

# American Property Inspections of Texas

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## PROPERTY INSPECTION REPORT

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Prepared For: John Doe

Concerning: 12345 Haughland Dr. Cypress, TX. 77433

By: **Rod Scarborough** TREC License # 7189

**February 20, 2010**

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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](http://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 property 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 for 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 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

Present at Inspection: ☒Buyer ☐Buyers Agent ☐Sellers Agent ☐Seller

Building Status: ☐Vacant ☒Occupied

Weather Conditions: ☐Sunny ☐Rain ☒Cloudy ☒Approx. Outside Temperature 40 Degrees

Utilities On: ☒Yes ☐No

**Note: All opinions, observations or findings (whether listed as "I, NI, NP or D") in this report are based solely on the time and date of the actual inspection.**

Inspection Type: Single Family Residence

Year built: 1983

Stories: 1

Living Area: Approx. 1,290

Bed / Bath: 3/2

Start Time: 9:45 End Time: 1:30

Information provided by customer/MLS

Mold/Mildew investigations are NOT included in this report. It is beyond the scope of this inspection.

For the purpose of this report and any references within, the direction of the structure faces north. All references to direction will be based upon this information.

#### How to read and interpret this report:

**All commented items should be repaired or addressed to client's satisfaction PRIOR TO CLOSING.**

Items that are marked with a ☒ should be addressed to prevent more extensive damage and should be a priority item, indicates non-compliance with current building standards or recommended to continue to monitor.

**Comments in bold lettering are generally FYI (for your information) and don't require any action.**

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Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-1 (10/2008)



Front of home

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## I. STRUCTURAL SYSTEMS

### A. Foundations

☒    ☐    ☐    ☒

**Foundation Type(s):** Slab On Grade/Post Tension

*Comments:*

**Note: The performance of the foundation described within this report does not in anyway address future settlement or movement. Due to the expansive nature of the soil in the Houston area it is recommended that the foundation be monitored on a regular basis and the moisture content of the soil surrounding the foundation be kept at a consistant level.**

**The inspection of the foundation is limited to the visual observation of accessible exterior and interior structural components at the time of the inspection. The inspector does not perform engineering studies or measurments. There are many factors which could limit the accuracy of the assessment of foundation performance. These include, but are not limited to, landscaping, patios, painting, repairs, areas behind walls, furnishing, decking, ect.**

**How do engineers identify damage caused by foundation movement?**

**Foundation movement usually tends to produce a few large cracks, usually at least 1/16<sup>th</sup> inch wide, rather than a lot of small cracks. Cracks in brick veneer due to foundation movement will normally extend from the top of the wall to the bottom of the wall.**

**The cracking usually will be tapered if caused by foundation movement. By tapered I mean that crack will be wider at the top or the bottom. If a crack is due to foundation movement, it will almost never be the same width at the top and bottom; such a crack is more likely to be due to thermal stresses than to foundation movement.**

**Considered as a whole, the pattern (meaning the location and taper) of the cracking should be consistent with a possible known mode of foundation distortion. For instance if a brick veneer wall shows cracks that were close to each other and one was wide at the top while the other was narrow at the top, it would usually be unreasonable to consider both cracks to be due to foundation movement since they are not both consistent with a known mode of foundation distortion.**

**Foundation movement usually results in cracks in drywall and brick veneer at weak points such as at the corners of windows and doors.**

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**Cracks that show up after a long period of dry weather and tend to close when the weather turns wetter are usually due to foundation movement.**

**Foundation movement can distort door openings causing doors and windows to stick and bind. Wallpaper can exhibit rucking at the inside corners of walls and at the intersection of walls and ceilings.**

**In some situations, finish floors can become perceptibly out-of-level. Unfortunately, floors are constructed out-of-level and foundations that undergo a normal range of movement can also become more or less out-of-level over time. Relating floor levelness to foundation movement is always based to a great degree on the engineering judgment of the inspecting engineer; that judgment is always subjective and interpretative.**

**Brick courses, countertops and window stools can become noticeably out-of-level due to foundation distortion. These items are normally constructed to a tighter level tolerance than are floors**

**Foundation problems can result without proper maintenance on the homeowner's part. Maintenance may be accomplished by doing three things.**

- 1. Provide good drainage away from the foundation.**
- 2. Water the soils surrounding the foundation on an as needed basis.**
- 3. Be aware of the potential for adverse affects caused by trees and shrubbery.**

**Should there be future issues concerning foundation condition, it is recommended that you consult with your builder or a licensed professional structural engineer.**

☒The foundation appeared to be functioning as intended, however there was a hairline crack in the foundation on the northwest and northeast side of structure. Recommend continuing to monitor.

