



Your Inspection Report

123 Main St
Houston, TX



PREPARED FOR:

XY Z

INSPECTION DATE:

Tuesday, October 21, 2014

PREPARED BY:

Ahmad Mustafa 21148



Real Estate Inspections
• INTERNACHI CERTIFIED •

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The best home inspection experience available.

SUMMARY

123 Main St, Houston, TX October 21, 2014

Report No. 1009

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

General

- Dish attached to the roof is not safe

Location: Rear Exterior

Task: Remove

Time: Discretionary

Cost: Minor

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

Condition: • [Vertically misaligned](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Exterior Roof

Task: Repair

Time: Regular maintenance

Cost: Minor

Condition: • [Vertically misaligned](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Exterior

Task: Repair

Cost: Minor

Exterior

General

- Garage has stored materials, make inaccessible for inspection

Location: Garage

ROOF DRAINAGE \ Gutters

Condition: • [Loose or damaged](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Right Side Exterior

Task: Repair

Time: Regular maintenance

Cost: Minor

WALLS \ Fiber cement siding

Condition: • [Loose or missing pieces](#)

Hardy plank is broken piece by the exterior of fireplace

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

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Location: Right Side Exterior

Task: Repair

Time: Immediate

Cost: Minor

EXTERIOR GLASS \ Exterior trim

Condition: • [Paint or stain needed](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Rear Second Floor

Task: Service

Time: Regular maintenance

Cost: Minor

LANDSCAPING \ Walkway

Condition: • [Uneven \(trip hazard\)](#)

Cable wire close to the ground, it is a trip hazard.

Implication(s): Physical injury

Location: Rear Right Side Exterior

Task: Improve

Cost: Minor

LANDSCAPING \ Fence

Condition: • Gate - adjustment needed

Implication(s): Reduced operability

Location: Exterior Yard

Task: Improve

Time: Immediate

Condition: • Gate inoperative

Implication(s): Reduced operability

Location: Exterior Yard

Task: Improve

Cost: Minor

GARAGE \ Walls and ceilings

Condition: • Sheet rock in the garage is damage

Location: Garage

Task: Repair

Cost: Minor

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Structure

FOUNDATIONS \ Foundation

Condition: • Typical minor cracks

Location: Various First Floor Garage

Task: Monitor

Condition: • [Spalling, crumbling or broken material](#)

chalking for protection, no structural damage.

Implication(s): Weakened structure | Chance of structural movement

Location: Rear Left Side Exterior

Task: Protect

Time: Discretionary

Cost: Minor

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • Main panel has evidence of mice droppings

Location: Right Side Exterior

Task: Further evaluation Improve Clean Protect

Time: Immediate

Condition: • [Box not weather-tight](#)

Implication(s): Shock hazard or interruption of electrical service

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • Ground rod buried in the ground

Location: Right Side Exterior Wall

Task: Improve

Cost: Minor

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Circuits not labeled](#)

Implication(s): Nuisance

Location: Main Panel

Task: Improve

Time: Discretionary

Cost: Minor

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Improper color coding](#)

Implication(s): Electric shock | Fire hazard

Task: Improve

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DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Missing

Location: First Floor Common area

Task: Provide

Time: Immediate

Cost: Minor

Cooling & Heat Pump

AIR CONDITIONING \ Condensate system

Condition: • [Pan overflowing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment

AIR CONDITIONING \ Condensate drain line

Condition: • [Blocked or crimped](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment

Location: Attic

Task: Repair Further evaluation

Cost: Minor

AIR CONDITIONING \ Refrigerant lines

Condition: • [Damage](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Plumbing

FIXTURES AND FAUCETS \ Bathtub

Condition: • Tub faucet is hard to operate for converting into shower mode

Location: Second Floor Bathroom

Task: Repair or replace

Time: Immediate

Cost: Minor

FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • [Tile loose, broken or missing tile](#)

Soap dish is missing

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Second Floor Bathroom

Task: Repair

Time: Immediate

Cost: Minor

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment) pump

Condition: • [Inoperative](#)

On and off air operative switch in the jacuzzi is non functional

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Implication(s): Equipment failure

Location: Second Floor Bathroom Master Bedroom

Task: Repair or replace Further evaluation

Time: Immediate

Cost: Major

Interior

DOORS \ Doors and frames

Condition: • [Damage](#)

