Texas

Inspection Date:
2019

Prepared By:
Home Performance Inspection PLLC
Snyder, TX 79549

Report Number:
2019

Inspector:
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PROPERTY INSPECTION REPORT

Prepared For: John Doe
(Name of Client)

Concerning: Texas
(Address or Other Identification of Inspected Property)

By: Patrick Birkenfeld TREC #23851 2019
(Name and License Number of Inspector)

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

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

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

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

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

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

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based 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 INFORATION 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

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This written report is considered the final and exclusive findings of Company of the structure. Client understands and agrees they will not rely on any oral statements made by the Inspector prior to the issuance of the written report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed forty eight (48) hours after the inspection report has first been delivered to Client.

If an item of any particular category is deficient, I recommend the complete category be evaluated by a licensed professional, not just the listed item before the expiration of any option period(s).

The digital pictures in this report are a sample of the damage and/or deficiencies in place and should not be considered to show all of the damages and/or deficiencies found. There will be damage and/or deficiencies not represented with digital imaging.

Main Entrance Faces
North (The right side is to right facing front door and left is to the left facing front door.)

State of Occupancy
Occupied fully furnished

Recent Rain
Yes

Ground Cover
Damp

Weather Conditions
Sunny

Approximate Age
7 years

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ A. Foundations

Type of Foundations(s):
Slab-on grade

The Foundation is:
Performing as intended, no significant problems were observed.

Comments:
Corner pops on front right and left corners and rear right and left corners.

☒ ☐ ☐ ☐ B. Grading and Drainage

Comments:
Performing as intended.

I	NI	NP	D
☒	☐	☐	☒

C. Roof Covering Materials

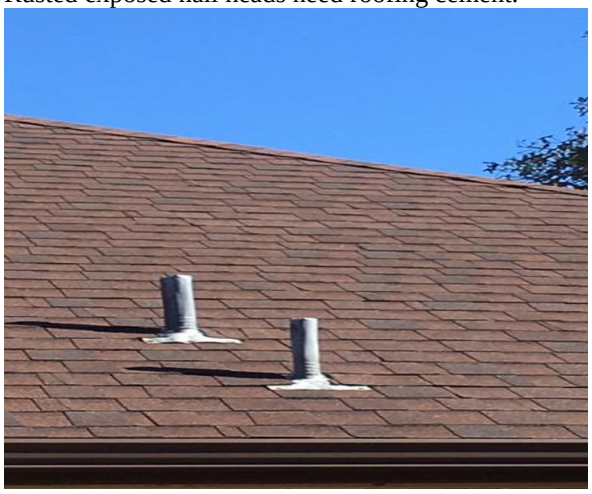
Types of Roof Covering:
Composition Roofing Material

Viewed From:
Viewed With Binoculars due to height and high pitch. However, without walking the roof impact type damage cannot be verified. If any concern exists about the roof, I recommend a professional roofer inspect and make necessary repairs.
Comments:
Nail pop on lower side of chimney, and corner between porch roof and master bedroom.
Needs kick out flashing at eve over hangs and side walls to prevent water from running down side of brick.
Exposed nail heads at vent flashings should be sealed with roofing cement.
I think an extension piece on the stove vent will reduce water from entering the vent and dripping on stove in heavy wind driven rain.

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

Rusted exposed nail heads need roofing cement.

Rusted exposed nail heads need roofing cement.



Stove vent flashing needs looked at and possible extention to keep wind driven rain from entering vent.
Kick out flashing in lower left corner to direct water in gutter rather then down wall.

☒ ☐ ☐ ☐ D. Roof Structures and Attics

Viewed From:
Performing as intended.

Approximate Average Depth of Insulation:
7" to 9"

Comments:
The pull down stairs in to the attic is installed with drywall screws that are specifically named by the manufacture as not acceptable mounting hardware.

☒ ☐ ☐ ☐ E. Walls (Interior and Exterior)

Comments:
Exterior walls brick veneer with stone inlay.
Right side expansion joint has brick mortar cracking loose replace mortar and monitor for movement. Minor cracks were noted. This condition is mainly cosmetic in nature and should be patched.
Right side of garage door needs minor caulking. And top corner needs some mortar replacement in hole.
Comments:
Interior walls
Performing as intended.

Expansion Joint With Lose Mortar

☒ ☐ ☐ ☐ F. Ceilings and Floors

Comments:

Preforming as intended

☒ ☐ ☐ ☐ G. Doors (Interior and Exterior)
Comments:
Performing as intended

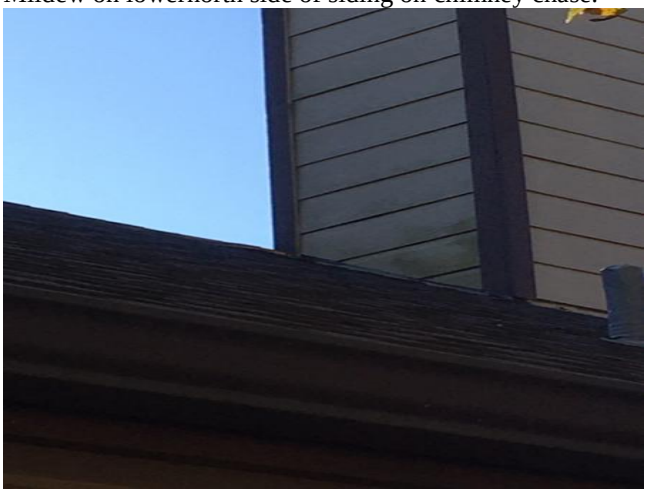
Comments: Interior:

☒ ☐ ☐ ☐ H. Windows
Comments:
Performing as intended

☒ ☐ ☐ ☐ I. Stairways (Interior and Exterior)
Comments:
Preforming as intended
Bottom of wood deck stairs in contact with soil.