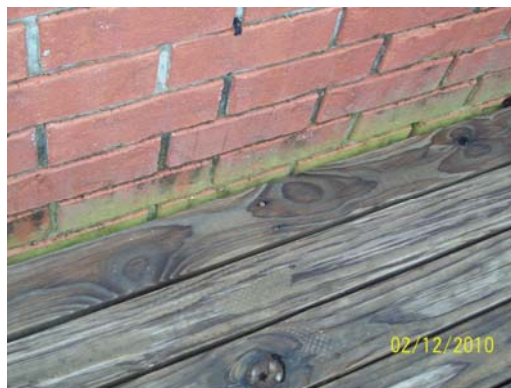
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☒ There were areas around the structure that were not accessible due to improper grade clearances and decking material against the foundation wall at various locations around structure.



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**B. Grading and Drainage**

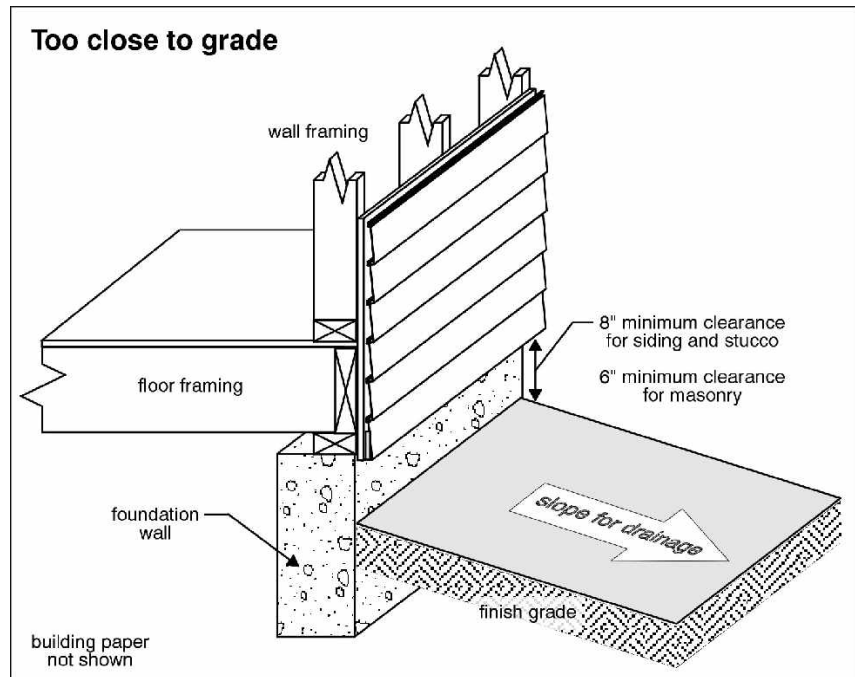
*Comments:*

**Note: Proper grading and drainage is important to maintaining proper foundation performance, preventing water penetration, avoiding wood rot and preventing conditions which are conducive to wood destroying insects. It is recommended that grade be at a minimum of 4" from brick exteriors and 6" from wood/siding and grade sloped away from structure 6" in 10' to promote proper drainage.**

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☒ Grade appeared to be flat and appeared to slope toward structure at various location. Recommend continuing to monitor.

☒ There was significant ponding around structure at various locations. Recommend modifying grade to move water away from foundation and eliminate ponding.



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☒ Some gutter down spouts did not divert water from foundation properly, down spouts should divert water away approximately 5' from foundation.

☒ Gutter down spouts/connection on southeast side of structure was damaged and was not properly connected to gutter.



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☒ Gutter rusted through on north side near front door.

