



Inspection Report

Property Address:
Sample report



Insight Property Inspections

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PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: Sample report, , _____
(Address or Other Identification of Inspected Property)

By: Richard Chandler # 6803 6803 / Insight Property Inspections 2/20/2014
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

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PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard 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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

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

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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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

1 Year

Temperature:

54

Weather:

Clear

Ground/Soil surface condition:

Dry

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Rain in last 3 days:

No, Yes

Water Test:

No

Building Status:

Owner Occupied

Utilities on::

Yes

I. STRUCTURAL SYSTEMS



Styles & Materials

Type of Foundation: Concrete Slab	Exterior Walls: Wood Masonry Fiber Cement (Hardie type)	Interior Walls: Dry wall
Type (s) of Roof Covering: Architectural	Viewed roof covering from: Binoculars	Type (s) of Roof Decking: Radiant Barrier (Tech-Shield, etc)
Roof Ventilation: Ridge vents Soffit Vents	Method used to observe attic: Walked	Roof Structure: Rafters, Joists and Purlins
Attic Insulation: Blown Fiberglass R-30 or better	Approximate Average Depth of Insulation: 12 inches	Approximate Average Thickness of Vertical Insulation: 7 inches
Attic Access: Pull Down stairs	Chimney (exterior): EIFS/Stucco	Operable Fireplaces: One
Types of Fireplaces: Direct Vent		

Items

A. Foundations

Comments: Inspected, Deficiency

(1) Performance Opinion:

Note: *Weather conditions, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors 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.*

Note: It is not uncommon for foundations to reveal some symptoms of differential movement. At the time of the inspection, this inspector did not observe any evidences or consequences that would indicate the presence of a significantly deflected foundation nor any evidences or consequences indicating the foundation is not providing adequate support for the structure. Therefore, in my opinion, the foundation is performing its intended function and re-leveling repairs would not be currently necessary. However, differential movement can occur rapidly under certain conditions and the future performance or stability of the foundation cannot be predicted.

Because the Texas Real Estate Commission has not provided exact specifications or selected other available criteria as a guideline for the inspectors Standards of Practice on what constitutes a failed foundation the performance opinion rendered by this inspector is based on personal opinion. Opinions may vary greatly on the performance of a foundation.

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Proper drainage and moisture maintenance to 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*

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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.

Recommendation: visit the following website: www.houston-slab-foundations.info. This website will provide you with general information about slab on ground foundations in the Greater Houston Area that is not readily available elsewhere. The website was published specifically to help buyers and others understand the foundation inspections with reference to real estate transactions.

- 🏠 (2) Post tension cable ends are exposed and need to be properly sealed along the rear of the house. Post tension cables should be cut flush with the foundation edge and sealed against moisture intrusion. Moisture may enter the stranded cable and wick its way further down the cable inside the sheath that surrounds it. When this happens the cable can rust and will eventually fail.



A. Item 1(Picture)



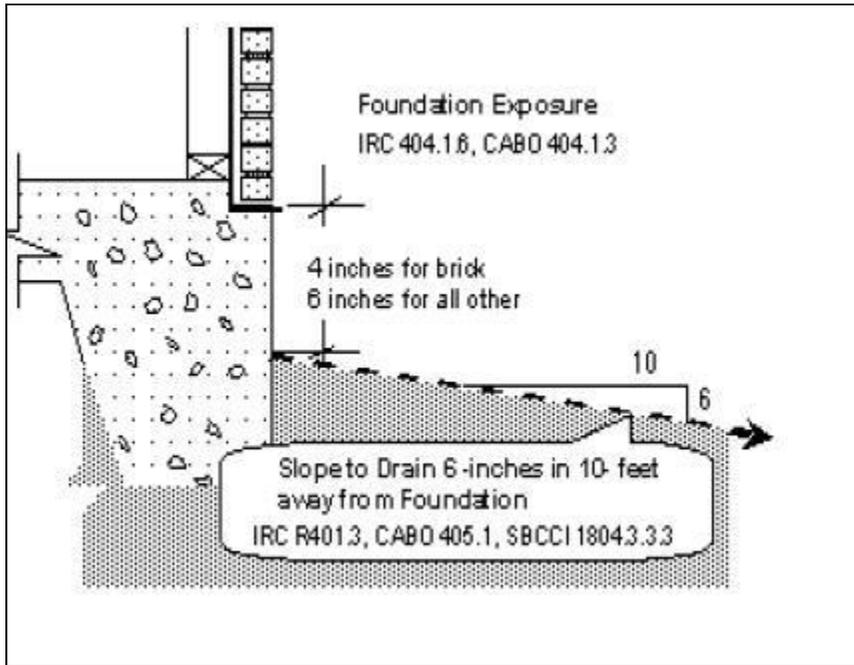
A. Item 2(Picture)

B. Grading & Drainage

Comments: Inspected, Deficiency

- 🏠 Drainage patterns, at the right of the house, do not appear to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains. Proper slope away from the foundation is 6 inches in 10 feet. These areas should be regraded to slope away from the foundation.