Implication(s): Cosmetic defects

Location: Garage

Task: Repair or replace

Time: Discretionary

APPLIANCES \ Dishwasher

Condition: • Door loose

Implication(s): Reduced operability

Location: Right Side

Task: Repair

Cost: Minor

APPLIANCES \ Waste disposal

Condition: • Inoperative

Implication(s): Equipment inoperative

Condition: • Leak

Implication(s): Chance of water damage to contents, finishes and/or structure

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

Types of Roof Covering: • Asphalt shingles • Asphalt shingles

Viewed From: • The ground with binoculars • The ground with binoculars

Sloped roofing material: • [Asphalt shingles](#) • [Asphalt shingles](#)

Sloped roof flashing material: • Metal

Probability of leakage: • Low • Low

Recommendations

General

1. • Dish attached to the roof is not safe

Location: Rear Exterior

Task: Remove

Time: Discretionary

Cost: Minor



1.

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

2. **Condition:** • [Vertically misaligned](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Exterior Roof

Task: Repair

Time: Regular maintenance

Cost: Minor

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2. *Vertically misaligned*

3. **Condition:** • [Vertically misaligned](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Exterior

Task: Repair

Cost: Minor

Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep) • Lack of access (too high/steep)

Inspection performed: • With binoculars from the ground • With binoculars from the ground

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Gutter & downspout material:

- [Aluminum](#)

Gutter is loose by the garage

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope:

- [Away from building](#)

Couple places grade is high

Wall surfaces: • [Fiber cement shingles](#)

Soffit and fascia: • [Fiber cement board](#)

Driveway: • Concrete

Walkway: • Concrete

Porch: • Concrete

Patio: • Concrete

Fence: • Wood

Garage:

- General

Garage walls are damage



3. General



4. General

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5. General

Recommendations

General

4. • Garage has stored materials, make inaccessible for inspection

Location: Garage



6.

ROOF DRAINAGE \ Gutters

5. **Condition:** • [Loose or damaged](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Right Side Exterior

Task: Repair

Time: Regular maintenance

Cost: Minor

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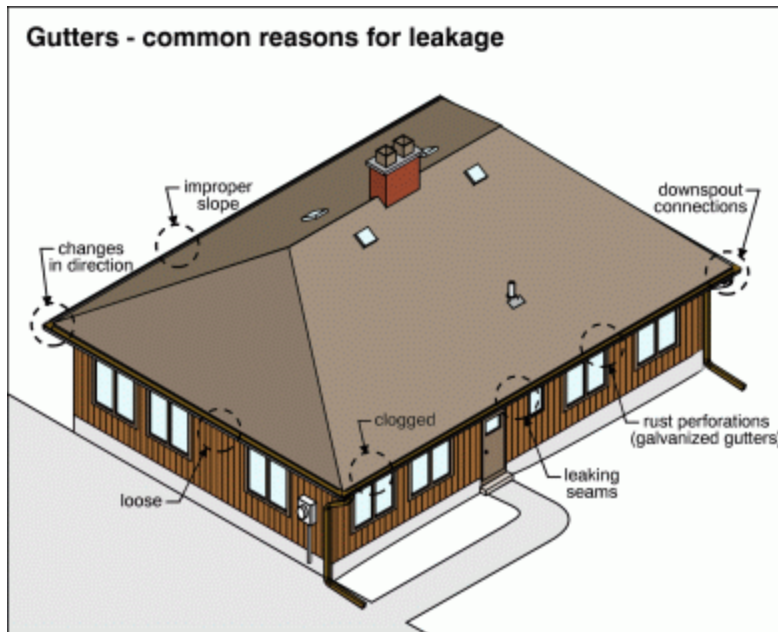
COOLING