☒ ☐ ☐ ☒

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

**Type(s) of Roof Covering:** ☒ Composition

**Viewed From:** ☒ Walked roof

*Comments*

**Note: Roof inspections are limited to visual observation of accessible surfaces. The roof is only inspected from the roof level if it can be performed safely, as determined by the inspector, and without damaging the roof components. Certain types of damage/poor workmanship (improper fastening, manufacturer defects, ect.) may not be apparent at the time of the inspection. Therefore the inspector cannot guarantee that the roof will be free from leaks/defects, nor can the inspector determine the life expectancy of the roof. This report is based on the general condition of the roof at the time of the inspection. Keep in mind roof materials have a limited life and need regular maintenance/repairs. It is recommended to keep roof and rain gutters clear of all debris, and monitor roof on a regular basis to prevent possible future water penetration.**

☒ Roof appeared to be functioning as intended however there were damaged shingles, exposed/popping nail heads, uplifted shingles and flashing at various locations and the roof showed signs of aging. There were signs of an active roof leak in the attic and signs of previous/existing leaks at various locations within the attic space. Recommend having a roofing professional do a complete evaluation.



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☒ The type and installation of roof fasteners were not inspected because lifting shingles may cause damage to the roof covering

☒ ☐ ☐ ☒

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

**Viewed From:** ☒ Entered attic space

**Approx. Average Depth of Insulation:** ☒ 6 inches

**Approx. Average Thickness of Vertical Insulation:** ☒ Unknown, not accessible

*Comments:*

**Note: The inspection of the roof structure and attic is performed via visual observation of the areas and components, which are safely accessible at the time of the inspection.**

**2000 IRC (International Residential Code) §M1305.1.3 specifies that**

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attics containing appliances shall have an opening not less than 22in x 30in, a clear unobstructed passageway with solid flooring at least 24in wide and not more than 20ft long; a work area not less than 30in wide by 30in deep in front of all sides of appliances where access is required. IRC §M1305.1.3.1 stipulates that a light fixture with a switch at the required passageway opening and a receptacle outlet will be provided near the appliance.

In the Houston area, some of the most important factors effecting energy efficiency are conduction (direct gain or loss through ceiling and walls), radiant solar heat gain and infiltration gains and losses (drafts or air leaks). Conduction is primarily controlled by insulation, infiltration loss or gain is controlled by caulking or weather stripping. Solar heat gain is controlled by external shading of windows and doors exposed to the sun.

Attic space in a Houston area home is the most important area for insulation. Attic floor insulation should be at least R-19, however for increased efficiency R-30 is preferred. The following illustrates typical R-values per inch for commonly used insulations.

<u>Insulation Type:</u>	<u>R-Value per inch:</u>
Fiberglass Blanket or Batt	2.9 to 3.8 (Use 3.2)
Expanded Polystyrene Board	3.6 to 4 (Use 3.8)
High Performance Fiberglass Blanket	3.7 to 4.3 (Use 3.8)
Loose-fill Cellulose	3.4 to 3.7 (Use 3.5)
Loose-fill Fiberglass	2.3 to 2.7 (Use 2.5)
Loose-fill Rock Wool	2.7 to 3.0 (Use 2.8)

Insulation type: ☒ Batt

Approx. depth on insulation: ☒ 6" Inches

Attic ventilation: ☒ Wind turbine ☒ Gable vent

Attic structure consisted of: ☒ Rafters, Joists & Purlins

Attic access location: ☒ Garage

☒ Roof structure/attic appeared to be stable and functioning as intended.

☒ Observed a cracked rafter between the water heater flue vent and the chimney flue vent.

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☒ Rafter pulled/knocked away from valley rafter on north side in attic area.



☒ One of the vertical rafter supports was not connected to the rafter.

☒ Attic access ladder was not properly secured, missing mounting hardware and has loose fasteners.

☒ No flashing installed on the windows in attic area.

☒ Possible water penetration on east wall in attic area due to not being caulked.

☒ Water supply lines in attic not insulated.

☒ There were signs of an active roof leak in the attic and signs of previous/existing leaks at various locations within the attic space. Recommend having a roofing professional do a complete evaluation.

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☒ Fire blocking for chimney flue not installed.



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E. Walls (Interior and Exterior)</b>
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*Comments:*

**Note: The condition of the framing or other components hidden behind the exterior/interior wall finishes are unknown to the inspector, therefore no opinion is given as to there current condition. The conditon of the surface finishes are not noted, unless they may contribute to or be symptomatic of other issues. Home furnishing, landscaping and other personal items, ect. may limit the assessment of existing conditions.**

**Exterior Walls:**

**Note: (From 2000 IRC) R309.2 Separation required. The garage shall be separated from the residence and its attic area by not less than 1/2-inch (12.7 mm) gypsum board applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.**

**Type:** ☒Brick ☒Siding/wood trim

☒Exterior walls appeared to be functioning as intended however there was wood/siding rot at various locations around the structure.



