

C.A. Home Inspections

Property Inspection Report



1234 Main St, Sample, TX
Inspection prepared for: Bob Smith
Real Estate Agent: Top Agent - Best Agency

Date of Inspection: 3/14/2019 Time: 10:00 AM
Age of Home: 2008 Size: 2,975 sqft
Weather: Clear and 75°

Inspector: Chad Anderson
License #22906
4244B Redbird Lane E, Burleson, TX 76028
Phone: 817-932-0824
Email: cahomeinspections@yahoo.com
cahomeinspections.net



PROPERTY INSPECTION REPORT

Prepared For: Bob Smith
(Name of Client)

Concerning: 1234 Main St, Sample TX
(Address or Other Identification of Inspected Property)

By: Chad Anderson, License #22906 3/14/2019
(Name and License Number of Inspector) (Date)

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 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 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 manufacturers' installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

 A. Foundations

Type of Foundation(s):

- Post /Tension slab

Comments:

- The foundation was performing as intended at the time of the inspection and was inspected according to today's Texas Standards of Practice. If any concerns exist about the current or future foundation performance, the inspector recommends that a foundation specialist be consulted prior to closing.

 B. Grading and Drainage

Comments:

- The grading and drainage system and components were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.
- No evidence of water penetration was observed

 C. Roof Covering Materials

Type(s) of Roof Covering:

- Composition shingles noted.

Viewed From:

- Walked Roof surface

Comments:

- Broken and damaged roof covering materials were observed. You are strongly encouraged to have your insurance company and a certified, licensed roofing contractor to physically inspect the roof, prior to closing, to fully evaluate the insurability and condition of the roofing material.

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I	NI	NP	D
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Loose shingles



Missing shingles



Damaged Shingles

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D. Roof Structure and Attics

Viewed From:

- Inside attic

Approximate Average Depth of Insulation:

- Insulation is 6-8 inches deep

Comments:

• The attic insulation depth or thickness was inadequate. The recommended depth of attic floor insulation is 12+ inches to achieve an R30 rating. Inadequate attic insulation depth or thickness may allow greater than normal loss of conditioned air.

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I	NI	NP	D
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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior walls are made of brick and wood trim
- Interior walls are made of Drywall

Comments:

- The interior walls were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.
- **The bottom of the garage door trim should be painted or sealed to prevent wood deterioration.**



Bottom of garage door trim needs painting



Bottom of garage door trim needs painting

F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall
- Flooring: Carpet, Laminate, Tile

Comments:

- Ceilings and floors were inspected and appear to be performing their intended function at the time of inspection
- The ceilings were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

G. Doors (Interior and Exterior)

Comments:

- **Back door could only be latched but deadbolt. Door knob hardware has failed.**

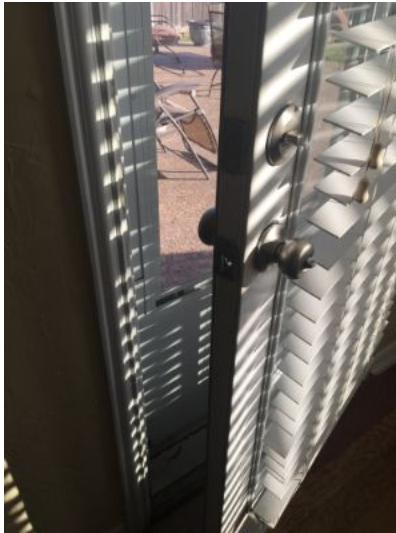
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Back door does not latch properly

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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H. Windows

Window Types:

- Windows are made of vinyl

Comments:

- Thermal pane window seals have failed. Moisture and or discoloration is present between window glass panes. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and repair or replacement is needed.
- Exterior sealant (caulking) improvements are needed between the exterior wall cladding and the window frames. Sealants applied between window frames and exterior walls prevent moisture intrusion.



Caulk missing on back window



Caulk missing on front window

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I	NI	NP	D
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Upstairs window has lost thermal seal

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior and Exterior)
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Comments:
 • The stairway was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Fireplaces and Chimneys
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Locations:
 • Fireplace is located in the library
 Types:
 • Fireplace is prefabricated metal insert
 Comments:
 • The visible areas of the fireplace and chimney were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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Comments:
 • The porches, poured concrete, sidewalks, patios, decks, balconies and carports were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	L. Other
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Materials:
 Comments:

II. ELECTRICAL SYSTEMS

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I	NI	NP	D
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A. Service Entrance and Panels

