracked / missing / loose
- Shingles cracked / missing / loose / damaged / worn / aged
- Valley in need of repair Starter strip missing / improperly installed
- Fasteners improperly installed Fasteners not viewed Nails or staples exposed

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- Caulking needed
 - Small holes or openings
 - Gutters: Bent Sections Debris
 - Downspouts: Missing Extension/splash block missing
- Note:** This inspection does not warrant against future roof leaks.

Additional Notes: *(This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the Client so chooses)*

D. Roof Structure and Attics

Viewed From: Attic entrance and performed a visual inspection.

Approximate Average Thickness of Vertical Insulation:

Attic Ventilation Type: Non-mechanical roof and undereave vents.

Attic

Attic Insulation:

Approximate Average Depth of Insulation in the upper attic: **Less than 8 inches of Blown**

Comments: Recommended depth of insulation is 10+ inches to achieve a R30 rating.

Roof

Ventilation observed: Non-mechanical roof vents Condition: Good

- Ridge / Rafter sag noted
- Water leaks noted
- Previous repairs noted
- Vermin activity noted

Additional Notes: Roof structure is made up of truss assembly. All components of the roof structure and attic were found to be in satisfactory condition on the day of the inspection.

E. Walls (Interior and Exterior)

Comments:

Interior walls appeared to be in good repair. Typical drywall flaws such as picture holes, scrapes and holes had been repaired. This condition is mainly cosmetic in nature.

Prevalent exterior siding: Brick veneer with sections of fiber cement siding

Interior Wall:

- Water stains / damage
- Small drywall cracks
- Large drywall cracks
- Mildew
- Holes
- Previous repairs noted

Exterior Wall

- Water stains / damage
- Small cracks
- Large cracks
- Weepholes missing / blocked
- Rotted / exposed wood
- Previous repairs noted
- Paint chipping
- Damage to trim, door, siding

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Additional Notes:

- Mortar joint separations on arch located at front porch entrance.
- Paint chipping and peeling around outside trim on fire place chimney and garage door trim.

F. Ceilings and Floors

Comments:

- Water stains / damage Holes and openings Rotting evident
- Tiles – cracked / damaged / loose / missing
- Vinyl damage Slight sloping

Ceilings:

- Minor Sheetrock crack in ceiling along a tape joint near the kitchen sink.
- Missing texture next to return air vent in downstairs hallway.
- Evidence of painting to the ceilings interior finish was observed.
These conditions are mainly cosmetic in nature and should be patched.

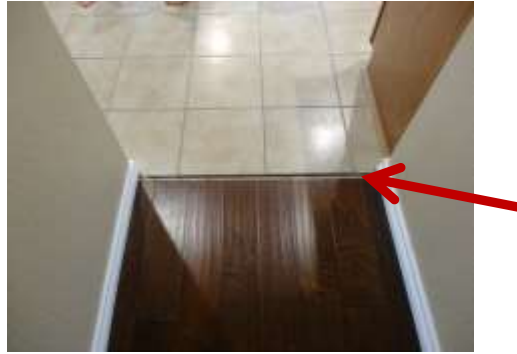


Floors:

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- Transition molding missing between engineered hardwood flooring and ceramic tile.



Additional Notes:

-

G. Doors (Interior and Exterior)

Comments: One or more interior door in need of adjustment.

Interior: This condition is mainly cosmetic in nature and should be adjusted.

- Damage
- Holes and openings
- Rotting evident
- Not closing properly

Location(s): []
[]
[]

Upstairs bed room door and closet door to left of the stairway.

- Hardware damage / inoperative
- Gaskets



- Doors do not have equal margin when closed.

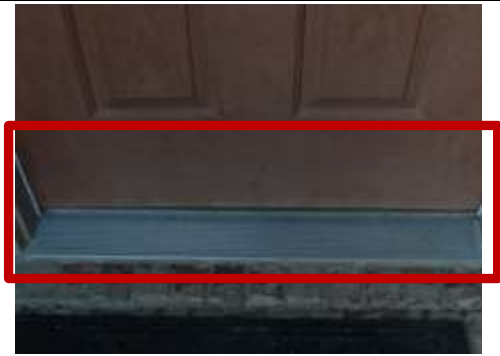
Exterior:

- Damaged
 - Hollow
 - Holes and openings
 - Rotting evident
 - Not closing properly
 - Hardware damage/inoperative
- Location(s): Front Door
[]
[]
[]
[]

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- The door is starting to bow in the middle.
- The bottom of the door is starting to delaminate and show signs of water penetration.