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- ☒ Siding/trim needs to be caulked at various locations.
- ☒ Loose brick near front door on west wall.
- ☒ Z flashing missing at window trim on west side of structure. Recommend continuing to monitor.
- ☒ Previous brick repair on west side of structure.
- ☒ Siding should be cut back about 2" to prevent weeping where the roof line meets an exterior wall.

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**Interior Walls:**

**Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations/studies. he client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.**

- ☒ Interior walls appeared to be functioning as intended.
- ☒ There were signs of water penetration around the window in the southwest bedroom on the west wall. Recommend continuing to monitor.
- ☒ Cracks in wall in living area on east wall.
- ☒ Drywall damaged in master bath at sliding glass door header on north side.
- ☒ Signs of previous moisture penetration on base board in kitchen on north wall.
- ☒ Signs of previous wall repair in master bath near bathtub.

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☒ ☐ ☐ ☒ **F. Ceilings and Floors**

*Comments:*

**Note: The condition of the framing or other components hidden behind the interior ceiling/floor finishes are unknown to the inspector, therefore no opinion is given as to there current condition. The condition of the surface finishes are not noted, unless they may contribute to or be symptomatic of other issues. Home furnishing, and other personal items, ect. may limit the assessment of existing conditions.**

☒ Ceiling appeared to be functioning as intended.

☒ Supply register in master bath ceiling is damaged.

☒ Floors appeared to be functioning as intended.

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

*Comments:*

**Note: Interior/exterior doors are inspected to determine if they are functioning properly, including locking hardware and latches. Garage doors, including automatic openers and safety devices, are inspected to determine if they are functioning properly.**

#### **Garage Doors:**

**Note: (From 2000 IRC) R309.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inch (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors.**

**If/when a garage door operator is installed ensure door manufacture's required additional bracing at top of door is installed to prevent damage to door from automatic opener.**

☒ Garage doors appeared to be functioning as intended however the lock for the garage door should bolted in the open position to prevent possible damage to door from garage door opener.

☒ Electronic eye did not function properly. This is a safety device designed

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to reverse the door in the event of objects passing under the door while closing.

☒The automatic door opener would not close the door unless the button was pushed and held down until the door completely closed.

#### Exterior Doors:

**Note: (From 2000 IRC) R311.1 Exit door required. Not less than one exit door shall be provided from each dwelling unit. The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage.**

**R311.2 Type of lock or latch. All egress doors shall be readily operable from the side from which egress is to be made without the use of a key or special knowledge or effort.**

**Prudent buyers replace/rekey exterior locks upon taking possession of property.**

☒Exterior doors appeared to be functioning as intended.

#### Interior Doors:

☒Interior doors appeared to be functioning as intended.

☒ ☐ ☐ ☒

#### **H. Windows**

*Comments:*

**Note: Only a representative number of accessible windows are checked for operation during this inspection. Failed thermal paned seals in insulated glass windows are not always detectable. In some conditions it may not be able to detect this condition, particularly if the windows are dirty or it's raining during the inspection. The visible moisture between panes in a failed seal situation may be apparent or not, due to variations in atmospheric conditions. Windows are reported as they are observed at the time of the inspection only.**

**Type:** ☒Single pane aluminum

#### Exterior:

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☒ Exterior windows appeared to be functioning as intended however various windows need to be caulked and screens were missing or damaged.

**Interior:**

☒ Interior windows appeared to be functioning as intended however several of the windows were either difficult to open or would not open.

☒ Window in the southwest bedroom would not open.

☒ Window in the south bedroom was off track and would not close completely.

☒ Window in the master bedroom was off track and loose.

☒ Water present on window sill in breakfast area.

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**I. Stairways (Interior and Exterior)**

*Comments:*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**J. Fireplace/Chimney**

*Comments:*

**Note: The inspection of the fireplace and chimney is a visual inspection of the accessible components of the firebox, hearth, damper, doors, attic penetration, chimney crown and cricket. It is recommended that the chimney, flue and firebox be inspected/cleaned prior to initial lighting and on an annual basis by a professional chimney sweep.**

**Note: (From 2000 IRC) R1001.6 Termination. Chimneys shall extend at least 2 feet (610 mm) higher than any portion of a building within 10 feet (3048 mm), but shall not be less than 3 feet (914 mm) above the point where the chimney passes through the roof.**

**Type Of Fireplace:** ☒ Gas/Wood burning

☒ Damper did not function.