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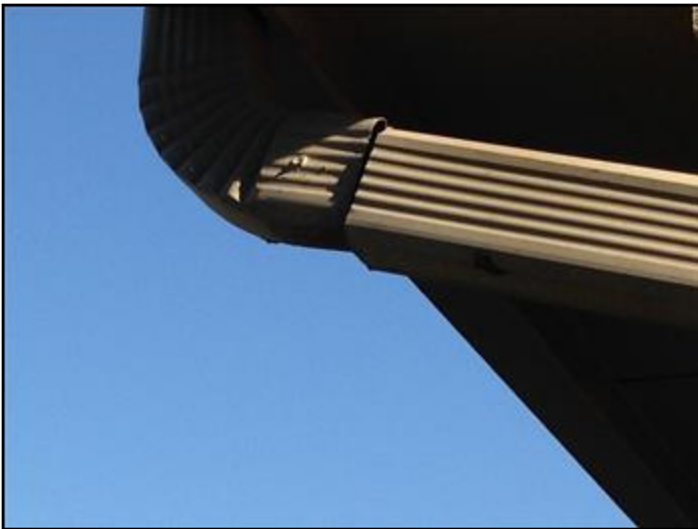
PLUMBING

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[Click on image to enlarge.](#)



7. Loose or damaged



8. Loose or damaged

WALLS \ Fiber cement siding

6. Condition: • [Loose or missing pieces](#)

Hardy plank is broken piece by the exterior of fireplace

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Right Side Exterior

Task: Repair

Time: Immediate

Cost: Minor

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9. Loose or missing pieces

EXTERIOR GLASS \ Exterior trim

7. Condition: • [Paint or stain needed](#)

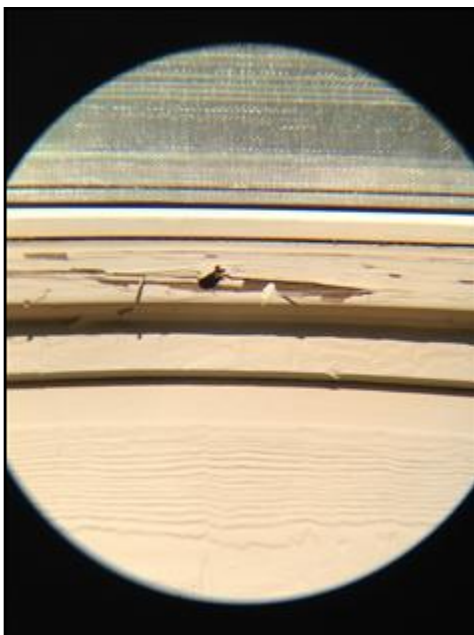
Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Rear Second Floor

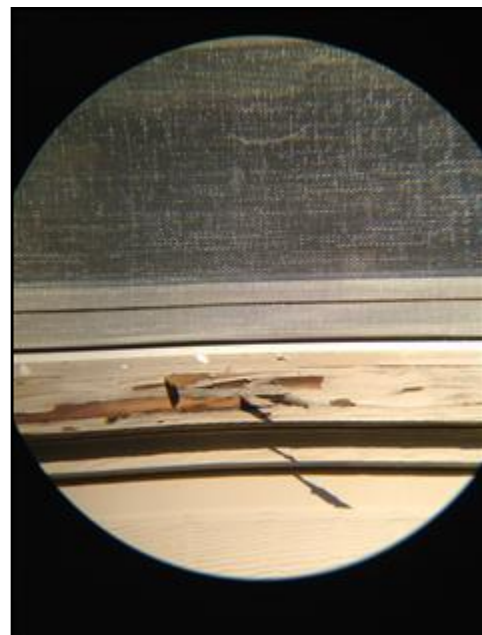
Task: Service

Time: Regular maintenance

Cost: Minor



10. Paint or stain needed



11. Paint or stain needed

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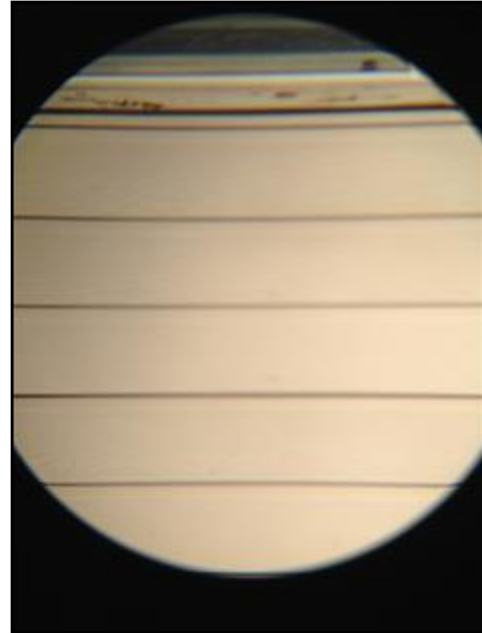
PLUMBING

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12. *Paint or stain needed*



13. *Paint or stain needed*



14. *Paint or stain needed*

LANDSCAPING \ Walkway

8. **Condition:** • [Uneven \(trip hazard\)](#)

Cable wire close to the ground, it is a trip hazard.