Panel Locations:
 • Electrical Panel located in garage
 Materials and Amp Rating:
 • Copper wiring
 • 200 AMP service panel
 Comments:
 • The main electrical service entrance and service panel was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
 • Copper wiring
 Comments:
 • The electrical system branch circuits and connected devices were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.
 • Both **GFCI** And **AFCI** breakers were tested and all tripped and reset at time of inspection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:
 • Gas fired forced hot air.
 Energy Sources:
 • The furnace is gas powered
 Comments:
 • The heating equipment was inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.
 • Unit achieved proper temperature differences between supply and return registers

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I	NI	NP	D
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B. Cooling Equipment

Type of Systems:
 • The home has a split system.
 Comments:
 • Normal Δ range is 14°-21° 19° was observed. The temperature difference between the supply and return register
 • The cooling equipment was inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

C. Duct Systems, Chases, and Vents

Comments:

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:
 • By the street
 Location of Main Water Supply Valve:
 • Front of structure
 Comments:
 • Static Water Pressure Reading:80 psi
 • The tub/shower tile grout and sealants were observed to be in need of repair or replacement to prevent water penetration at interior walls. When tub/shower tile grout and sealants are damaged, there may be concealed water damage and or wood destroying insect damage.

B. Drains, Wastes, and Vents

Comments:
 • Multiple areas showed signs of previous water damage and we're tested with moisture meter. All were dry at time of inspection.

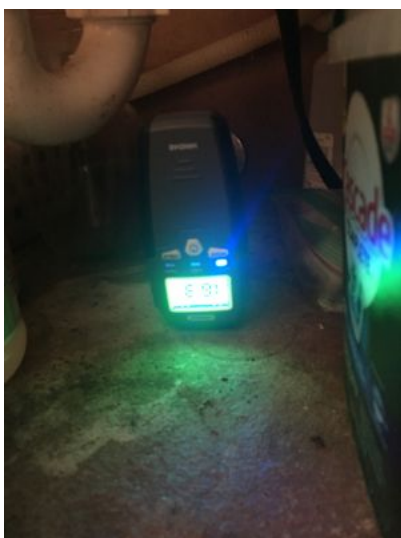
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I	NI	NP	D
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Water stain under kitchen sink

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Water Heating Equipment

Energy Source:

- Water heater is gas powered
- Water heater is located in the hall closet

Capacity:

- Unit is 50 gallons

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Hydro-Massage Therapy Equipment

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Other

Materials:

Comments:

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Dishwashers

Comments:

- The dishwasher was inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
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Comments:
 • Operated - appeared functional at time of inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems
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Comments:
 • Self filtering unit on bottom of microwave
 • Fan and light operated properly at time of inspection

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges, Cooktops, and Ovens
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Comments:
 • Oven: gas burners
 • The burners operated properly when tested.
 • When set at 350° oven reached 349°

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
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Comments:
 • Microwave operated properly when tested

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:
 • The bath fans were operated and no issues were found.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
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Door Type:
 • Roll-up door noted.
 Comments:
 • Passed auto reverse test
 • Passed photo eye reverse test

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:
 • Observed components operated properly at time of inspection

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other
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Observations:

VI. OPTIONAL SYSTEMS

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I	NI	NP	D
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A. Landscape Irrigation (Sprinkler) Systems
 Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment
 Type of Construction:
 Comments:

C. Outbuildings
 Materials:
 Comments:

D. Private Water Wells (A coliform analysis is recommended)
 Type of Pump:
 Type of Storage Equipment:
 Comments:

E. Private Sewage Disposal (Septic) Systems
 Type of System:
 Location of Drain Field:
 Comments:

F. Other
 Comments:

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

STRUCTURAL SYSTEMS		
Page 3 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Broken and damaged roof covering materials were observed. You are strongly encouraged to have your insurance company and a certified, licensed roofing contractor to physically inspect the roof, prior to closing, to fully evaluate the insurability and condition of the roofing material.
Page 4 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • The attic insulation depth or thickness was inadequate. The recommended depth of attic floor insulation is 12+ inches to achieve an R30 rating. Inadequate attic insulation depth or thickness may allow greater than normal loss of conditioned air.
Page 5 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • The bottom of the garage door trim should be painted or sealed to prevent wood deterioration.
Page 5 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Back door could only be latched but deadbolt. Door knob hardware has failed.
Page 6 Item: H	Windows	<ul style="list-style-type: none"> • Thermal pane window seals have failed. Moisture and or discoloration is present between window glass panes. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and repair or replacement is needed. • Exterior sealant (caulking) improvements are needed between the exterior wall cladding and the window frames. Sealants applied between window frames and exterior walls prevent moisture intrusion.
PLUMBING SYSTEM		
Page 9 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • The tub/shower tile grout and sealants were observed to be in need of repair or replacement to prevent water penetration at interior walls. When tub/shower tile grout and sealants are damaged, there may be concealed water damage and or wood destroying insect damage.