☒ Creosote build up in firebox and chimney flue.

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☒ Cracked tile on right side of fireplace and missing grout around tile on left side.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>K. Porches, Balconies, Decks and Carports (Attached)</b>
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*Comments:*

☒ Appeared to be functioning as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>L. Other</b>
-------------------------------------	--------------------------	--------------------------	--------------------------	-----------------

*Comments:*

**Diveway:** ☒ Minor cracks. Appeared to be functioning as intended.

**Walk Way:** ☒ Appeared to be functioning as intended.

## II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Service Entrance and Panels</b>
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I	NI	NP	D	Inspection Item
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*Comments:*

**Note: The inspection of the electrical system is limited to the visible and accessible components at the time of the inspection. A major portion of the electrical system is hidden behind walls and ceiling finishes and are not accessible at the time of the inspection, therefore, no evaluation of performance of these items are given. When it can be performed safely, as determined by the inspector, the dead front (a panel designed and located in the electrical panel to prevent exposure to the live wires within the electrical panel) will be removed to inspect the existing condition of the breakers and conductors as in relation to proper sizing and to determine if there are any signs of overheating/double tapped conductors.**

A typical electrical system consists of two distinct components: (1) the electric service entrance, and (2) the branch circuits. The service entrance determines the capacity of the electric power available to the home. The electric circuits distribute the power throughout the home. Electrical devices in a home typically use either 120 or 240 voltage electricity. The major appliances such as clothes dryers, kitchen ranges, water heaters, air conditioners, and electric heating units require 240 volts. General-purpose circuits (lighting, outlets, etc.) require 120 volts

Per TREC Standards of Practice, §535.230 (a) (6), any panel installed in a hazardous location, such as a clothes closet, must be reported as a "Deficiency". In addition, National Electric Code (NEC) 240-24(d)(e) prohibits electrical panels in clothes closets and bathrooms.

**Service Entrance:**

☒ Service provided from underground

**Main disconnect panel/Sub Panels:**

**Type of supply wire:** Aluminum

**Amps:** 100

**Brand:** Federal Pacific

**Panel Location:** Exterior (south side of structure)

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☒ Dead front was not in place. Recommend installing for safety.



☒ No anti-oxidizing compound installed on aluminum supply wire.

☒ Panel not properly labeled.

☒ 15 amp circuit breaker is double tapped.



☒ ☐ ☐ ☒

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

**Type of Wiring:** Copper

*Comments:*

**Note: The inspection of the branch circuits is limited the visible and accessible components at the time of the inspection. A major portion of the electrical system is hidden behind walls and ceiling finishes and are**

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not accessible at the time of the inspection, therefore, no evaluation of performance of these items are given.

(Ground Fault Circuit Interrupter, a safety device that senses any shock hazard and interrupts the flow of electricity in the circuit)

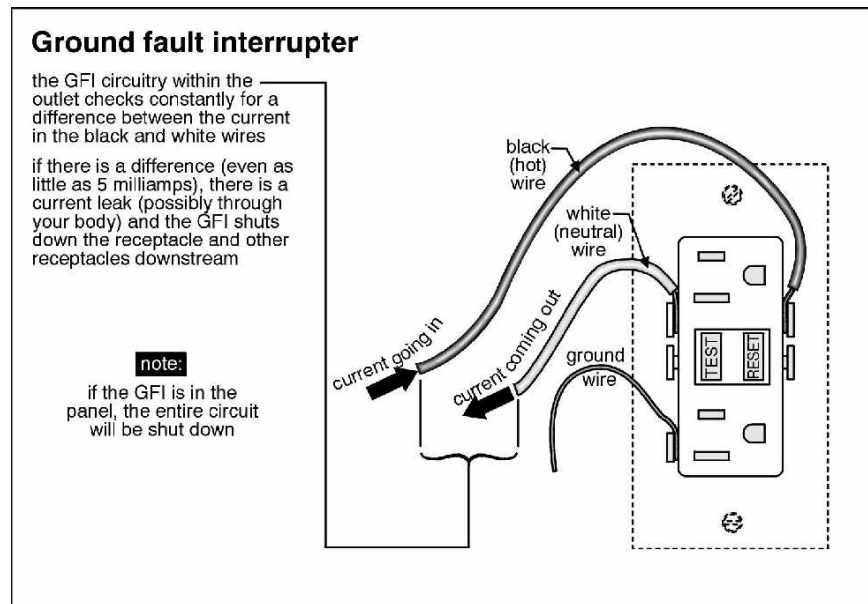
#### GFCI Protection: (Safety Protection)

