

# Home Check Up Inspections

P.O.Box 130847, The Woodlands, TX 77393-0847

Phone: (281)356-7200

## PROPERTY INSPECTION REPORT

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**Prepared For:** Demonstration Report

(Name of Client)

**Concerning:** 1234 Demonstation Dr., Houston, TX 77777

(Address of Inspected Property)

**By:** William L White, #3311

(Name and License Number of Inspector)

02/08/2005

(Date)

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The inspection of the property listed above 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 operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning 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.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "Limitations" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This report cannot and does not represent the operation or condition of any items after the date and time of this inspection. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

The following descriptions are used in this report to identify comments used in this report:

**Note:** Denotes that information is intended make the client aware of an existing condition or recommendation not necessarily requiring any immediate repair.

**Repair:** Denotes that information is intended to make the client aware of an existing condition requiring immediate repair.

**Direction:** Property is described in report by facing property from the street. Front, back, right, and left sides are used to describe locations.

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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		Inspection Item
I	NI	NP	R					

**I. STRUCTURAL SYSTEMS**

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

*Comments (An opinion on performance is mandatory.):*

**TYPE OF FOUNDATION:**slab on grade

The purpose of this report is to document the results of a visible inspection on the dwelling located at the above address, and to render an opinion as to the integrity of the foundation. A foundation elevation survey was conducted employing a compulevel (electronic liquid level) at a central reference point in the dwelling. The maximum elevation difference measured across the area of the slab was .7 inches. This inspectors opinion is based on the actual structural effects caused by foundation settlement/movement, rather than measurement of absolute foundation elevation differences ( in some cases, original foundation construction variances could contribute to differences in elevation measurements at the time of inspection). While there was evidence of a moderate degree of foundation settlement and /or movement such as drywall cracks, wrinkling and cracking tape joints and wood trim misalignment, this inspector found the conditions to be within a magnitude which was **not suggestive** of conditions requiring foundation repairs at this time.

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**B. Grading & Drainage**

*Comments:*

**Repair:** Inadequate sloping of soil away from foundation was noted at back sides of dwelling. Allowing water to pond around the perimeter of the dwelling can cause water penetration into dwelling and swelling of the soil supporting the foundation. Allowing the soils to move differently under the dwelling will cause damage to the foundation. Proper grading of soil should be maintained around the perimeter of dwelling to allow proper drainage.

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**C. Roof Covering**(if the roof is inaccessible, report the method used to inspect.)

*Comments:*

**TYPE OF ROOF COVERING:**Composition

At the time of the inspection it was noted that the roof covering was experiencing signs of wear that are typical for a roof of this age, such as blistering, loss of aggregate, cupping of tabs and brittle to the touch. It is not within the scope of this inspection to determine the remaining life of the roof covering, however based on the visible condition, it is apparent that the roof covering is nearing the end of its serviceable life. The following repairs are recommended to prevent water penetration.

**Repair:** Replace deteriorated or damaged shingles that have lose aggregate and shingle base is exposed.

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**D. Roof Structure and Attic**(if the attic is inaccessible, report the method used to inspect.)

*Comments:*

**Insulation:**Approximate depth of insulation in attic was 6 to 8 inches of blown insulation.

**Repair:** Install missing purlin and purlin braces at roofing structure. Purlins and purlin braces support the common rafters of the roofing structure on which the roof covering is laid.

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**D. Roof Structure and Attic***(Continued)*

**Repair:** Disappearing stairway or scuttle hole has been installed at the ceiling of attached garage disrupting firewall between house and garage attic space. While this stairway or scuttle hole offers a convenient access to the garage attic, the fire safety is minimized between house and garage. Disappearing stairway or scuttle hole should be removed or fire retardant door installed on stairway.

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

*Comments:*

**Repair:** Exterior siding and trim deteriorated from water penetration or weathering, repair or replace as necessary at the following locations: back side of dwelling at fascia and soffit.

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**F. Ceilings and Floors**

*Comments:*

**Repair:** Settlement of the framing structure was noted at second story level. At this area sloping floors, drywall cracks and misaligned door frames were noted. The settlement appears to have occurred from a weakness in the framing structure. Repairs to framing structure in this area are necessary to prevent further damage to the structure in the future.

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

*Comments:*

**Repair:** Exterior door and door jam deteriorated from water penetration at back door off of breakfast room.

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**H. Windows**

*Comments:*

**Repair:** Safety tempered glass not installed or proper tempered glass markings could not be located at master bath tub window and at front entry, where window is within 24 inches of door swing.

**Repair:** Windows would not open or no window installed to allow proper egress at the following bedrooms: master and front right upstairs bedroom.

