

PROPERTY INSPECTION REPORT

Prepared For

(Name of Client)

Concerning

(Address or Other Identification of Inspected Property)

By

Professional Inspector License #

(Name and License Number of Inspector)

(Date/Day)

The inspection of the property listed must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions, which are present and visible at the time of the inspection, and all of the equipment is operating in normal modes. The inspector must include which items are in need of repair or are not function and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

PROPERTY DESCRIPTION

For the purpose of this inspection report the front of the house is considered to be facing north.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 45-6544 (<http://www.trec.state.tx.us>). REI 7A-0

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.

I=Inspected NI=Not Inspected NP=Not Present R= Not Functioning or in need of repair
I NI NP R

I. STRUCTURAL SYSTEMS

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The electrical service is provided by a 120/240 volt, single-phase, 150-ampere underground service to a meter and breaker panel located at the rear of the house. The breaker panel was manufactured by Federal Pacific, and has a rated capacity of 200-amperes. The size of the main service entrance conductors into the breaker panel were observed to be #2/0 copper and all of the interior branch circuit wiring from the panel was all aluminum with the exception of one 220 volt circuit that was copper. The wiring in the house was a 3-wire grounded system. (Information)

The ground rod was too short, and easily pulled out of the ground. The ground rod needs to be replaced. \$ 75



Breaker Panel Box

It is a general recommendation that all circuit breakers be tripped off and on at least once a year to ensure that they are still physically able to trip off. Occasionally, the points on a breaker will fuse to the main bus in the panel, preventing the breaker from tripping off, even if there is an overload on the circuit. This is particularly true on Federal Pacific Electric breaker panels, as they are well known in the industry for having this problem. (Information)

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The dead front cover for the breaker panel was missing the screw that secures it to the panel box. \$ 1

The breaker panel legend was not marked to identify each circuit in the panel. It is recommended that an electrician be contacted to specifically identify each circuit. Obtain Estimate

The circuit breakers for the condensing unit were rated higher (50-amperes) than the maximum size allowed by the manufacturer of the condensing unit (35-amperes). The breakers should be replaced by the size listed on the manufacturers nameplate located on the condensing unit. \$100

The power wires to the air conditioning condensing unit were smaller than the minimum size allowed by the manufacturer of the condensing unit. This can cause overheating in the wire, and the wires need to be replaced with the minimum required size allowed as listed on the nameplate of the condensing unit. \$200

B. Branch Circuits – Connected Devices and Fixtures

(Report as in need of repair the lack of ground fault circuit protection where required.)

Comments:

Wall Outlets

It was observed that the house and garage were not equipped with Ground Fault Circuit Interrupt devices as specified by the National Electrical Code. Have an electrician install the devices at the locations specified in the National Electric Code. \$200

An outlet that was loose on the wall and needs to be tightened was located at the master bedroom. \$ 5

Light Fixtures

Light fixtures that were non-functional when the switches were on were observed. The problem may be burned out bulbs, defective light fixtures, or defective switches. The fixtures were located at the west side of the house, master bedroom and hall bathroom. \$ 15

Visible Wiring

Wires that were spliced and were not in a junction box were observed at the water heater. (see photo below) \$ 50

The light in the west exterior closet was tied to the water heater power supply and grounded to the water heater. This is a dangerous condition. Have an electrician make the proper connection to supply power for the \$100

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light fixture. (see photo below)



All of the interior wiring was aluminum. A random check of the switches and outlets in the house showed that the Underwriters Laboratory listed retrofit for aluminum wiring has not been installed, with the exception of the switch at the bottom of the stairs. Contact an electrician for a cost estimate to install the retrofit.