Implication(s): Physical injury

Location: Rear Right Side Exterior

Task: Improve

Cost: Minor

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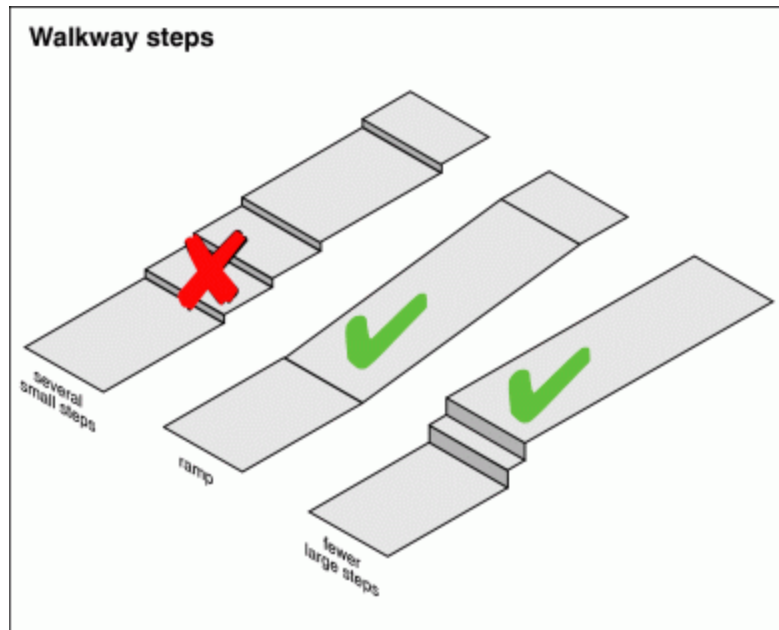
COOLING

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[Click on image to enlarge.](#)

LANDSCAPING \ Fence

9. Condition: • Gate - adjustment needed

Implication(s): Reduced operability

Location: Exterior Yard

Task: Improve

Time: Immediate

10. Condition: • Gate inoperative

Implication(s): Reduced operability

Location: Exterior Yard

Task: Improve

Cost: Minor

GARAGE \ Walls and ceilings

11. Condition: • Sheet rock in the garage is damage

Location: Garage

Task: Repair

Cost: Minor

Limitations

Inspection limited/prevented by: • Storage • Vines/shrubs/trees against wall • Inaccessible wall • Carpet

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Description

Type of Foundation(s): • Poured concrete

Foundation Performance Opinion: • Satisfactory

Viewed From: • Roof framing/attic viewed from attic

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • Not visible

Exterior wall construction:

• [Wood frame](#)

• [Wood frame, brick veneer](#)

2nd floor side and back of the building is hardy plank

Roof and ceiling framing: • [Rafters/roof joists](#)

Party walls: • [Wood frame](#)