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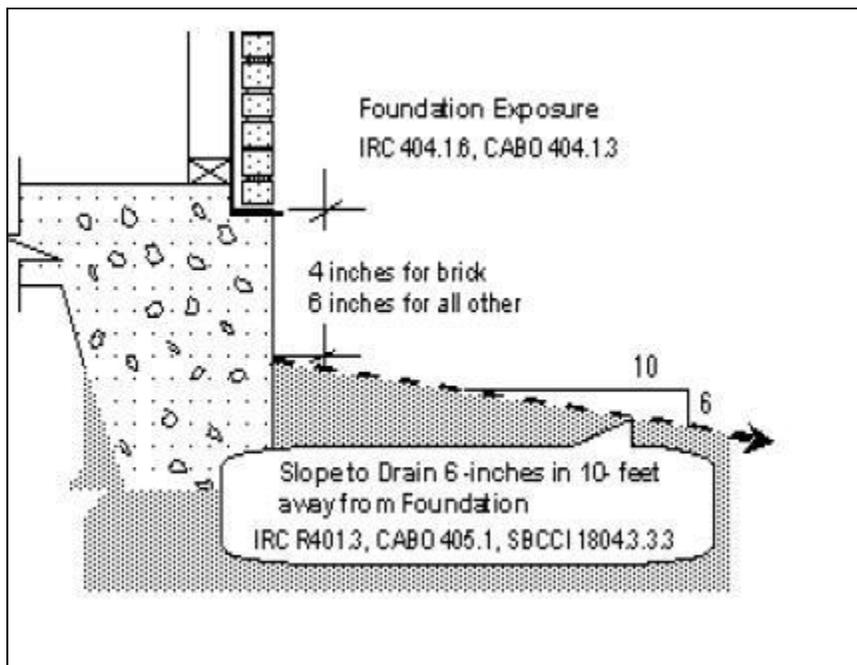
B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)

C. Roof Covering Materials

Comments: Inspected

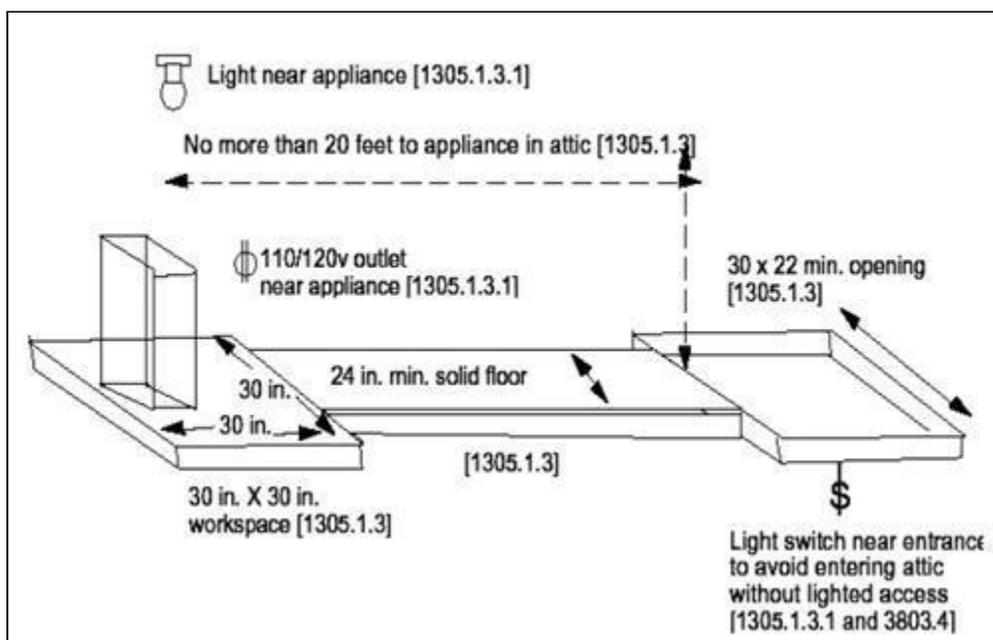
D. Roof Structure & Attic

Comments: Inspected, Deficiency

-  (1) Under current building standards, a continuous unobstructed attic service walkway as normal flooring, minimum 24" wide, leading to the HVAC units and other equipment from the folding stair opening, shall be installed. This is a recognized safety (trip) hazard and the gas line and water pipes are not protected from damage and is in need of repair



D. Item 1(Picture)



D. Item 2(Picture)

- 🏠 (2) The attic door does not shut properly. . A qualified contractor should inspect and repair as needed.