The door will need to be replaced in the near future.

Garage Door:

- Damaged
 Bent panel
 Entry door damaged
 Weather-stripping



Additional Notes: Torn on right hand side of the garage door, needs be replaced.

H. Windows

-

H. Windows

Comments:

Evidence of water penetration: Window inoperative Cracked window

Broken window

Moisture between panes
 Missing pane
 Caulking/glazing needed

Locations: []

Screens:

Torn
 Bent
 Holes
 Missing

Additional Notes:

- On the outside of the window on the northwest corner is showing signs of water penetration, where the sealant had pulled away from window frame or trim.
- One or more window screens missing or has holes
- One or more windows had signs of water penetration on the outside.
- One or more window latches have been broke or missing, in need of repair.

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I. Stairways (Interior and Exterior)

Comments: The interior stairway, all components were found to be in satisfactory condition.

J. Fireplace and Chimneys

Comments: The fire place was dismantled on day of inspection. Full inspection on the fire place was not completed due to the condition.

Type of fireplace: Metal insert fire box

Fuel Source: Wood

Damper:

Firebox:

- Mortar missing behind face bricks
- Cracks/Lintel
- Poor draft evident

- Mortar missing rear wall
- Soot build-up
- Hearth insufficient/damage

Chimney:

- Crumbling brick
- Spark arrestor missing

- Damaged/missing cap
- Insufficient height/clearance



Additional Notes:

- Fire brick assembly had been removed.
- Missing fire screen.

Recommend that a fireplace specialist further evaluate this unit.

K. Porches, Balconies, Decks, and Carports

Comments: In good condition at time of inspection

- Rotting evident
- Insect Damage
- Wood/soil contact
- Trip Hazard
- Loose boards
- Handrail/railing missing/damaged
- Areas inaccessible

Note: Structural load capabilities were not inspected

Additional Notes:

L. Other

Comments:

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I. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ A. Service Entrance and Panels

Comments:

- Main panel location: In the garage on east wall Improper panel location
- Panel Condition: Inadequate panel labeling
- Burned wires Double-lugging Defective breakers



Arc-fault breaker will have a yellow test button on them.



Shelf over hanging into electrical panel area

Type of wiring:

Copper

ARC Fault (Refer to OP-I form)

ARC Outlet location(s):

- Missing Not tripping
- Missing Not tripping
- Missing Not tripping
- Missing Not tripping

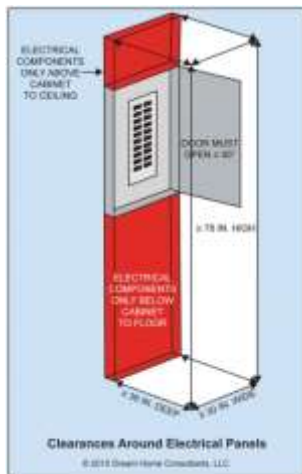
Grounding Electrode present:

- Outside opposite side of the wall from the breaker panel.

Note: All systems in the house could not be verified for bonding.

Due to defects observed, recommend service and complete system check by licensed electrician

Due to aluminum wiring being found, recommend service and complete system check by licensed electrician



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Additional Notes:

- Unable to remove front cover due to shelves too close to the panel, improper clearance as shown in above illustration.
- Electrical PVC conduit was observed to be broken on the east side of the house. This should be further investigated and repaired as necessary.
- Under current electrical standards arc-fault circuit interrupting devices are required at the following locations; family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. The lack of this protection is a recognized hazard. Homes not equipped with arc-fault circuit interrupting devices are not required to convert to them but doing so protects from electrical fires.
- This system is partly covered by arc-fault circuit interrupting breaker appear to be properly installed and functional at the time of this inspection.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- Receptacle Type: 2 prong 3 prong aluminum wiring observed
- Ground Fault Circuit Interrupter (GFCI) (Refer to OP-I form)
- GFCI Outlet location(s): Bathroom: Missing Not tripping
Kitchen: Missing Not tripping
Wet Bar: Missing Not tripping
Garage: Missing Not tripping
Exterior: Missing Not tripping
- GFCI Reset Location(s): []
- Loose / broken / inoperative outlet
 - Loose / broken / inoperative light
 - Smoke detector inoperative
 - Improper wiring
 - Reverse Polarity
 - Wire splices / open junction boxes
 - Loose / broken / inoperative switch
 - Ceiling fan inoperative
 - Exposed wire
 - Open ground
 - Double-lugging
 - Voltage drop detected

- This system is fully covered by Ground Fault Circuit Interrupter (GFCI) receptacles appear to be properly installed and functional at the time of this inspection.
- Under current electrical standards GFCI receptacles are required at the following locations; all exterior receptacles, all kitchens counter top receptacles, all bathroom receptacles, wet bar area receptacles, wet bar area receptacles, laundry room sink receptacles, garage receptacles and pool equipment receptacles. Older homes not equipped with GFCI plugs are not required to convert to them but doing so protects from electrical shock.