Obtain Estimate

Additional Comments

The ceiling fan was noisy at the east bedroom. \$ 35

The ceiling fans were unbalanced at the dining room and master bedroom. \$ 50

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type and Energy Source:

Comments:

The heating for the house was provided by a natural gas-fired horizontal furnace located in the attic. The equipment was as follows:

<u>Manufacturer</u>	<u>Size</u>	<u>Date</u>	<u>Location</u>
Carrier	100,000-BTU	1997	Attic

Furnace Vent Pipe

Double wall vent pipes require a minimum of one inch clearance to any material that is combustible. The vent pipe was located too close to a combustible material, which is a fire hazard. (see photo below) \$ 50

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Furnace vent pipe in contact with wood roof

B. Cooling Equipment

Type and Energy Source:

Comments:

The air conditioning for the house was provided by one forced air split system. The equipment included the following:

<u>Zone</u>	<u>Condensing Unit</u>	<u>Date</u>	<u>Evap. Coil</u>	<u>Date</u>
House	5-ton Lennox	2000	5-ton	2000

Cooling Performance

The system had a less than normal temperature differential across the evaporator coils (only 16 degrees). This is on the lower end of acceptability, and could indicate a problem with the system. Have a service company determine if the unit needs to be charged, and provide a cost estimate to make any necessary repairs.

Obtain Estimate

Evaporator Coil

The overflow pan under the evaporator coil had rust in the pan, apparently from water overflowing the condensate drain line into the overflow pan. No water was in the pan at the time of the inspection, but, since we only ran the unit for a few minutes, it is recommended that the drain line be

\$ 75

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checked by an air conditioning service company.



The primary condensate drain line was not insulated, and can cause the drain line to "sweat" and drop water to the ceiling below. The drain line should be insulated for the first 10 feet to prevent condensation.

\$ 35



The air conditioning system was leaking conditioned air into the attic space from joint where the new duct attaches to the top of the plenum. The joints need to be retaped and sealed.

\$ 50

C. Ducts and Vents

Comments:

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Water Supply Service

The shut-off valve for the main inlet water line was located at the exterior

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of the house at the west side of the house. (Information)

The hose bibs were missing vacuum breaker devices. \$ 15

Sinks & Lavatories

No items requiring repair were visible at the time of the inspection to the plumbing fixtures. The sinks were filled with water, and were observed to be draining properly, with no leaking piping or slow drains. (Information) --

The surface of the sink was cracked at the master bathroom. The cracks were cosmetic and did not affect the ability of the sink to perform its function. No leaks were observed at the time of the inspection. (Information) --

Toilets

The toilets were loose on the floor at both upstairs bathrooms. \$150

The flapper valve was leaking water past the valve in the toilet located at the upstairs hall bathroom. \$ 50

The tanks were loose on the toilets at the master bathroom and the powder bathroom. \$ 75

Tubs/Showers

No evidences of a current shower pan leak were visible at the time of the inspection for the shower located at the master bathroom. It is pointed out that the duration of our shower pan leak check is only for a portion of the time spent during the inspection. If you desire a comprehensive shower pan leak check, then it is recommended that a plumber be contacted to perform a shower pan leak check. (Information) --

The pipes were loose in the wall at the upstairs hall bathroom. Obtain Estimate

The shower head was leaking at the master bathroom. \$ 25

B. Drains, Wastes, Vents

The clean out for the main sewer line was not visible, and it is recommended that you check with the owner for the location. This is needed for access to the sewer line should the line become clogged, and need to have a snake run down the line to clean it. (Information) --

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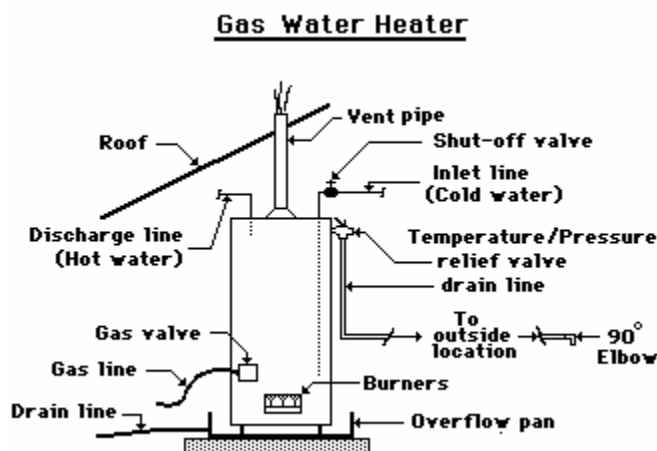
The water in the house was run for approximately 30 minutes at the sinks and tubs. In addition, the toilets were flushed three or four times each, and the sinks and tubs were filled, and allowed to drain. No evidences of slow drains were visible. If you desire a hydrostatic test to determine if the underground piping is leaking or clogged, then it is recommended that you contact a plumber. (Information) --