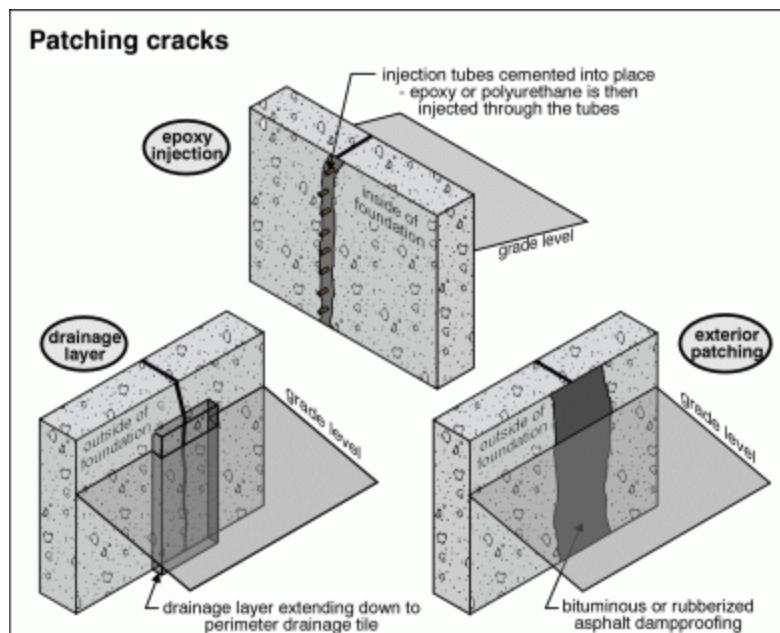
Recommendations

FOUNDATIONS \ Foundation

12. Condition: • Typical minor cracks

Location: Various First Floor Garage

Task: Monitor



[Click on image to enlarge.](#)

Crack repair - epoxy and polyurethane injection

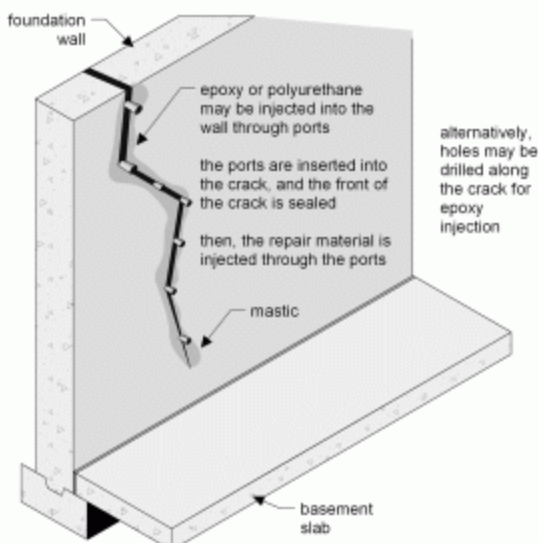
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

however, it hardens slowly, and if there is space at the back of the crack, it may leak out



[Click on image to enlarge.](#)

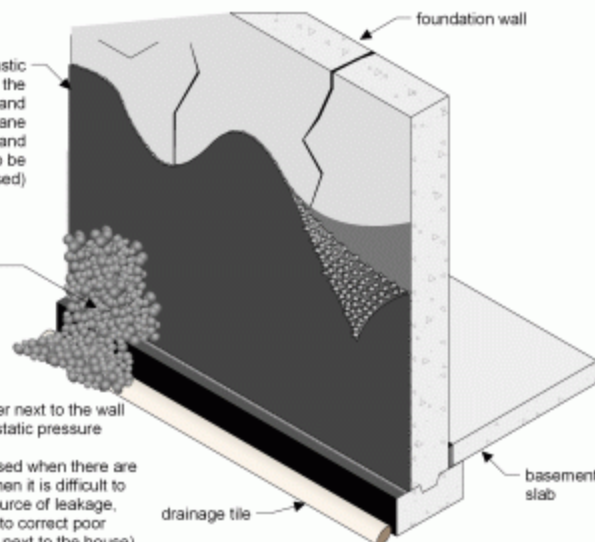
Crack repair - drainage layer

dimpled plastic membrane protects the wall from moisture and provides drainage plane (other membranes and methods may also be used)

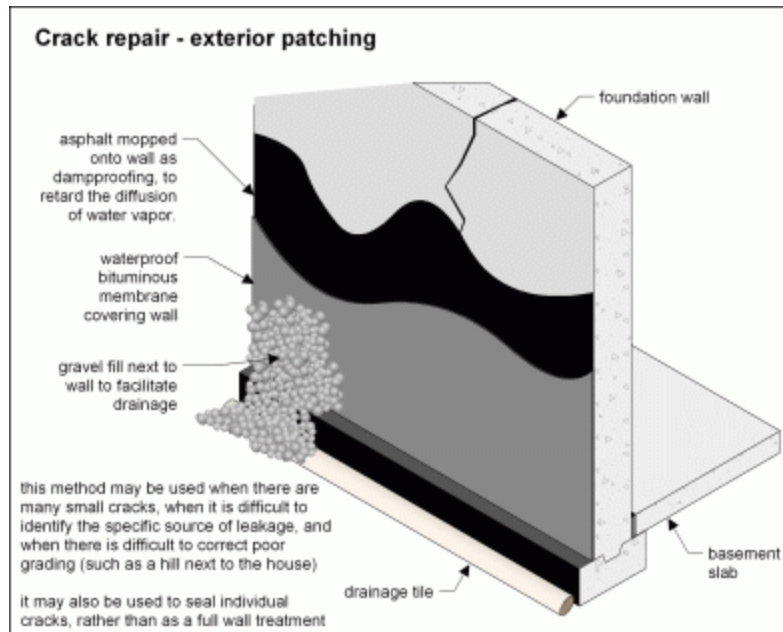
gravel fill next to wall to facilitate drainage