**Kitchen:** ☒No

**Exterior:** ☒No

**Bathrooms:** ☒No ☒One GFCI in master bath near sink on west side

**Garage:** ☒No



**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,**

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**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.**

☒ Not present

**Electrical Fixtures:**

☒ Appeared to be functioning as intended.

☒ Open ground in receptacle on south wall in living area near sliding glass door and in southwest bedroom on north wall.

☒ Receptacle in master bath near sink on east side did not function.

☒ Receptacle in hall bath has reversed not ant neutral wires.

☒ Receptacle in southwest bedroom on east wall did not function.

☒ Junction box not installed at connection for front porch light conductors and in attic area.



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☒ Cover plate missing on junction box in ceiling in the garage.



☒ Cover plate missing on receptacle in garage ceiling.



☒ Light fixture in living room did not function.

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☒ Light in hall is tied to what appears to be a 3 way switch that's located in the south bedroom. These switches did not function properly.

☒ Light fixture in attic on north side did not function.

☒ Extension cord being used to power dryer in garage.

☒ Attic vent fan on north gable did not function.

☒ Improper conductor connections in attic.



☒ Power supply conductor for the HVAC equipment in attic is not properly protected.

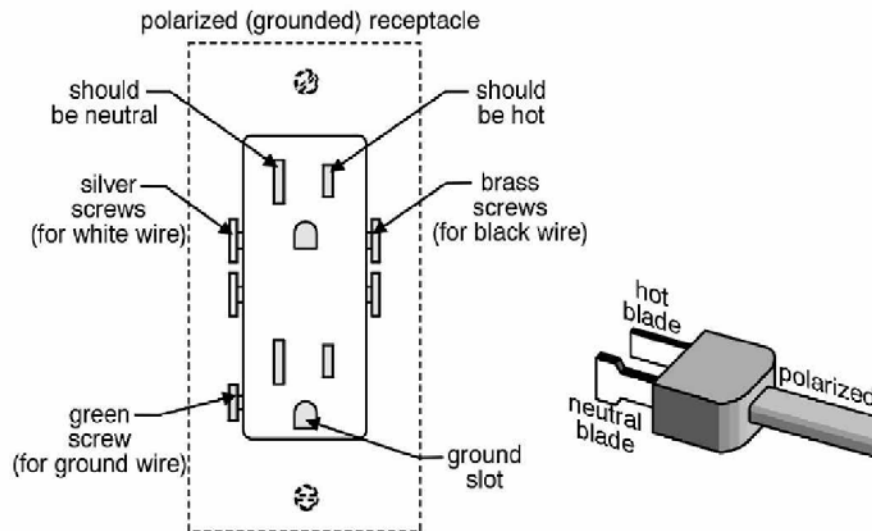


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## Reversed polarity



## Smoke Alarms:

☒ Missing/not functioning at time of inspection

**Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.**

**The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms,**

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detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links:

[www.cpsc.gov/CPSCPUB/PUBS/464.pdf](http://www.cpsc.gov/CPSCPUB/PUBS/464.pdf),

[www.carbonmonoxidekills.com](http://www.carbonmonoxidekills.com), [www.nfpa.org/index.asp](http://www.nfpa.org/index.asp), and

[www.usfa.dhs.gov/downloads/pyfff/inhome.html](http://www.usfa.dhs.gov/downloads/pyfff/inhome.html).

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

☒ ☐ ☐ ☐

#### A. Heating Equipment

Type of System: ☒ Central

Energy Source: ☒ Gas

*Comments:*

**Note:** It is recommended that the heating system/air handler be professionally inspected/cleaned by a licensed technician prior to use and on an annual basis.

**Note:** (From 2000 IRC) M1305.1.3 Appliances in attics.

Attics containing appliances requiring access shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) in length when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762mm)deep and 30 inches (762mm)wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), where such dimensions are large enough to allow removal of the largest appliance.