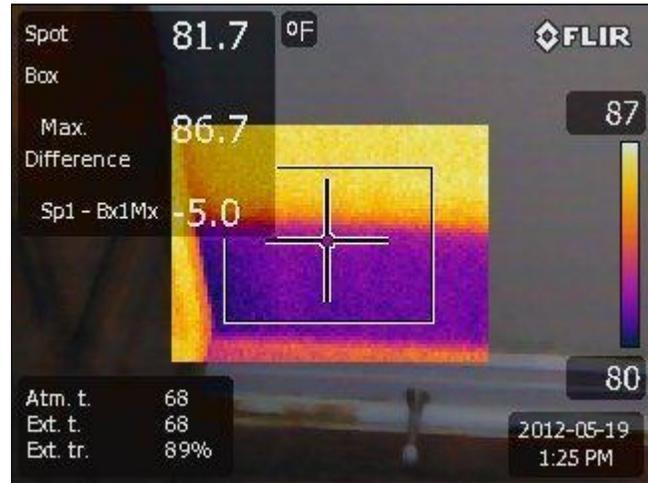
E. Walls (Interior & Exterior)

Comments: Inspected, Deficiency

- 🏠 (1) Moisture was observed at the walls and ceiling in the hall bathroom, above the sink and near the cabinet. A qualified contractor should inspect and repair as needed. Signs of fungi growth are present on the walls . We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.

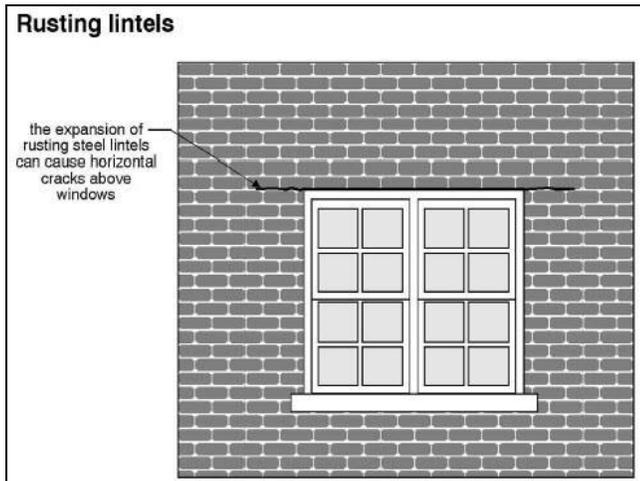


E. Item 1(Picture)



E. Item 2(Picture)

-  (2) Rusty steel lintels noted. Steel lintels, used above doors and window openings to support the brick on brick walls, should always be protected from the elements with a thorough coat of paint. Failure to maintain the lintels will allow them to rust and expand which will eventually crack the brick and mortar around the lintels. Removal of the existing rust, priming of the steel and painting is recommended.



E. Item 3(Picture)



E. Item 4(Picture)



E. Item 5(Picture)

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F. Ceilings & Floors

Comments: Inspected, Deficiency

 Damaged floor tiles were observed in several areas throughout the down stairs.



F. Item 1(Picture)



F. Item 2(Picture)

G. Doors (Interior & Exterior)

Comments: Inspected

-  (1) Day light can be seen from both exterior doors. Air sealing exterior doors is important, not only because drafts are uncomfortable, but also because air leaks carry both moisture and energy, usually in the direction you don't want. For example, air leaks can carry hot humid outdoor air into your house in the summer, or can carry warm moist air from a bathroom into the attic in the winter.
-  (2) The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.
-  (3) Weather-stripping is damaged at the garage door. Repair is needed.



G. Item 1(Picture)

-  (4) The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

H. Windows

Comments: Inspected

I. Stairways (Interior & Exterior)

Comments: Inspected

J. Fireplace / Chimney

Comments: Inspected

K. Porches, Balconies, Decks and Carports

Comments: Inspected

L. Other

Comments: Inspected, Deficiency

-  Cabinet door (s) is cracking in areas (above the cooktop). This is a cosmetic issue for your information. Recommend repair or replace as necessary.