☒ ☐ ☐ ☒ C. Water Heating Equipment

(Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Energy Source:

Comments:



<u>Manufacturer</u>	<u>Size</u>	<u>Date</u>	<u>Piping Type</u>	<u>Location</u>
State	50 Gallon -Gas	2000	Copper	Attic

No items requiring repair were visible at the time of the inspection for the heating operation of the electric water heater. The unit was providing an adequate supply of hot water during the duration of the inspection. (Information) --

T/P Valve

The temperature/pressure relief valve was not operationally checked at the time of the inspection. The valve does not reseat properly many times when it is operated, which causes the valves to leak. It is best to replace the temperature/pressure relief valve every two years to prevent it from getting clogged with mineral deposits. (Information) --

The drain line for the temperature/pressure relief valve was routed uphill. \$100
 It is recommended for safety reasons that the drain line be routed downhill to prevent sediment in the water from clogging the relief valve.

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Vent Pipe

The water heater vent pipe was disconnected from the baffle, which can allow hazardous combustion gases to vent into the attic. \$ 50
Have the vent pipe properly resealed over the baffle.



Water Heater Plumbing

The brass shut off valve on the inlet water line was badly corroded, and needs to be replaced before it starts leaking. Obtain Estimate



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D. Hydro-therapy Equipment

Comments:

No items requiring repair were observed in the operation of the whirlpool tub located at the master bathroom. The recirculation pump, aerators, and Ground Fault Circuit Interrupt device were functioning properly. (Information) --

V. APPLIANCES

A continuity check was made of the exterior metal casings of the built-in kitchen appliances, and it showed that the metal casings were grounded for the built-in countertop appliances. --

 A. Dishwasher

Comments:

The drain line under the sink was not equipped with an anti-siphon device, nor was it looped up so that the top of the loop is at least six inches above the entrance of the drain line into the disposal. It is recommended at least that the drain line be looped to prevent the water from the garbage disposal from siphoning back into the dishwasher, or an anti-siphon device installed. \$30-100

The cover for the rinsing agent compartment was missing. \$ 25

 B. Food Waste Disposer

Comments:

No items requiring repair were visible at the time of the inspection. (Information) --

The disposal was functional at the time of the inspection. However, the interior of the disposal was rusted, and it is our opinion that it has only a limited amount of life remaining. (Information) --

 C. Range Hood/Vent

Comments:

No items requiring repair were visible at the time of the inspection. (Information) --

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D. Range/Ovens/Cooktops

Comments:

Electric Cooktop

No items requiring repair were visible at the time of the inspection. --
(Information)

Electric Oven

No items requiring repair were visible at the time of the inspection. --
(Information)

No repair was needed to the calibration of the oven thermostat. The --
thermostat was set at 350 degrees, and the oven heated to within the
allowable ± 25 degrees. The oven was checked with an oven thermometer,
and found to heat to 365 degrees. (Information)

E. Microwave Cooking Equipment

Comments:

F. Trash Compactor

Comments:

G. Bathroom Exhaust Fans and/or Heaters

Comments:

H. Whole House Vacuum Systems

Comments:

I. Garage Door Operators

Comments:

The garage door opener did not stop the descent of the door when \$ 30
the door was subjected to a reasonable resisting pressure. This could
cause possible personal injury or damage to property, and the opener
is in need of adjustment. It is pointed out that the unit was equipped
with the infra-red sensing safety device, and the device was operational
at the time of the inspection.

