
Inspection Report

This inspection performed in accordance with current "Standards of Practice" of the American Society of Home Inspectors.



This home inspection report prepared specifically for:

John Doe
4458 Alton Parkway
Arlington, TX 76006



Inspected by: **Sam Eagleye**





PROPERTY INSPECTION REPORT

Report No:	<u>423423</u>	Report Date:	<u>2/2/2009</u>
Prepared For:	<u>John Doe</u> (Name of Client)		
Concerning:	<u>4458 Alton Parkway</u> <u>Arlington TX 76006</u> (Address or Other Identification of Inspected Property)		
By:	<u>Sam Eagleye</u> <u>TREC #557856</u> (Name and License Number of Inspector)		
	<u>John Doe</u> <u>TREC #12345</u> (Name of Sponsoring Inspector and License Number of Sponsoring Inspector, If required)		
Inspection Date:	<u>1/15/2009</u>	Time:	<u>9:52:03 AM</u>
		Outside Temp:	<u>54°F</u>
		Weather:	<u>Clear</u>
Age of Home:	<u>5-10</u>	Occupied:	<u>No</u>
		People Present:	<u>Vacant</u>

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

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

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I. This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

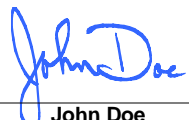
Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies

which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made. Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



Sam Eagleye
Apprentice Inspector, TREC #557856



John Doe
Licensed Professional Inspector, TREC #12345

Terminology Used In This Inspection Report

READING THIS REPORT

Each section of this report addresses a specific area of this property,

I. Structural, II. Electrical, III HVAC IV. Plumbing V. Appliances VI. Optional

CONDITION DEFINITIONS

Each major item in each section is rated as

I = Inspected

Item was inspected and significant repair needs or imminent unsafe conditions were not observed by the inspector during the limited time spent at the home. Unless specified, the following is undetermined or incomplete: compliance to code; insurability of item; remaining life expectancy; that the property is free of unsafe conditions. Comprehensive inspections can further reduce risk.

NI = Not Inspected

If present, the item was present but not inspected.

NP = Not Present

The item was not present or discovered by the inspector.

D = Deficiency

General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

OPTIONAL PERSPECTIVE DEFINITIONS

SAFETY HAZARD

Any item that is identified as a safety hazard is to be considered harmful or dangerous to its occupants due to its presence or absence in the structure. In our opinion these items should be evaluated by professionals in appropriate trades.

MAJOR CONCERN

Any item identified as a major concern is either significantly affecting habitability and/or can be considered a possible repair or replacement and should be evaluated by professionals in appropriate trades.

MINOR CONCERN

Any item identified as a minor concern either does not significantly affect habitability and/or can be considered an inexpensive repair or replacement by professionals in appropriate trades.

MAINTENANCE

Any item identified as maintenance is to be considered normal or routine in maintaining a home.

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

I	NI	NP	D	Inspection Item
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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 an item is deemed in need of repair or not.

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): **Slab**

Reinforcement Type: **Unknown**

Pier Type:

Accessible Crawl Space? (Headroom < 2') From around with binocu

Ventilated Crawl space? Yes No

Comments:

Drainage - Maintenance Item

Numerous chipmunk tunnels located around foundation. Recommend that professional pest control operator be contacted to remove chipmunks to prevent damage from moisture incursion under slab (see photo IA1).

Obstructions - Minor Concern

Crawl space inspection limited due to stored articles which do not permit access.

Masonry - Minor Concern

Exposed rebar observed in visible portions of the slab foundation. Recommend further evaluation of rebar be conducted by an engineer to determine if any significant rust deterioration has occurred and what, if any, course of repair is necessary.

B. Grading & Drainage

Comments:

Drainage - Major Concern

The soil slopes towards the house in several areas. Regrade the soil around the foundations so that it slopes away from the house to minimize foundation moisture.

Drainage - Major Concern

Numerous chipmunk tunnels around foundation permitting water to accumulate under the slab. Recommend that licensed pest control professional be consulted on best way to address chipmunk issue (see photo IB1).