L. Item 1(Picture)



L. Item 2(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

II. ELECTRICAL SYSTEMS 

Styles & Materials

Electrical Service Conductors:

Overhead service
Aluminum
220 volts

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

General Electric

Type of Wiring:

Copper

Items

A. Service Entrance and Panels

Comments: Inspected, Deficiency

 (1) The A/C condensing units call for a 40-amp maximum breaker for each unit, however, a 50-amp breaker is being used at the time of the inspection for one of the units. An oversized breaker can lead to fires and can also void the warranty of the unit.

The fuse or breaker should ideally be the weakest link in the circuit of the electrical system should cause the fuse to blow or the breaker to trip. If instead the capacity of the fuse / breaker is increased, it makes the wiring the weakest link. As a result, the circuit breaker will remain intact even if there is any problem in the circuit, it will rather damage the appliances or even start a fire.

 (2) AFCI devices were observed at breakers serving the bedrooms, however, no AFCI protection was observed at common area breakers. AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit. conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.

Note: At the time this home was built AFCI devices were not required in common areas.



A. Item 1(Picture)

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- 🏠 (3) Inadequate panel cover screws were observed at the main panel box. The electrical panel cover screws have been replaced with sharp pointed sheet metal screws. Sharp pointed screws can pierce wires. This is a hazard should be corrected by a qualified professional.

B. Branch Circuits - Connected Devices, and Fixtures

Comments: Inspected, Deficiency

- 🏠 (1) Electrical outlet in the breakfast room (closest to the kitchen) is wired improperly with the hot and neutral wires reversed. All electrical devices today are polarized. That means the small slot in a receptacle should be hot and the larger slot is neutral. The half round opening is for the ground wire. If improperly wired, (i.e. reversed polarity), there is an opportunity for electrical shocks
- 🏠 (2) Damaged light cover was observed on the light fixture at the main entry way.



B. Item 1(Picture)

- 🏠 (3) The ceiling fan "wobbles" in the master bedroom. Some fans that wobble cannot be corrected without replacement. A qualified licensed electrical contractor should perform repairs that involve wiring.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



Overview:

Air conditioning systems are designed for a maximum exterior design temperature of 95 degrees. when exterior temperatures exceed 95 degrees , the air conditioning system is operating past its design limit and interior temperatures will rise and the unit(s) will run longer or continuously in an attempt to remove the heat. As a best case, a 20 degree differential is all that can be expected between exterior temperatures and interior temperatures. Insulating from heat and ventilation can most likely increase the efficiency of an air conditioning system. Systems are supposed to be designed following a Manual "J" load calculation by state licensed HVAC contractors. Air conditioning systems are commonly designed with the intent that the occupant would install cloth drapes over window openings. Air conditioning loads and design are not able to adequately cool interiors where inadequate window coverings allow radiant heat into the structure.

The average life of an air conditioner compressor/condenser is approximately 12 to 15 years. It should be determined from the present owner if any compressor/condensing system components have been recently repaired or replaced.

This heating and cooling equipment should be cleaned, serviced and adjusted each year prior to the start of the heating and cooling seasons. This servicing should include the compressor, motor-blower units, filters, and any other component, including electrical controls and devices for starting and operating, etc.

We strongly recommend cleaning and/or changing of filters every 6 to 8 weeks in the heating and cooling seasons. This will help keep the units running efficiently. Filters are usually located at the return air vents or inside the air handlers.

Styles & Materials

Type of System (Heating): Forced Air	Energy Source: Gas	Heat System Brand: Ruud
Number of Heat Systems (excluding wood): Two	Type of System (Cooling): Central Air	Central Air Manufacturer: Ruud
Number of AC Only Units: Two	Ductwork: Insulated Flex	Size of AC condensing unit(s): 2.5 ton 4 ton
Location of AC condensing units: Left side (facing house)	Age of condensing unit (S): 2010 (4-ton) 2008 (2.5-ton)	

Items

A. Heating Equipment

Comments: Inspected

B. Cooling Equipment

Comments: Inspected, Deficiency

-  (1) The secondary drain pans, under both attic AC air handling units, are not equipped with overflow switches. A float switch installed in the secondary drain pan - in conjunction with a periodic inspection of the secondary drain line outlet at the eave of the house - is the best way to prevent ceiling damage from air conditioning condensate overflow.
-  (2) Rust was noted in the safety pan under both evaporator coils in the attic. This should be cleaned professionally by a qualified and licensed HVAC contractor and replaced if the rust has damaged the corrosion resistant coating of the safety pan. After pan has been cleaned and/or replaced, the primary and secondary drain lines should be flow checked and cleaned if necessary plus checked for proper termination..