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Additional Notes:

- Downstairs hallway light fixture needs to be mounted tight against the ceiling and light bulb installed.
- One or more garage receptacles missing cover plate. This is a safety hazard and a potential for electrical shock.
- Upstairs bed room right of the stairway is missing a switch plate cover. This is a safety hazard, a potential for electrical shock.

HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Heat pump
Energy Sources: Electric
Comments:

- Heat pumps were not inspected since outside temperature is above 70°F
- Heating unit(s) were inspected but were not operated since the ambient temperature exceeds 70°F.
Normal Δ range 30° - 50°

Unit 1:

- Thermostat Location:
 Condition: Loose Not level Not registering properly
 Filter Type: Condition: Size:
 Gas: Rust on burner Flame inconsistent Pilot not lit
 Improper venting Copper gas line No gas shut-off
 Gas leak Air blowing in burner chamber
 Gas line not supported
 Electric: Not on Inoperable
 Blower: Fan loose Limit switch missing/inoperable Noisy
 Burned wires inside blower

Additional Notes:

Due to defects observed, recommend service by qualified H.V.A.C Service Company
 Note: Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

B. Cooling Equipment

Type of System: Heat Pump

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Comments: The air conditioning unit appears to be cooling as intended and all components appear to be in satisfactory condition at the time of this inspection.

- Heat pumps are operated in one mode only
- Air conditioning unit(s) were inspected but were not operated since the ambient temperature is below 60°F

Normal Δ range 15° - 21°

Unit 1:

- High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)
 - Compressor: Not on Not level Not shutting off
 - Improper clearance Fin damage Inoperative
 - Condenser: Fan not on Coils need cleaning Noisy
 - Condensate Drain:
 - Primary: Clogged No trap Not insulated
 - Tray debris / standing water / rust Tray leak
 - Secondary: Does not exist Not readily visible
 - Location: Over master bed room south window.
 - Freon line: Insulation missing / damaged Refrigerant leak possible
 - Location:



Additional Notes:

- The primary condensation drain line has been clogged in the past and the secondary drain has drained water due to the evidence of staining around the opening of the pipe on the outside of the house.

Due to defects observed, recommend service by qualified H.V.A.C Service Company
 Note: RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

C. Duct Systems, Chases and Vents

Comments:

- Duct system and vents appear to be working as intended and all components appear to be in satisfactory condition at the time of the inspection.

- Openings evident (return) Openings evident (supply)
- Covering(s) torn / missing

Additional Notes:

II. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: On left hand side of mail box facing the house.

Location of main water supply valve: In the flower bed on left hand side of front side wall.

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Static water pressure reading: 55 psi

Comments:

Note: Water pressure reported was a cursory test, the pressure can vary throughout the day.

Type of supply lines:

Anti Siphon / Back Flow / Air Gap(s):

Fixture Shut Off Valves:

- The washing machine drain, water supply lines, electrical connections, and dryer vent could not be inspected because of the presence of laundry equipment blocked access to the connections.
- All other fixtures shut off valves were in place at the time of inspection.

Kitchen Sink: Faucet leak Drain leak Spray leak
 Sink leak Drain slow Low / no pressure

Additional Notes:

Bar/utility Sink: Faucet leak Drain leak Spray leak
 Sink leak Drain slow Low / no pressure

Additional Notes:

Bar/utility Sink: Faucet leak Drain leak Spray leak
 Sink leak Drain slow Low / no pressure

Additional Notes:

Hall:

Bath Sinks:

Drain leak Slow drain Faucet leak Faucet/knob missing
 Faucet/knob damaged Stopper missing/non-functioning

Bathtubs:

Drain leak Slow drain Faucet leak Faucet/knob missing
 Faucet/knob damaged Stopper missing/non-functioning
 Diverter leak Diverter non-functioning
 Grout/caulk missing Water damage

Shower:

Drain leak Slow drain Faucet leak Faucet/knob missing
 Faucet/knob damaged Head leak Pan leak
 Door not closing properly Water damage Grout/caulk missing

Commodes:

Loose on floor Fills slow Not flushing properly Leaking
 Not turning off

Additional Notes:

Master

Bath Sinks:

Drain leak Slow drain Faucet leak Faucet/knob missing
 Faucet/knob damaged Stopper missing/non-functioning

Bathtubs:

Drain leak Slow drain Faucet leak Faucet/knob missing
 Faucet/knob damaged Stopper missing/non-functioning
 Diverter leak Diverter non-functioning
 Grout/caulk missing Water damage

Shower:

Drain leak Slow drain Faucet leak Faucet/knob missing
 Faucet/knob damaged Head leak Pan leak
 Door not closing properly Water damage Grout/caulk missing

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- Commodes:
- Loose on floor
 - Fills slow
 - Not flushing properly
 - Leaking
 - Not turning off

Additional Notes:

3rd

- Bath Sinks:
- Drain leak
 - Slow drain
 - Faucet leak
 - Faucet/knob missing
 - Faucet/knob damaged
 - Stopper missing/non-functioning

- Bathtubs:
- Drain leak
 - Slow drain
 - Faucet leak
 - Faucet/knob missing
 - Faucet/knob damaged
 - Stopper missing/non-functioning
 - Diverter leak
 - Diverter non-functioning
 - Grout/caulk missing
 - Water damage

- Shower:
- Drain leak
 - Slow drain
 - Faucet leak
 - Faucet/knob missing
 - Faucet/knob damaged
 - Head leak
 - Pan leak
 - Door not closing properly
 - Water damage
 - Grout/caulk missing

- Commodes:
- Loose on floor
 - Fills slow
 - Not flushing properly
 - Leaking
 - Not turning off

Additional Notes:

- Upstairs bathroom appears to have a water leak at one time around the sink area, the material around the base of the cabinet is swollen due to moisture.



- Master bath countertop needs to be resealed between the top and back splash.

Outside Faucets:

- Leak
- Inoperative
- Missing/broken handle
- Missing anti-siphon
- Location: Front Rear Side
- Front Rear Side
- Front Rear Side
- Front Rear Side

Additional Notes:

- All anti-siphon devices were in place on outside hose bibs during the time of inspection.

B. Drain, Wastes and Vents

Comments:

- All components of the drains, wastes and vent systems were found to be in satisfactory condition on the day of this inspection.

Type of waste lines: PVC

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

I	NI	NP	D
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Additional Notes:

C. Water Heating Equipment

Energy Source: Electric

Capacity: 50 gallon

Comments: The water heating equipment appears to be functioning as intended at the time of this inspection.

(Refer to OP-I form)

Unit 1:

Location: Garage Closet

Safety Pan and Drain Installed: Yes

Garage Unit(s): Yes, Physically Protected: Yes, 18 inch Floor Clearance: Yes,

Corrosion at supply connections: No

Leak

Temperature & Relief Valve (TPR): Present and appears to be functioning intended as the time of this inspection.

Gas Unit:

Gas Shut Off Valve:

Branch Line: 30 amps

Improper venting:

Electric Unit: Improper wiring:

Inoperative heating element:

Additional Notes:

D. Hydro-Massage Therapy Equipment

Comments:

GFCI condition: GFCI Reset Location:

Underside of tub readily accessible:

Leak Switches loose Unsafe location

Debris in port openings

Additional Notes:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

- All components were found to be in satisfactory condition.

Checked and tested @ [##]°

- Inoperative Leak High loop missing Noisy
- Soap tray defective Rust Rollers missing Trays damaged
- Loose in cabinet Door damage

Additional Notes:

B. Food Waste Disposers

Comments:

- All components were found to be in satisfactory condition.

- Inoperative Leak Stuck hammers Poorly secured
- Vibration Noisy Damaged splash guard

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

I	NI	NP	D
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Additional Notes:

C. Range Hood and Exhaust Systems

Comments:

- All components were found to be in satisfactory condition.

- Filter Missing Vents into attic Inoperative
 Damaged switches No Light Noisy

Additional Notes:

D. Ranges, Cooktops, and Ovens

Comments:

- All components were found to be in satisfactory condition.
- All in one cooktop and oven.