adding a drainage layer next to the wall helps to relieve hydrostatic pressure

this method may be used when there are many small cracks, when it is difficult to identify the specific source of leakage, and when it is difficult to correct poor grading (such as a hill next to the house).



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



15. Typical minor cracks

13. Condition: • [Spalling, crumbling or broken material](#)

chalking for protection, no structural damage.

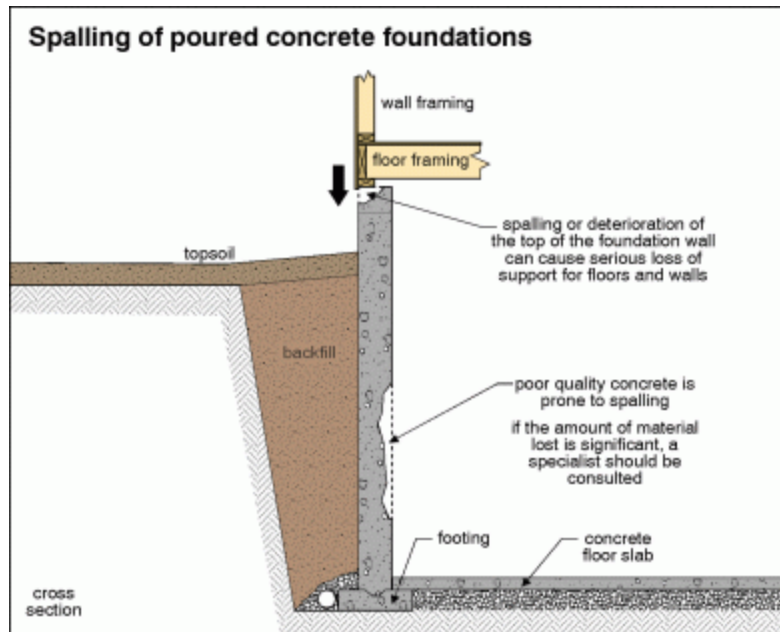
Implication(s): Weakened structure | Chance of structural movement

Location: Rear Left Side Exterior

Task: Protect

Time: Discretionary

Cost: Minor



[Click on image to enlarge.](#)



16. Spalling, crumbling or broken material

Limitations

Inspection limited/prevented by: • Carpet/furnishings • Storage

Attic/roof space: • Entered but access was limited

Description

Type of Wiring: • Copper - non-metallic sheathed

Service entrance cable and location: • [Underground aluminum](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - exterior wall](#)

Number of circuits installed: • 18

System grounding material and type: • [Not visible](#)

Distribution panel rating: • [125 Amps](#)

Distribution panel type and location: • [Breakers - exterior wall](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- [GFCI - bathroom](#)
- [GFCI - outside](#)
- [GFCI - whirlpool](#)
- [GFCI - garage](#)
- [GFCI - kitchen](#)
- [AFCI - bedroom](#)

Only bed rooms AFCI, other areas also required where GFCI are not installed.