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**I. Fireplace/Chimney**

*Comments:*

**Repair:** Fire blocking at fireplace flue vent penetration in attic was not properly installed.

**Repair:** Signs of efflorescences/water penetration noted at firebox on firebrick.

**Repair:** Gas leak noted at gas valve or supply connection to gas log burner assembly.

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**J. Porches, Decks and Carports (Attached)**

*Comments:*

**Repair:** Proper clearance between dwelling and patio/porch deck cover is not installed. Installation of patio/porch covers that exceed the elevation of the dwelling when adjacent to the

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**J. Porches, Decks and Carports (Attached)(Continued)**

foundation will cause water penetration and create conducive conditions for wood destroying insects.

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**K. Other**

*Comments:*

**II. ELECTRICAL SYSTEMS**

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**A. Service Entrance and Panels**

*Comments:*

**Type conductors at branch circuits: copper**

**Repair:** Improper sized breaker/conductor at panel box, 20 amp breaker on 14 gauge wire.

**Repair:** Neutral and grounding terminals are common (not separated) at sub panel box.

**Repair:** No wire sleeve/bushing installed at all branch circuit or main service wire entry to panel box.

**Repair:** Proper service clearance not installed at front side of panel box.

**Repair:** Proper clearance from ground level not installed at electrical service entrance to dwelling.

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**B. Branch Circuit - Connected Devices and Fixtures(Report as in need of repair the lack of ground fault circuit protection where required.)**

*Comments:*

**Repair:** No Ground Fault Circuit Interrupter installed or device inoperable at all required locations. *(In bathrooms GFCI outlets should be installed at all outlets and on lighting circuits over showers and bath tubs where lights are within eight feet of ground level. In kitchens GFCI outlets should be installed at all countertop outlets. Outlets designated for dedicated space appliances such as refrigerators, microwave, range hood etc should not be GFCI protected. At garage and exterior GFCI outlets should be installed at all outlets except for one outlet designated for dedicated space appliances such as refrigerator or freezer in garage.)*

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

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**A. Heating Equipment**

*Type and Energy Source: Central Gas*

*Comments:*

**NOTE** The visual inspection of the heating equipment does not include internal parts that require dissembling of the unit to visually inspect. The condition of the heating equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components as a heat exchanger, require dismantling of the furnace and is beyond the scope of a visual inspection.

**Repair:** When tested a flame impingement at burner combustion compartment was noted indicating an opening in the heat exchanger or at duct work connections. Heat exchanger should be disassembled cleaned and properly checked for leaks by a licensed HVAC

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**A. Heating Equipment** *(Continued)*

technician to determine if any openings in the heat exchanger exist.

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**B. Cooling Equipment:**

*Type and Energy Source:* Central Electric

*Comments:*

**NOTE:** The visual inspection of the cooling equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the cooling equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection.

**Repair:** Evaporator coil housing rusted through and leaking into auxiliary drain pan.

**Repair:** Air conditioning systems was not cooling adequately at time of inspection, recommend HVAC technician clean, check and repair systems as necessary.

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**C. Ducts and Vents**

*Comments:*

**Repair:** Return air duct work is not sealed from interior walls and or ceilings allowing unconditioned and unfiltered air to enter the system from exterior sources such as the attic or exterior walls.

**IV. PLUMBING SYSTEM**

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**A. Water Supply System and Fixtures**

*Comments:*

**Type of water pipping system and installation:** *galvanized iron* installed overhead

**Note:** Anti-syphon devices are required at all exterior faucets to prevent ground water from contaminating the potable water system.

**Repair:** Commode not flushing properly or stopped up at: master bath.

**Repair:** Galvanized water piping rusted through and leaking from the inside out at several locations in attic. A licensed plumber should examine the piping system to determine if piping system can be repaired or should be replace.

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**B. Drains, Wastes, Vents**

*Comments:*

**Repair:** Sewer vent pipes do not extend through roof.

**Repair:** Soil erosion note at left side of dwelling next to sewer clean out. Possible leak in underground sewer line in this area.

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☒   q   q   ☒	<p><b>C. Water Heating Equipment</b>(Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)  <i>Energy Source:</i> Gas  <i>Comments:</i>  <b>Note:</b>Manufacturers recommend that temperature and pressure relief valves older than three years be removed, cleaned and inspected or replaced.  <b>Repair:</b>Water heater should be installed a minimum of 18" off the floor to prevent contact with combustible fumes.  <b>Repair:</b>Proper clearance from wood or combustible materials not installed at water heater flue vent pipe.  <b>Repair:</b>Positive flow on drain line for temperature and pressure relief valve is not installed allowing standing water to corrode valve.</p>
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☒   q   q   ☒	<p><b>D. Hydro-Therapy Equipment</b>  <i>Comments:</i>  <b>Repair:</b>Electrical service to hydro-therapy equipment does not have ground fault circuit interruption installed or ground fault circuit interruption is inoperable.</p>
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**V. APPLIANCES**