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B. Item 1(Picture)



B. Item 2(Picture)

-  (3) The ambient air test was performed by using thermometers on the air handler of both Air conditioners to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 61 degrees, and the return air temperature was 70 degrees. This indicates that the unit is **not** cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.
-  (4) One of The AC suction lines is not properly insulated at condenser unit. The larger diameter pipe is the suction line that carries refrigerant as a gas between the two units, this line gets very cold when operating due to the refrigerant being expanded into a gas. This line should be insulated for the entire length to help prevent the refrigerant from heating up due to the exterior temperature. If this line is exposed to the sun or heat, the cooling system will lose efficiency.



B. Item 3(Picture)

C. Duct System, Chases, and Vents

Comments: Inspected

-  Observed several / multiple areas in attic where flex duct touch and are missing required 1" clearance from other ducts to prevent condensation between ducts that touch. Recommend general maintenance to flex ducts in attic, Re-support where needed, seal/tape minor air leaks, repair torn/damaged vapor seal, etc..



C. Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IV. PLUMBING SYSTEM



Styles & Materials

Water Source: Public	Location of water meter: Front	Static water pressure reading: 55 pounds/square inch
Energy Source (Water Heater): Gas (quick recovery)	Capacity (Water Heater): (2) 40 Gallon	Water Heater Manufacturer: American Water Heater Company
Water Heater Location: Attic	Year: 2010	

Items

A. Water Supply System and Fixtures

Comments: Inspected

B. Drains, Waste, and Vents

Comments: Inspected, Deficiency

-  (1) The sanitary clean-out, in the rear of the house, has a damaged lid.



B. Item 1(Picture)

-  (2) The plumbing waste line leaks at the upstairs Hall Bath sink. Repairs are needed. A qualified person should repair as necessary.



B. Item 2(Picture)

C. Water Heating Equipment

Comments: Inspected

D. Hydro-Massage Therapy Equipment

Comments: Inspected

Note: I was unable to access pump compartment to hydro-tub without dismantling or prying off tile covering. Since I am not allowed to dismantle panels and covers, knowing the condition of pump, related components, and proper grounding for safety is unknown at time of this inspection

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

V. APPLIANCES



Styles & Materials

Dishwasher Brand:

Jenn Air
Whirlpool

Disposer Brand:

Badger
Jenn Air

Exhaust/Range hood:

Jenn Air
Whirlpool

Range/Oven Brand:

Jenn Air
Whirlpool

Built in Microwave:

Jenn Air
Whirlpool

Trash Compactors:

None

Range:

Freestanding with oven
Countertop Model
Natural Gas

Oven:

Single Oven
Double Ovens
Natural Gas
Electric

Items

A. Dishwasher

Comments: Inspected

B. Food Waste Disposer

Comments: Inspected

C. Range Exhaust Vent

Comments: Inspected, Deficiency

The light bulb for fan did not work when tested. I recommend repair or replace as needed.

D. Ranges, Cooktops and Ovens

Comments: Inspected

E. Microwave Oven

Comments: Inspected

F. Trash Compactor

Comments: Not Present

G. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Inspected, Deficiency

The Exhaust fan is excessively noisy at the master bath. This indicates a possible short remaining life. A qualified contractor should inspect and repair as needed.

H. Garage Door Operator(s)

Comments: Inspected, Deficiency

The garage door opener should have an automatic reversing device to prevent crushing or damaging an item or person that may be caught beneath the door. The device or clutch should reverse with 50 pounds or less pressure. The door did not reverse when pressure was applied.

I. Doorbell and Chimes

Comments: Inspected

J. Dryer Vents

Comments: Inspected, Deficiency

The clothes dryer vents into the attic. Dryers venting into the attic may deposit moisture, which can encourage the growth of mold, wood decay, or other material problems. This is also a potential hazard and should be repaired by a qualified contractor



J. Item 1(Picture)

VI(1) . OPTIONAL STYSTEMS

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms. Sprinkler systems are operated only in the manual mode only with the controller. The inspector does not inspect the automatic function of the timer or control box, the rain sensor or the effectiveness and sizing of anti-siphon valves or back flow preventers. Spray coverage for the sprinkler system was not verified as part of this inspection. Coverage should be monitored for the system and adjusted accordingly to ensure even watering of the landscaping. Underground pipes cannot be judged for breaks or possible root intrusions.

Items

L.1. Lawn and Garden Sprinkler System

Comments: Inspected

VI(2) . Swimming pools, spas and equipment

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.



Items

A.2. DECKING AND DRAINAGE

Comments: Inspected

B.2. POOL SURFACE

Comments: Inspected

Visible portions of the pool body was observed

C.2. POOL EQUIPMENT

Comments: Inspected

The filter pump was inspected and manually operated from the control panel and was found to circulate water in the pool.

D.2. POOL FILTER

Comments: Inspected

The filter was observed to be a cartridge filter.