17. AFCI - bedroom

Smoke detectors: • [Present](#)

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Service box

14. Condition: • Main panel has evidence of mice droppings

Location: Right Side Exterior

Task: Further evaluation Improve Clean Protect

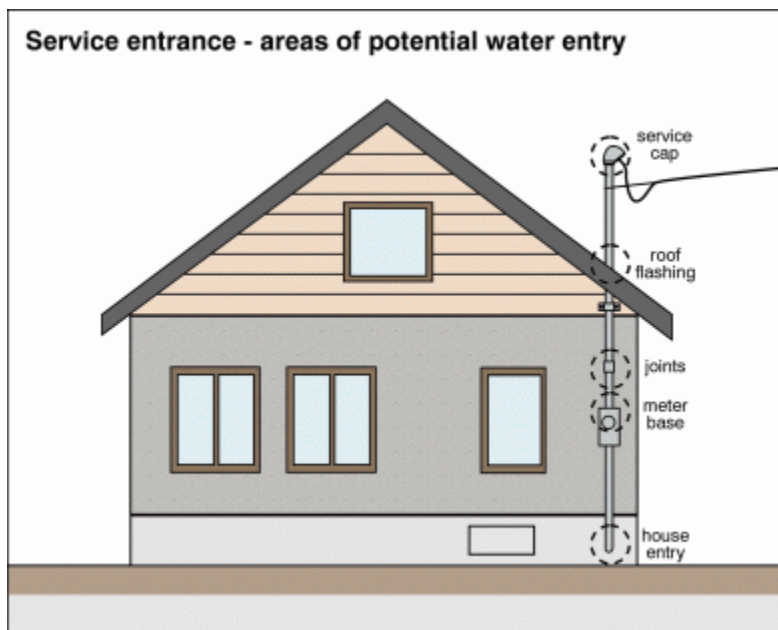
Time: Immediate



18.

15. Condition: • [Box not weather-tight](#)

Implication(s): Shock hazard or interruption of electrical service



[Click on image to enlarge.](#)

SERVICE BOX, GROUNDING AND PANEL \ System grounding

16. Condition: • Ground rod buried in the ground

Location: Right Side Exterior Wall

Task: Improve

Cost: Minor



19.

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

17. Condition: • [Circuits not labeled](#)

Implication(s): Nuisance

Location: Main Panel

Task: Improve

Time: Discretionary

Cost: Minor



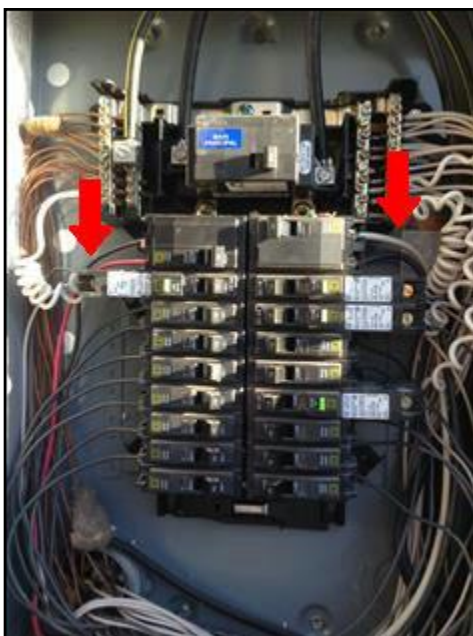
20. Circuits not labeled

DISTRIBUTION SYSTEM \ Wiring - installation

18. Condition: • [Improper color coding](#)

Implication(s): Electric shock | Fire hazard

Task: Improve



21. Improper color coding

DISTRIBUTION SYSTEM \ Smoke detectors

19. Condition: • Missing

Location: First Floor Common area

ELECTRICAL

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Task: Provide
Time: Immediate
Cost: Minor

Limitations

Inspection limited/prevented by: • Storage

System ground:

- Continuity not verified
copper rod buried in the ground

Circuit labels: • The circuits are not labeled at the panel

HEATING

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Description

Type of Systems: • Furnace • Fireplace

Energy Sources: • Gas

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#) • [Fireplace](#)

Furnace manufacturer: • Carrier

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [50,000 BTU/hr](#)

Efficiency: • [Conventional](#)

Exhaust venting method: • [Natural draft](#)

Approximate age: • [9 years](#)

Main fuel shut off at: • Meter • Attic

Supply temperature: • 115° • Rounded to nearest 5 degrees

Return temperature: • 85°

Temperature difference: • 35° • Rounded to nearest 5 degrees

Fireplace: • [Gas logs](#)

Chimney/vent: • [Metal](#)

Chimney liner: • [Not visible](#)

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan • Laundry room exhaust fan

Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Data plate on equipment: • Missing

Heat exchanger: • Only a small portion visible

Description

Type of Systems: • Air cooled • Central air

Air conditioning type: • [Air cooled](#)

Manufacturer: • Carrier

Cooling capacity: • 42,000 BTU/hr

Compressor type: • Electric

Compressor approximate age: • 9 years

Failure probability: • [Medium](#)

Supply temperature: • 60°

Return temperature: • 70°

Temperature difference: • 10° • This suggests performance issues. Service may be needed.