C. Roof Covering Materials

Type(s): **Asphalt Shingle**

Slope (approx.): **12**:12

Viewed From: **Ground with binoculars**

Comments:

Ventilation - Major Concern

Inadequate ventilation in attic resulting in premature aging of shingles along the west (front) slope around the dormers. Recommend an improvement in ventilation and replacement of damaged shingles. Recommend evaluation by roofing contractor (see photo IC16)

Covering - Major Concern

There is a very heavy collection of roofing aggregate in the gutters. Excessive heat can cause aggregate loss and reduced shingle life (see photo IC14).

Guttering - Maintenance

Evidence of leaking gutters located at south east corner of house. Repair gutters.

D. Roof Structure & Attic

Viewed From: **Walked entire attic**

Structure: **Conventionally Framed**

Approximate Depth of Insulation: **16"** Type: **Loose Fill**

Approximate Average Thickness of Vertical Insulation: **4**

Attic Ventilation Adequate? Yes No

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I	NI	NP	D	Inspection Item
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Comments:

Covering - Major Concern

Evidence of previous hail damage was observed causing premature deterioration of the roof. Recommend that roof be evaluated by professional roofing contractor.

Flashings - Minor Concern

Flashings have been patched at valleys, attic ventilators, plumbing vents , & chimney.

Misc. - Maintenance Item

Rain gauge wiring is hanging from gauge. Wiring should be fastened to downspout to prevent it from being torn loose (see photo ID6).

Guttering - Maintenance Item

Elbow missing from the north side of double vehicle door (see photo ID12)

E. Walls (Interior & Exterior)

Interior Wall Type: Gypsum Wallboard

Exterior Wall Type: Cement Hardboard

Comments:

F. Ceilings & Floors

Ceiling Type: Sheet Rock

Floor Type: Carpet, vinyl & hardwood

Comments:

G. Doors (Interior & Exterior)

Comments:

Windows & Doors - Maintenance Item

Sliding door guides at both of closet doors in Bedroom #2 missing. (see photo IG1)

H. Windows

Comments:

Windows & Doors - Maintenance Item

Glass cracked in double overhead garage door.

Windows & Doors - Maintenance Item

Many windows do not have screens installed. Inspector observed a stack of screens in attic.

I. Stairways (Interior & Exterior)

Comments:

J. Fireplace/Chimney

Type: Masonry

Comments:

Exterior Trim - Maintenance Item

Paint peeling on exterior columns.

K. Porches, Balconies, Decks and Carports

Comments:

Track on island drawer defective (see photo IK7).

L. Other

Comments:

Structural

I1



Structural

I2



Structural

IA3



Structural

I4



Structural

IB5



Structural

I6



Structural

I7



Structural

IH8



Structural

I9



Structural

IL10



Structural

IH11



Structural

I12



Structural

I13



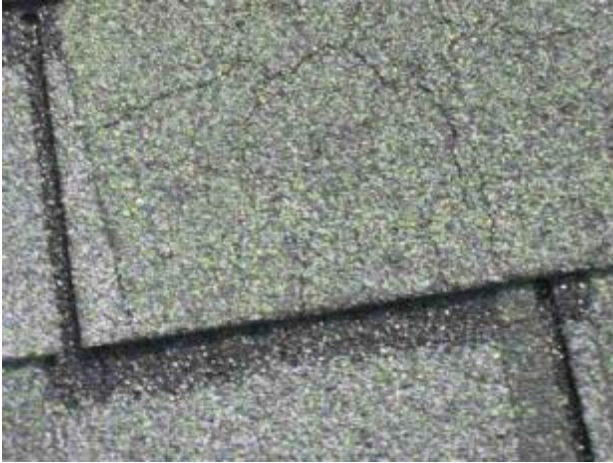
Structural

I14



Structural

I15



Structural

I16



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I	NI	NP	D	Inspection Item
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Ampacity (Main): **200**

Conductor Size (if visible):

Visible Wiring Type(s): Service: **Copper**

Feeders: **Copper**

Service Ground Visible? Yes No

Comments:

B. Branch Circuits - Connected Devices and Fixtures

Ampacity: Subpanel #1: **100**

Subpanel #2:

Type(s) of Wiring: Branch: **Copper**

Feeders: **Copper**

Ground Fault Circuit Interrupter(s): (GFCI Protection should be on all kitchen receptacles, bathroom receptacles, garage receptacles (except those dedicated), exterior receptacles, pool/spa areas, etc. These devices are intended to minimize severe electrical shock in areas around water, such as sinks, tubs & pools):

GFCI(s) missing in the following areas:

Kitchen M/Bath Baths Garage Exterior Pools/Spas

Smoke Detector(s): (Current standards recommend the presence of smoke detectors in each sleeping room, in each hall leading to the sleeping rooms and on each floor level. Each should be interconnected)

Detectors missing in the following areas: Bedrooms Hall Each Floor Level

Comments:

Electrical Safety Components - Safety Hazard
GFCI in master bath inoperative. Replace GFCI.
Estimated Cost To Repair or Replace: \$100.00

Electrical

111



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I	NI	NP	D	Inspection Item
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III. HEATING VENTILATION & AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Unit 1:

Type of System: **Forced Air**

Energy Source: **Natural Gas**

Brand: **Lennox** Model #: **Plus 80 1500** Serial #: **543543**

Supply Air: **100°F** Return Air: **80°F** Temperature Differential: **-20°F**

Unit 2:

Type of System:

Energy Source:

Brand: Model #: Serial #:

Supply Air: °F Return Air: °F Temperature Differential: °F

Comments:

-

B. Cooling Equipment

Unit 1:

Type of System: **Electric**

Brand: **Bryant** Model #: **AW209ET-035-A4C** Serial #: **137840**

Supply Air: **70°F** Return Air: **85°F** Temperature Differential: **15°F**

Unit 2:

Type of System:

Brand: Model #: Serial #:

Supply Air: °F Return Air: °F Temperature Differential: °F

Comments:

Heating System - Major Concern
Keep in mind the advanced age of this AC unit.

Cooling System - Maintenance Item
Evidence of debris and dirt impacted in evaporator coils. Clean evaporator coils (see photo IIIB1)

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C. Duct System, Chases and Vents

Comments:

HVAC

IIB1



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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of Water Meter: **Front Yard**

Location of Main Water Supply Valve: **Garage behind water heater**

Static Water Pressure Reading: **85**

Visible Piping: **Copper**

Comments:

Bathroom Showers - Maintenance Item

Leaky faucet in guest bath.

Bathroom Showers - Minor Concern

Excessive caulking around shower pan in master bath. Unable to determine if damage exists to drywall behind shower stall.

Bathroom Showers - Maintenance

Unable to determine if damage exists to drywall behind shower stall.

B. Drains, Wastes, Vents

Visible Piping: **Plastic**

Comments:

C. Water Heating Equipment

Unit 1:

Energy Source: **Natural Gas**

Capacity: **80** Gallons

Brand: **A.O. Smith**

Model #: **FCG 50 248**

Serial #: **MOO3-219-3689**

Unit 2:

Energy Source:

Capacity: Gallons

Brand:

Model #:

Serial #:

Comments:

D. Hydro-Massage Therapy Equipment

Comments:

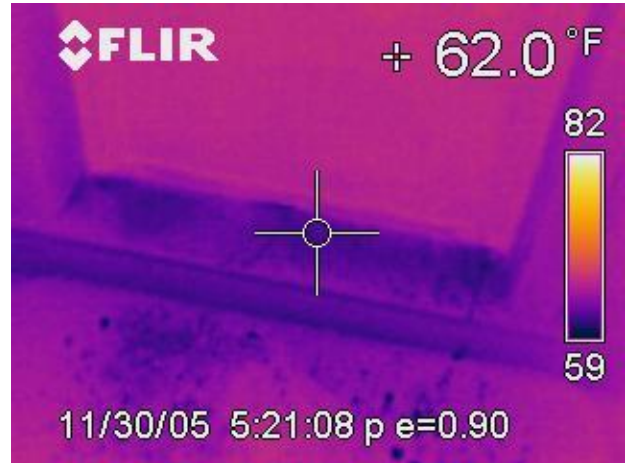
Plumbing

IV1



Plumbing

IV2



Plumbing

IV3



Plumbing

IV4



Plumbing

IV5



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V. APPLIANCES

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. Dishwasher
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. Food Waste Disposer
<i>Comments:</i>
Kitchen Laundry Appliances - Maintenance Item
Garbage disposal appears to be clogged with foreign material. Recommend that unit be repaired or replaced. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | C. Range Exhaust Vent
<i>Comments:</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | D. Ranges, Cooktops, and Ovens
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. Microwave Oven
<i>Comments:</i>
Microwave Specifications - Minor Concern
Microwave functions intermittently. Recommend evaluation by qualified appliance repairman. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Trash Compactor
<i>Comments:</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | G. Mechanical Exhaust Vents and Bathroom Heaters
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | H. Garage Door Operator(s)
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | I. Doorbell and Chimes
<i>Comments:</i>
Garage Doors - Safety Hazard
Doors do not open or close fully unless operator button is held continuously (see photo V19). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | J. Dryer Vents
<i>Comments:</i>
Malfunction - Maintenance Item
Front doorbell does not respond to normal use. |

Appliances

V1



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I	NI	NP	D	Inspection Item
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VI. OPTIONAL SYSTEMS

- | | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>A. Lawn and Garden Sprinkler Systems
 <i>Comments:</i>
 In ground sprinkler system - Maintenance Item
 Sprinkler box flooded. Recommend evaluation by licensed professional.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>B. Swimming Pools, Spas, Hot Tubs, and Equipment
 Type of Construction:
 <i>Comments:</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>C. Outbuildings
 <i>Comments:</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>D. Outdoor Cooking Equipment
 Energy Source:
 <i>Comments:</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>E. Gas Supply Systems
 <i>Comments:</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>F. Private Water Wells
 Type of System:
 Type of Storage Equipment:
 <i>Comments:</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>G. Private Sewage Disposal (Septic) Systems
 Type of System:
 Location of Drain Field:
 <i>Comments:</i></p> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>H. Whole House Vacuum Systems
 <i>Comments:</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>I. Other Built-in Appliances
 <i>Comments:</i></p> |

Optional

VI1



Deficiency Summary

Structural - Masonry - **Minor Concern**

Exposed rebar observed in visible portions of the slab foundation. Recommend further evaluation of rebar be conducted by an engineer to determine if any significant rust deterioration has occurred and what, if any, course of repair is necessary.

Structural - Drainage - **Major Concern**

The soil slopes towards the house in several areas. Regrade the soil around the foundations so that it slopes away from the house to minimize foundation moisture.

Structural - Drainage - **Major Concern**

Numerous chipmunk tunnels around foundation permitting water to accumulate under the slab. Recommend that licensed pest control professional be consulted on best way to address chipmunk issue (see photo IB1).

Structural - Ventilation - **Major Concern**

Inadequate ventilation in attic resulting in premature aging of shingles along the west (front) slope around the dormers. Recommend an improvement in ventilation and replacement of damaged shingles. Recommend evaluation by roofing contractor (see photo IC16)

Structural - Covering - **Major Concern**

There is a very heavy collection of roofing aggregate in the gutters. Excessive heat can cause aggregate loss and reduced shingle life (see photo IC14).

Structural - Covering - **Major Concern**

Evidence of previous hail damage was observed causing premature deterioration of the roof. Recommend that roof be evaluated by professional roofing contractor.

Electrical - Electrical Safety Components - **Safety Hazard**

GFCI in master bath inoperative. Replace GFCI. - Estimated Cost To Repair or Replace \$100.00

HVAC - Heating System - **Major Concern**

Keep in mind the advanced age of this AC unit.

Appliances - Garage Doors - **Safety Hazard**

Doors do not open or close fully unless operator button is held continuously (see photo VI9).