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E.2. DRAIN(S)

Comments: Inspected

Anti-vortex drains were observed at the pool and spa

F.2. CLEANING SYSYEM

Comments: Inspected

A pool sweep was observed and operated. No adverse conditions were observed. Please keep in mind, even the best pool sweeping system may require untangling of hoses and adjustments.

G.2. SKIMMER AND BASKET

Comments: Inspected

A pool skimmer and basket were observed.

H.2. POOL LIGHTS

Comments: Inspected

Pool lights were inspected manually.

I.2. HEATER

Comments: Inspected

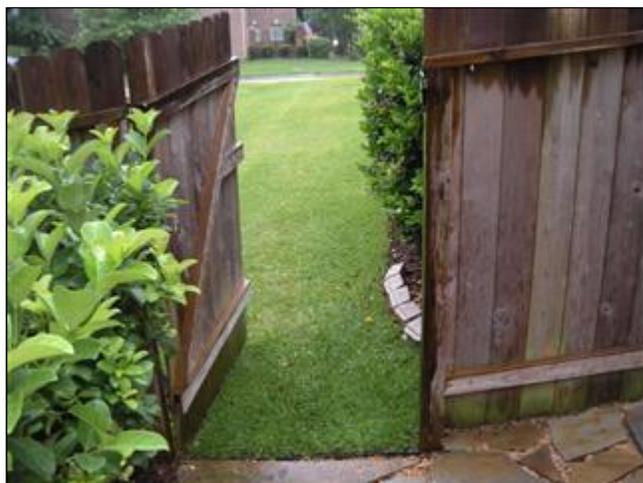
A natural gas heater was observed.

J.2. BARRIERS , FENCES AND GATES

Comments: Inspected, Deficiency

-  The pool fence (barrier) should be quipped with a self latching, self closing gate. The gate must open outward (away from pool).

Note: If the wall of the residence is used as a portion of the barrier requirement, you must equip your house with an audible alarm system, which produces an audible warning when the door and its' screen, if present, are opened. The alarm must sound continuously for a minimum of 30 seconds immediately after the door is opened, and be capable of being heard throughout the house during normal household activities. Furthermore, the alarm must automatically reset under all conditions and the alarm system must be equipped with a manual means, such as a touch pad or switch, to temporarily deactivate the alarm for a single opening. The deactivation shall last for not more than 15 seconds and the deactivations switch must be located at least 54 inches above the threshold of the door. Other methods of protection may be acceptable, such as self-closing doors with self-latching devices; however, only when the degree of protection is not less than the protection afforded by the alarm system described above.



J.2. Item 1(Picture)

K.2. VISIBLE PLUMBING LINES, VALVES AND WATER FEATURES

Comments: Inspected

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Visible portions of the plumbing pipes and valves were inspected and no adverse conditions were observed. A waterfall was observed and operated. It was found to be functional.

General Summary



Insight Property Inspections

435 FM 1092 #B1-132
Stafford Texas, 77477
(713) 443-6862

Customer

Address
Sample report

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS



Foundations

Inspected, Deficiency

1. (1) Performance Opinion:

Note: *Weather conditions, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors 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.*

Note: It is not uncommon for foundations to reveal some symptoms of differential movement. At the time of the inspection, this inspector did not observe any evidences or consequences that would indicate the presence of a significantly deflected foundation nor any evidences or consequences indicating the foundation is not providing adequate support for the structure. Therefore, in my opinion, the foundation is performing its intended function and re-leveling repairs would not be currently necessary. However, differential movement can occur rapidly under certain conditions and the future performance or stability of the foundation cannot be predicted.

Because the Texas Real Estate Commission has not provided exact specifications or selected other available criteria as a guideline for the inspectors Standards of Practice on what constitutes a failed foundation the performance opinion rendered by this inspector is based on personal opinion. Opinions may vary greatly on the performance of a foundation.

I. STRUCTURAL SYSTEMS



SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to 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.

Recommendation: visit the following website: www.houston-slab-foundations.info. This website will provide you with general information about slab on ground foundations in the Greater Houston Area that is not readily available elsewhere. The website was published specifically to help buyers and others understand the foundation inspections with reference to real estate transactions.

2. (2) Post tension cable ends are exposed and need to be properly sealed along the rear of the house. Post tension cables should be cut flush with the foundation edge and sealed against moisture intrusion. Moisture may enter the stranded cable and wick its way further down the cable inside the sheath that surrounds it. When this happens the cable can rust and will eventually fail.

Grading & Drainage

Inspected, Deficiency

3. Drainage patterns, at the right of the house, do not appear to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains. Proper slope away from the foundation is 6 inches in 10 feet. These areas should be regraded to slope away from the foundation.