☒   q   q   ☒	<p><b>A. Dishwasher</b>  <i>Comments:</i>  <b>Repair:</b>No loop in drain line or anti siphon device installed to prevent the back flow of contaminated water from sink drain to dishwasher.</p>
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☒   q   q   ☒	<p><b>B. Food Waste Disposer</b>  <i>Comments:</i>  <b>Repair:</b>Water leak noted at disposal housing.  <b>Repair:</b>Baffle is not installed at disposal drain connections to prevent disposal debris from entering sink compartment.</p>
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☒   q   q   ☒	<p><b>C. Range Hood</b>  <i>Comments:</i>  <b>Repair:</b>Range hood vent pipe terminates in attic or cabinet. Vent pipe should exhaust to exterior.  <b>Repair:</b>Range hood vent pipe is disconnected or loose and leaking air.</p>
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☒   q   q   ☒	<p><b>D. Ranges/Ovens/Cooktops</b>  <i>Comments:</i>  <b>Note:</b>Self-cleaning ovens are not checked through entire cycle and oven clocks are not inspected.  <b>Repair:</b>Oven temperature registered 300 degrees when set at 350 degrees. Thermostat should be calibrated or adjusted.  <b>Repair:</b>Anti-tip devise is not installed at free standing range to prevent range from tipping over</p>
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**D. Ranges/Ovens/Cooktops** *(Continued)*

when oven door is opened.

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**E. Microwave Cooking Equipment**

*Comments:*

**Note:** Microwave cooking equipment is not inspected for radiation leaks.

**Repair:** Door seal deteriorated or missing.

**Repair:** Circulating fan inoperable.

**Repair:** Interior of microwave is deteriorated from rust. Clean and seal to prevent further deterioration.

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**F. Trash Compactor**

*Comments:*

**Repair:** Compactor is vibrating excessively when operating through cycle.

**Repair:** When tested unit jammed and door would not open.

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**G. Bathroom Exhaust Fans and/or Heaters**

*Comments:*

**Repair:** Exhaust fan vent pipe does not terminate to exterior.

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**H. Whole House Vacuum Systems**

*Comments:*

**Repair:** Low vacuum pressure noted at outlets indicating air leaks at piping system, air leaks at outlets and or blocked/clogged piping system.

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**I. Garage Door Operators**

*Comments:*

**Repair:** Automatic reverse inoperable or needs adjusting.

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**J. Door Bell and Chimes**

*Comments:*

**Repair:** Door bell transformer is not securely mounted.

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**K. Dryer Vents**

*Comments:*

**Repair:** Dryer vent pipe does not terminate to exterior.

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I	NI	NP	R				

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**L. Other Built-in Appliances**

*Comments:*

**Repair:** Attic power ventilator inoperable.

**Repair:** Speakers inoperable at the following rooms/locations: master bedroom and back porch.

**VI. OPTIONAL SYSTEMS**

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**A. Lawn Sprinklers**

*Comments:*

**Note:** Inspected in manual mode only.

**Repair:** Anti siphon device not installed or could not be located.

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**B. Swimming Pools and Equipment**

*Comments:*

**Note:** Inspection of fences, gates and enclosures are not included in this report. Fences, gates and any enclosures should be maintained to insure the safety of pools, spas, hot tubs and ponds from unsupervised entry from children, non swimmers or pets. No determination is made or implied by this inspector as to the proper depth of pool for use of diving boards, sliding boards or any other accessories of the pool.

**Note:** Pool/Spa surfaces and/or liners are not inspected for leaks.

**Repair:** No Ground fault circuit interruption devices installed or device inoperable at pool/spa lights.

**Repair:** Underground gas service to pool/spa heater was not installed in proper materials and or iron riser pipe was not properly wrapped to protect iron pipe from corrosion.

**Repair:** Motors, blowers, heaters or other equipment not properly grounded.

**Repair:** At the time of the inspection several spots were noted where the surface of the pool had worn down to the gunite. The pool surface should be repaired or resurfaced.

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**C. Outbuildings**

*Comments:*

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**D. Outdoor Cooking Equipment**

*Energy Source:* Gas

*Comments:*

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**E. Gas Lines**

*Comments:*

**Type of gas piping:** Black iron

**Note:** Pressure testing of gas service line and gas piping is not performed in this inspection.

**Note:** Gas service to dryer should be capped if not in service.

**Repair:** Gas service under foundation to kitchen island is not properly installed inside sleeve and is not properly vented.

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Q	Q	Q	Q	<b>F. Water Wells</b> (A coliform analysis is recommended.) <i>Type of Pump:</i> Submersible Deep Well <i>Type of Storage Equipment:</i> 100 gallon galvanized tank <i>Comments:</i>				
Q	Q	Q	Q	<b>G. Septic Systems</b> <i>Comments:</i>				
Q	Q	Q	Q	<b>H. Security Systems</b> <i>Comments:</i>				
Q	Q	Q	Q	<b>I. Fire Protection Equipment</b> <i>Comments:</i>				