☒ Unit was operated and was functioning as intended. A thermal reading was performed and ranged from 110 degrees to 123 degrees.

☐ ☒ ☐ ☐

#### B. Cooling Equipment

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**Type of System:** ☒ Central

**Size:** 3 tons

*Comments:*

**Note: It is recommended that the cooling system be professionally inspected/cleaned by a licensed technician prior to use and on an annual basis**

☒ The unit was not operated due to outside temperature being around 40 degrees. When the temperature drops to 60 degrees or below the condensing unit should not be turned on due to the possibility of damaging the compressor Recommend having a qualified professional inspect system.

☒ The condensing unit did not have the required 3" clearance from grade.

☒ Secondary drain pan showed signs of rust and was damaged on the east side.

☒ Refrigeration line to outside condensing unit not insulated.

☒ ☐ ☐ ☐

#### C. Ducts System, Chases and Vents:

*Comments:*

**Duct Type:** ☒ Flex

☒ Appeared to be functioning as intended.

### IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒

#### A. Water Supply System and Fixtures

**Static Water Pressure Reading:** 58 PSI

*Comments:*

**A plumbing system consists of three major components, the supply piping, the waste and vent piping, and the fixtures. The supply piping brings the water to the fixture from a private well or public water main. The supply piping is smaller diameter piping that operates under pressure. These pipes must be watertight. The waste piping carries the water from the fixture to a private septic system or to a public sewer line. The drain or waste piping does not operate under pressure, instead typically uses gravity to drain the water from the fixture to the septic**

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**tank or sewer. Thus, these pipes must slope in order function properly.**

**Sinks:**

☒ Appeared to be functioning as intended.

☒ Drain stop in master bath on east side would not stay in the closed position.

☒ Active leak under sink in hall bath and master bath on east side.

☒ Existing/previous leak under sink in master bath on west side.

**Bathtubs/showers:**

☒ Appeared to be functioning as intended however the shower diverter valve in the hall bath was missing the handle and was set to the open position.

☒ The hot water valve in the master bath was not secured and came off when the valve was turned on.



☒ The hall bathtub was missing wall tiles.

☒ The hall and master bathtubs apparently had glass doors that have been removed and the holes for the installation hardware have been caulked.

☒ The overflow drain cap in the master bathtub needs to be turned around to prevent water from penetrating behind the cover plate.

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☒ When the water is turned on in the bathtub in the master bathroom and the diverter is set to tub mode water from the faucet sprays all over the bathtub rim.



**Commodes:**

☒ Appeared to be functioning as intended however the commode in the master bath continued to run water after being flushed.

**Outside Hose Bibs:**

☒ Appeared to be functioning as intended however there were no back flow preventers installed

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Drains, Wastes, Vents</b>
-------------------------------------	--------------------------	--------------------------	-------------------------------------	---------------------------------

*Comments:*

☒ Drains functioning as intended however the drain in the master bathroom sink on the east side drained slowly.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C. Water Heating Equipment</b> (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)
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**Energy Source:** ☒ Gas

**Capacity:** 40 Gal.

**Location:** Garage

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**Manufacturer: GE**

*Comments:*

**Note: Water heaters should be flushed every year or as recommended by the manufacturer to remove sediments that collect at the bottom of the tank.**

**A water heater is equipped with a temperature & pressure relief (TPR) valve, (Temperature and Pressure Relief Valve, a safety valve installed on a hot water storage tank to limit the temperature and pressure of the water) This valve was visually inspected for proper installation. However, due to the likelihood that the valve would not reseal if discharged, these valves are not tested. This is an important safety device that is required by most codes.**

☒The unit appeared to be functioning as intended however there was rust in the burner compartment. Recommend continuing to monitor.

☐ ☐ ☒ ☐

**D. Hydro- Massage Therapy Equipment**

*Comments:*

**V. APPLIANCES**

☒ ☐ ☐ ☒

**A. Dishwasher**

*Comments:*

☒The unit was operated and allowed to run a complete wash cycle. The unit appeared to be functioning as intended

☒The drain line for the dishwasher under the kitchen sink needs to be secured above the connection point to the garbage disposal to prevent possible water from the disposal backing up into the dishwasher.

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☒ ☐ ☐ ☐

**B. Food Waste Disposer**

*Comments:*

☒ The unit was operated and appeared to be functioning as intended

☒ ☐ ☐ ☒

**C. Range Exhaust Vent**

*Comments:*

☒ The unit was not functioning as intended and the light did not function.