Roof Structure & Attic

Inspected, Deficiency

4. (1) Under current building standards, a continuous unobstructed attic service walkway as normal flooring, minimum 24" wide, leading to the HVAC units and other equipment from the folding stair opening, shall be installed. This is a recognized safety (trip) hazard and the gas line and water pipes are not protected from damage and is in need of repair
5. (2) The attic door does not shut properly. A qualified contractor should inspect and repair as needed.

Walls (Interior & Exterior)

Inspected, Deficiency

6. (1) Moisture was observed at the walls and ceiling in the hall bathroom, above the sink and near the cabinet. A qualified contractor should inspect and repair as needed. Signs of fungi growth are present on the walls. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.
7. (2) Rusty steel lintels noted. Steel lintels, used above doors and window openings to support the brick on brick walls, should always be protected from the elements with a thorough coat of paint. Failure to maintain the lintels will allow them to rust and expand which will eventually crack the brick and mortar around the lintels. Removal of the existing rust, priming of the steel and painting is recommended.

Ceilings & Floors

Inspected, Deficiency

8. Damaged floor tiles were observed in several areas throughout the down stairs.

Doors (Interior & Exterior)

Inspected

9. (1) Day light can be seen from both exterior doors. Air sealing exterior doors is important, not only because drafts are uncomfortable, but also because air leaks carry both moisture and energy, usually in the direction you don't want. For example, air leaks can carry hot humid outdoor air into your house in the summer, or can carry warm moist air from a bathroom into the attic in the winter.

I. STRUCTURAL SYSTEMS



-  10. (2) The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.
-  11. (3) Weather-stripping is damaged at the garage door. Repair is needed.
-  12. (4) The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

Other

Inspected, Deficiency

-  13. Cabinet door (s) is cracking in areas (above the cooktop). This is a cosmetic issue for your information. Recommend repair or replace as necessary.

II. ELECTRICAL SYSTEMS



Service Entrance and Panels

Inspected, Deficiency

-  14. (1) The A/C condensing units call for a 40-amp maximum breaker for each unit, however, a 50-amp breaker is being used at the time of the inspection for one of the units. An oversized breaker can lead to fires and can also void the warranty of the unit.

The fuse or breaker should ideally be the weakest link in the circuit of the electrical system should cause the fuse to blow or the breaker to trip. If instead the capacity of the fuse / breaker is increased, it makes the wiring the weakest link. As a result, the circuit breaker will remain intact even if there is any problem in the circuit, it will rather damage the appliances or even start a fire.

-  15. (2) AFCI devices were observed at breakers serving the bedrooms, however, no AFCI protection was observed at common area breakers. AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.

Note: At the time this home was built AFCI devices were not required in common areas.

-  16. (3) Inadequate panel cover screws were observed at the main panel box. The electrical panel cover screws have been replaced with sharp pointed sheet metal screws. Sharp pointed screws can pierce wires. This is a hazard should be corrected by a qualified professional.

Branch Circuits - Connected Devices, and Fixtures

Inspected, Deficiency

-  17. (1) Electrical outlet in the breakfast room (closest to the kitchen) is wired improperly with the hot and neutral wires reversed. All electrical devices today are polarized. That means the small slot in a receptacle should be hot and the larger slot is neutral. The half round opening is for the ground wire. If improperly wired, (i.e. reversed polarity), there is an opportunity for electrical shocks
-  18. (2) Damaged light cover was observed on the light fixture at the main entry way.
-  19. (3) The ceiling fan "wobbles" in the master bedroom. Some fans that wobble cannot be corrected without replacement. A qualified licensed electrical contractor should perform repairs that involve wiring.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



Cooling Equipment

Inspected, Deficiency

- 20. (1) The secondary drain pans, under both attic AC air handling units, are not equipped with overflow switches. A float switch installed in the secondary drain pan - in conjunction with a periodic inspection of the secondary drain line outlet at the eave of the house - is the best way to prevent ceiling damage from air conditioning condensate overflow.
- 21. (2) Rust was noted in the safety pan under both evaporator coils in the attic. This should be cleaned professionally by a qualified and licensed HVAC contractor and replaced if the rust has damaged the corrosion resistant coating of the safety pan. After pan has been cleaned and/or replaced, the primary and secondary drain lines should be flow checked and cleaned if necessary plus checked for proper termination..
- 22. (3) The ambient air test was performed by using thermometers on the air handler of both Air conditioners to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 61 degrees, and the return air temperature was 70 degrees. This indicates that the unit is **not** cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.
- 23. (4) One of The AC suction lines is not properly insulated at condenser unit. The larger diameter pipe is the suction line that carries refrigerant as a gas between the two units, this line gets very cold when operating due to the refrigerant being expanded into a gas. This line should be insulated for the entire length to help prevent the refrigerant from heating up due to the exterior temperature. If this line is exposed to the sun or heat, the cooling system will loose efficiency.