J. Door Bell and Chimes

Comments:

K. Dryer Vents

Comments:

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L. Other Built-in Appliances

Comments:

Refrigerator/Freezer

No items requiring repair were visible at the time of the inspection for the Frigidaire refrigerator/freezer in the kitchen. It is pointed out that our inspection of the refrigerator is only cursory to see if the refrigerator compartment is cooling, and the freezer compartment is freezing. The refrigerator was cooling to 41 degrees and the freezer to 11 degrees at the time of the inspection, according to the inspector's digital thermometer. (Information) --

Washer/Dryer

The washer and dryer are excluded from the scope of the inspection, and were not operationally checked. As a courtesy, we viewed the dryer in a cursory manner, only to see if it was heating, and the dryer was heating at the time of the inspection. The washing machine was not was not operated through a cycle, and it is recommended that all functions of the washing machine be operationally checked by a service company. (Information) --

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers

Comments:

The automatic sprinkler system was manufactured by Rain Bird, and contained 10 zones. The control panel was located inside the garage. (Information)

The Febco PVB backflow prevention device, with the two shut off valves on the water supply line to the sprinkler system, was located at the north side of the house. (Information)

Sprinkler heads that were leaking were observed on zones 2, 3, and 9. \$ 50

Sprinkler heads that were spraying the house were observed on zones 1 and 2. \$ 50

Sprinkler heads that were clogged, and not spraying properly were observed on zones 3, 5, and 10. \$ 50

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B. Swimming Pools and Equipment

Comments:

The swimming pool was an in-ground concrete (gunite) pool and the pool equipment was located at the side of the house.



Pool Surface

The surface of the pool was beginning to spall, and the plaster finish has only a limited amount of remaining life. It can be anticipated that the pool will need to be replastered in the next few years. (Information) --

Waterline Tiles

The waterline tiles were damaged, and need to be repaired at the north side of the pool. Obtain Estimate

Deck

The joint between the concrete deck and the coping tiles needs to be sealed. \$200

Pool/Spa Light

Both the pool and spa lights were functional at the time of the inspection, and were protected by a Ground Fault Circuit Interrupt device, which was also functional at the time of the inspection. (Information) --

Fence

The gate to the back yard was not equipped with a self closing, self \$100

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latching mechanism.

Filter

The pool filter was a cartridge filter that was functional at the time of the inspection, and showed an operating pressure of 20 psi. This is within a normal range of operation, and no repairs are recommended. (Information) --

Pumps/Motors

The exterior metal casings on the pump motors were bonded to a ground rod. (Information) --

Timers

Both of the timers were functional. --

Heater

The furnace was operationally checked at the time of the inspection, and did come on. The furnace was manufactured by Raypak, and no repairs were observed to be needed. (Information) --

Piping

No leaks were observed in the above ground piping. (Information) --

Valves

The backflush valve was not operated at the time of the inspection. We not operate the valve due to the possibility of damaging the valve during changing the position of the valve. (Information) --

Blower

The blower was functional at the time of the inspection. (Information) --

Polaris Pool Sweep

The Polaris pool sweep was functional at the time of the inspection. (Information) --

C. Out Buildings

Comments:

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D. Outdoor Cooking Equipment

Comments:

E. Gas Lines

Comments:

F. Water Wells

Comments: (A coliform analysis is recommended)

G. Septic Systems

Comments:

H. Security Systems

Comments:

I. Fire Protection Equipment

Comments:

Smoke Detectors

Smoke detectors were observed to be installed approximately six feet off of the floor at the upstairs and downstairs hallways. Since alarm systems are omitted from the scope of the inspection, we did not operationally check the smoke alarms. It is recommended that additional smoke alarms be installed at all locations listed in current building codes, including all the bedrooms and the smoke detectors in the hallways be raised to the ceilings. (Information)