☒ ☐ ☐ ☐ J. Fireplaces and Chimneys
Comments:
Preforming as intended.

Mildew on lowernorth side of siding on chimney chase.



☒ ☐ ☐ ☐ K. Porches, Balconies, Decks, and Carports
Comments:
Preforming as intended.
Surface crack in rear concrete porch.
Wood in contact with ground at deck area, possible cause of termite damage in later years.
I suggest a ground treatment of some sort for termite prevention.


II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ A. Service Entrance and Panels

Comments:

Preforming as intended
Fire hazard combustible debris in service panel.
Check often and clear lizard nests.

☒ ☐ ☐ ☐ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Cooper

Comments:

Performing as intended.
Rear outdoor plug by A/C unit needs caulked and sealed.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

Type of Systems:
Heat Pump
Central Forced Air Furnace

Energy Sources:
Electricity

Comments:
Performing as intended.

☒ ☐ ☐ ☐ B. Cooling Equipment

Type of Systems:
Heat Pump
Central Forced Air System
Comments:
Return air was at 69.4 and supply air at 51.9 a 17.5 degree difference. Unit is clean and working properly.

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

☒ ☐ ☐ ☐ C. Duct Systems, Chases, and Vents

Comments:
Performing as intended.

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution, Systems, and Fixtures

Location of water meter:
Left side of driveway by street.

Location of main water supply valve:
Left side of driveway by street.

Static water pressure reading: 85-90 psi

Comments:
Over 80psi can cause plumbing water supply piping issues. Possible pressure regular needs to be installed. I think the water supplier would be responsible in resolving the high pressure issue. With high pressure expansion tanks are needed at water heaters.
Lower water volume is an issue the water supplier should resolve.

☒ ☐ ☐ ☐ B. Drains, Wastes, and Vents

Comments:
Performing as intended.

☒ ☐ ☐ ☐ C. Water Heating Equipment

Energy Sources:
Electricity

Capacity:
50 gal x 1unit
40 gal x 1unit

Comments:
Performing as intended.
Changing the anode rod in hot water heaters might solve orange rusty water.
Notice: An anode rod is one of the first components that start to corrode. It helps to prevent rusting by delivering electrons into the water. This process is called electrolysis. The anode rod sacrifices itself to increase the lifespan of your water heater. A similar process occurs when a less reactive metal (more noble) and a more reactive metal (less noble) are put in the same conditions. Anode rods are made from more reactive metals. Such metals include magnesium, aluminum, and zinc. Due to corrosion, anode rods must be replaced after every 3 to 5 years. The time it takes for them to completely wear out depends on the speed of corrosion. Several variables come to play in speeding up the rate of corrosion. When the aluminum or magnesium anode rod has completely rusted, it will have no more electrons to give. This will stop the electrolysis process and divert corrosion to the inside of the water heater. A water heater that's full of rust will slowly start to fail. You'll end up paying a lot of money to get it fixed. In some cases, you may be forced to get a new water heater. It's important to check the condition of your anode rod regularly after the first 3 years. Consult your manufacturer or user manual to determine when your anode rod needs a change. It's important to remember that home warranties do not cover water heaters that have undergone corrosion as a result of lack of proper maintenance.

☐ ☐ ☒ D. Hydro-Massage Therapy Equipment

Comments:
Lacking ground wire on pump motor.

V. APPLIANCES

☒ ☐ ☐ ☐ A. Dishwashers
Comments:
Performing as intended.

☒ ☐ ☐ ☐ B. Food Waste Disposers
Comments:
Performing as intended.

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems
Comments:
Preforming as intended.
Extension to roof vent might solve wind driven rain entering vent.

☒ ☐ ☐ ☒ D. Ranges, Cooktops, and Ovens
Comments:
Lower heat element in the oven is not working and needs repaired.
I recommend a professional appliance repair company inspect and make necessary repairs.

☒ ☐ ☐ ☐ E. Microwave Ovens
Comments:
Preforming as intended.

☒ ☐ ☐ ☐ F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:
Preforming as intended.

☒ ☐ ☐ ☐ G. Garage Door Operators
Comments:
Performing as intended.

☒ ☐ ☐ ☒ H. Dryer Exhaust Systems
Comments:
Preforming as intended.
Flapper door not closing properly creating an entrance for insects and vermin.

VI. OPTIONAL SYSTEMS

☒ ☐ ☒ ☐ A. Landscape Irrigation (Sprinkler) Systems
Comments:
Not present.

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

I	NI	NP	D

Type of Construction:
Not present.

Comments:

☒ ☐ ☐ ☐ C. Outbuildings
Comments:
Preforming as intended.
Wood post in contact with soil, a termite soil treatment recommended at post.

☒ ☐ ☒ ☐ D. Private Water Wells (A coliform analysis is recommended.)
Type of Pump:
Not present.

Type of Storage Equipment:
Not present.

Comments:

☒ ☐ ☐ ☐ E. Private Sewage Disposal (Septic) Systems
Type of System:
Aerobic Type Septic System

Location of Drain Field:
Right rear of property about 50ft from house.

Comments:
Location of drain field:
Not visible.
The septic tank had no visible access.