Duct System, Chases, and Vents

Inspected

- 24. Observed several / multiple areas in attic where flex duct touch and are missing required 1" clearance from other ducts to prevent condensation between ducts that touch. Recommend general maintenance to flex ducts in attic, Re-support where needed, seal/tape minor air leaks, repair torn/damaged vapor seal, etc..

IV. PLUMBING SYSTEM



Drains, Waste, and Vents

Inspected, Deficiency

- 25. (1) The sanitary clean-out, in the rear of the house, has a damaged lid.
- 26. (2) The plumbing waste line leaks at the upstairs Hall Bath sink. Repairs are needed. A qualified person should repair as necessary.

V. APPLIANCES



Range Exhaust Vent

Inspected, Deficiency

- 27. The light bulb for fan did not work when tested. I recommend repair or replace as needed.

Mechanical Exhaust Vents and Bathroom Heaters

Inspected, Deficiency

- 28. The Exhaust fan is excessively noisy at the master bath. This indicates a possible short remaining life. A qualified contractor should inspect and repair as needed.

Garage Door Operator(s)

Inspected, Deficiency

- 29. The garage door opener should have an automatic reversing device to prevent crushing or damaging an item or person that may be caught beneath the door. The device or clutch should reverse with 50 pounds or less pressure. The door did not reverse when pressure was applied.

V. APPLIANCES



Dryer Vents

Inspected, Deficiency

-  30. The clothes dryer vents into the attic. Dryers venting into the attic may deposit moisture, which can encourage the growth of mold, wood decay, or other material problems. This is also a potential hazard and should be repaired by a qualified contractor

VI(2). Swimming pools, spas and equipment

BARRIERS , FENCES AND GATES

Inspected, Deficiency

-  31. The pool fence (barrier) should be equipped with a self latching, self closing gate. The gate must open outward (away from pool).

Note: If the wall of the residence is used as a portion of the barrier requirement, you must equip your house with an audible alarm system, which produces an audible warning when the door and its' screen, if present, are opened. The alarm must sound continuously for a minimum of 30 seconds immediately after the door is opened, and be capable of being heard throughout the house during normal household activities. Furthermore, the alarm must automatically reset under all conditions and the alarm system must be equipped with a manual means, such as a touch pad or switch, to temporarily deactivate the alarm for a single opening. The deactivation shall last for not more than 15 seconds and the deactivations switch must be located at least 54 inches above the threshold of the door. Other methods of protection may be acceptable, such as self-closing doors with self-latching devices; however, only when the degree of protection is not less than the protection afforded by the alarm system described above.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(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.

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Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The

following checklist should help you undertake these improvements:

1. Complete all of the improvements recommended in this inspection report.
2. Change all the locks on the exterior entrances, for improved security.
3. Check that all windows and doors are secure. Improve windows hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
4. Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
5. Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
6. Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
7. Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
8. Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
9. Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas immediately.
10. Install rain caps and vermin screens on all chimney flues, as necessary.
11. Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. Regular Maintenance

Every Week

1. Check that the soil around the perimeter of the house is clinging tightly to the edge of the foundation. If there is any space between the soil and the concrete, the soil is too dry and you should increase the frequency with which you water. The foremost cause of foundation failure in the Houston metro area is lack of soil moisture control and maintenance by homeowners. Periods of dry weather occur in all seasons. Inspect this item weekly.

Every Month

1. Check that fire extinguishers are fully charged. Re-charge if necessary.
2. Replace heating/cooling air filters.
3. Inspect and clean humidifiers and electronic air cleaners.
4. Test the Temperature and Pressure Relief Valve on the Water Heater(s) for proper operation. Replace if defective.
5. Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
6. Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
7. Repair or replace leaking faucets or shower heads.
8. Secure loose toilets, or repair flush mechanisms that become troublesome.
9. Operate all of the doors in the house to ensure that none are sticking or binding at the jambs. Door frames out of square is an indication

Insight Property Inspections

of excessive foundation movement.

10. Test all ground fault circuit interrupter (GFCI) and arc fault circuit interrupter (AFCI) devices, as identified in the inspection report. If these devices do not trip or reset properly, they should be replaced immediately.

Spring and Fall

1. Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
2. Look in the attic (if accessible) to insure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
3. Trim back tree branches and shrubs to insure that they are not in contact with the house.
4. Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.