☒ ☐ ☐ ☒

**D. Ranges, Cooktops and Ovens**

*Comments:*

**Range:** ☒ Gas

☒ The unit was operated and was functioning as intended however the front burner on the left side needs to be cleaned/adjusted.

**Oven:** ☒ Gas

☒ The unit was turned on to 350 degrees and allowed to cycle through the preheat function, a thermal reading was performed and read 362 degrees, a variance of 25 degrees is considered acceptable.

☒ No anti-tip device installed.

☐ ☒ ☐ ☐

**E. Microwave Oven**

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*Comments:*

☐ ☐ ☒ ☐

**Trash Compactor** *Comments:*

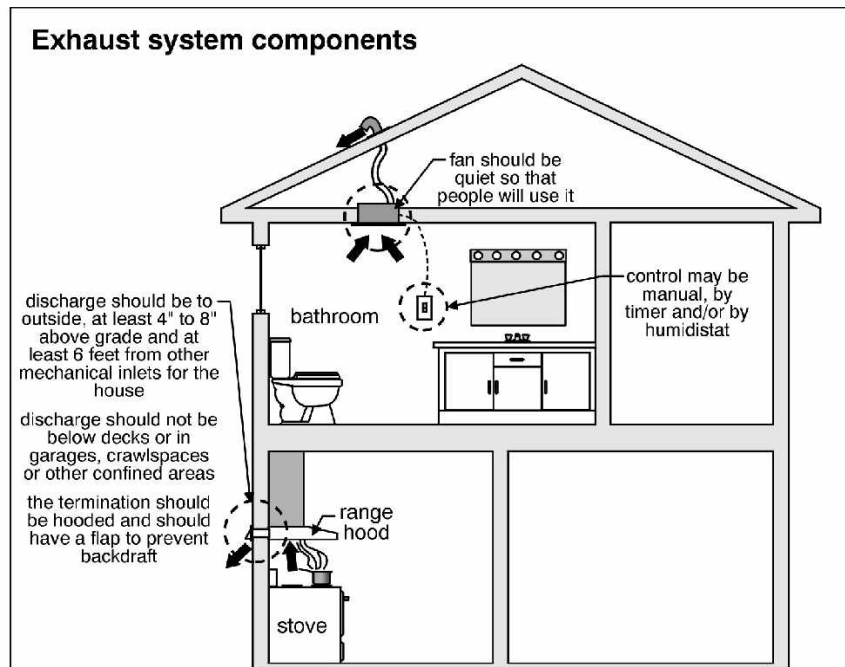
☒ ☐ ☒ ☒

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

☒ No exhaust installed in the master bath.

☒ The exhaust fan in the hall bath appeared to vent into the attic. This should be vented to the exterior.



☐ ☐ ☒ ☐

**G. Garage Door Operators**

*Comments:*

☒ ☐ ☐ ☐

**H. Door Bell and Chimes**

*Comments:*

☒ Functioning as intended.

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☒ ☐ ☐ ☒ **I. Dryer Vents**

*Comments:*

☒ Dryer vent terminated in the attic. This should be vented to the exterior.



☒ The vent pipe was the wrong material. When a dryer vent penetrates a wall/ceiling the vent pipe should be the smooth material.

## VI. OPTIONAL SYSTEMS

☐ ☐ ☒ ☐ **A. Lawn and Garden Sprinkler Systems**

*Comments:*

☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs and Equipment**

**Type of Construction:**

*Comments:*

☐ ☒ ☐ ☐ **C. Outbuildings**

*Comments:*

☐ ☐ ☒ ☐ **D. Outdoor Cooking Equipment**

**Energy Source:**

*Comments:*

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☐    ☒    ☐    ☐    **E. Gas Supply Systems**

*Comments:*

☐    ☐    ☒    ☐    **F. Private Water Wells** (A coliform analysis is recommended.)

**Type of Pump:** ☒

**Type of Storage Equipment:**

*Comments:*

☐    ☐    ☒    ☐    **G. Private Sewage Disposal (Septic) Systems**

**Type of System:**

**Location of Drain Field:**

*Comments:*

☐    ☐    ☒    ☐    **H. Whole-House Vacuum Systems**

*Comments:*

☐    ☐    ☒    ☐    **I. Other Built in Appliances**

*Comments:*