Type of Range/ Cooktop: Whirlpool Type of Oven:
 Gas Shut Off Valve: None Branch Line: 40 amps
 No gas shut-off in room Gas leak Anti-tip missing

Cooktop:

- Not lighting off pilot Right front Left front Right rear Left rear
 Damaged/missing knobs Right front Left front Right rear Left rear
 Improper heating Right front Left front Right rear Left rear

Oven: Door damage Inoperative door latch Inadequate door seal
 Inoperative light Clock inoperative Broiler non-functioning
 Thermostat set at 350°F Achieved: Oven (1) 325°F Oven 2 [##]°F
 High/low differential

Additional Notes:

E. Microwave Ovens

Comments:

- Microwave operated satisfactory at the time of inspection.
- Inside the microwave it has burn marks on the mounts where the rack would go. This needs to be inspected by a qualified appliance technician and repaired as necessary.

- Light inoperative Door seal damage Microwave inoperable
 Does not heat properly Door handle missing/damaged

Additional Notes:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- All components were found to be in satisfactory condition.

- Exhaust fan inoperative Noisy Exhaust fan light inoperative
 Cover missing Damaged Condensation / vent problems
 Heater inoperative Improper heater location

Additional Notes:

G. Garage Door Operators

Comments:

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

I	NI	NP	D
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- The garage door opener did not automatically reverse under reasonable resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be dealt with immediately.

Auto reverse block test acceptable: Was on the high end of reasonable resistance to closing, needs to be adjusted to a lesser resistance.

Electric eye reverse test acceptable:

- Improper sensor height (more than six inches above garage floor)
- Opener Inoperative Opener Damaged

Additional Notes:

H. Dryer Exhaust Systems

Comments:

- The washing machine drain, water supply lines, electrical connections, and dryer vent could not be inspected because of the presence of laundry equipment blocked access to the connections.

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- Missing cover to control station in front yard. Could be a tripping hazard.

B. Swimming Pools, Spas, Hot Tubs and Equipment

Type of Construction:

Comments:

C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

Location of Well:

System tested: minutes

Type of Well:

Coliform test performed by []

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:
 System presently in use:

F. Other:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

SAFETY ISSUES

- The garage door opener did not automatically reverse under reasonable resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be dealt with immediately.
- One or more window latches have been broke or missing, in need of repair.
- Improper clearances in front of breaker panel needs to have 36" deep X 30" wide.
- One or more garage receptacles missing cover plate. This is a safety hazard a potential for electrical shock.
- Upstairs bed room right of the stairway is missing a switch plate cover. This is a safety hazard, a potential for electrical shock.

REPAIR ITEMS

- Approximate Average Depth of Insulation in the upper attic: Less than 8 inches of Blown, it is recommended to increase the depth of insulation is 10+ inches to achieve a R30 rating.
- Mortar joint separations on arch located at front porch entrance.
- Paint chipping and peeling around outside trim on fire place chimney and garage door trim.
- Minor Sheetrock crack in ceiling along a tape joint near the kitchen sink.
- Missing texture next to return air vent in downstairs hallway.
- Transition molding missing between engineered hardwood flooring and ceramic tile.
- One or more interior door in need of adjustment, doors do not have equal margin when closed.
- The outside of the window on the northwest corner is showing signs of water penetration. Where the sealant had pulled away from window frame or trim.
- One or more window screens are missing or have holes.

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- The Front door is starting to bow in at the middle section of the door. The bottom of the door is starting to delaminate and show signs of water penetration.
- Garage door weather strip is torn on right hand side of the garage door is in of repair.
- Fireplace the fire brick assembly had been removed and is missing fire screen. This will need to be replaced and inspected by a fireplace service technician.
- Downstairs hallway light fixture needs to be mounted tight against the ceiling and light bulb installed.
- Electrical PVC conduit was observed to be broken on the east side of the house. This should be further investigated and repaired as necessary.
- Upstairs bathroom appears to have had a water leak at one time around the sink area, the material around the base of the cabinet is swollen due to moisture.
- Master bath countertop needs to be resealed between the top and back splash.
- The inside of the microwave has burn marks on the mounts where the rack would go. This needs to be inspected by a qualified appliance technician and repaired as necessary.

ITEMS TO MONITOR

- One or more of the foundation beam corners were observed to be sheared off (corner pop) at the south west corner of the house. This is a common condition on concrete slab on grade foundations resulting from the different expansion rates between the foundation and the brick veneer. This condition does not adversely affect the performance of the foundation, however, in some cases, some cosmetic improvements may be necessary.
- The primary condensation drain line has been clogged in the past and the secondary drain has drained water due to the evidence of staining around the opening of the pipe on the outside of the house.