Recommendations

AIR CONDITIONING \ Life expectancy

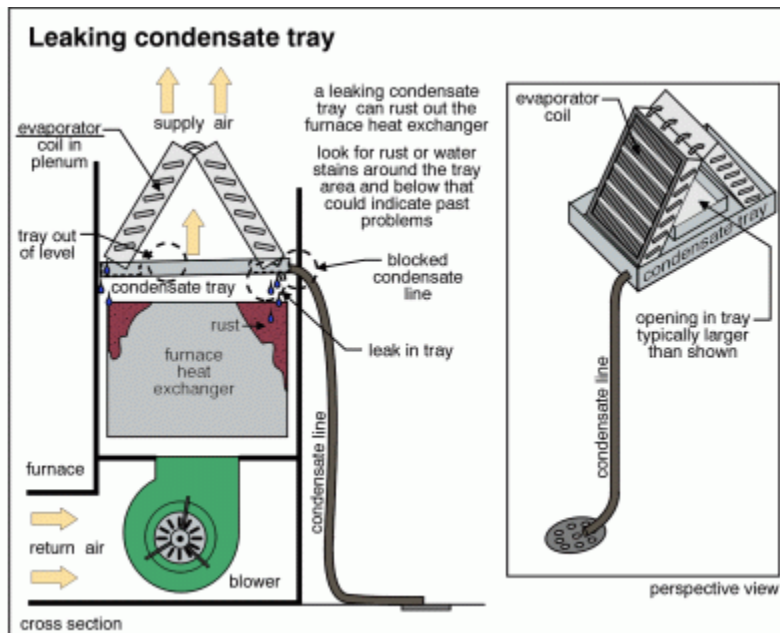
20. Condition: • [Old](#)

Implication(s): Equipment failure | Reduced comfort

AIR CONDITIONING \ Condensate system

21. Condition: • [Pan overflowing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment



[Click on image to enlarge.](#)



22. Pan overflowing

AIR CONDITIONING \ Condensate drain line

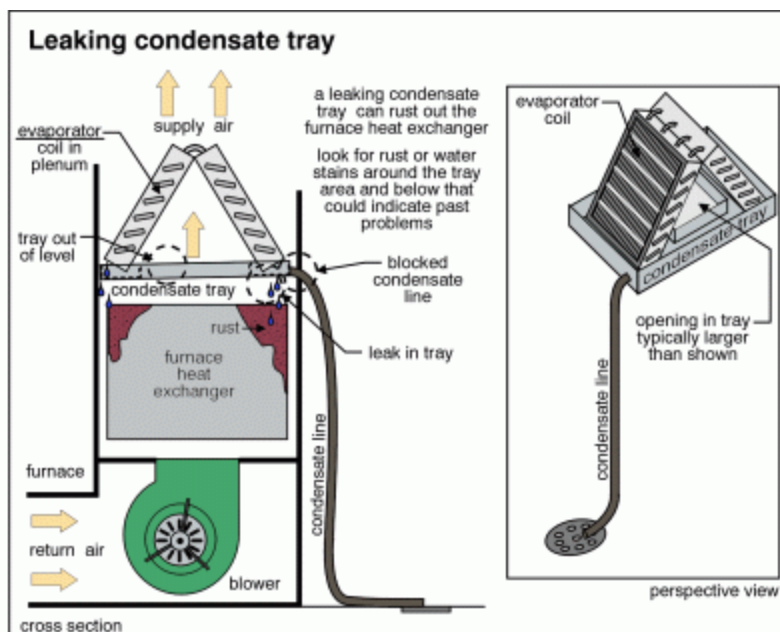
22. Condition: • [Blocked or crimped](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment

Location: Attic

Task: Repair Further evaluation

Cost: Minor



[Click on image to enlarge.](#)

COOLING & HEAT PUMP

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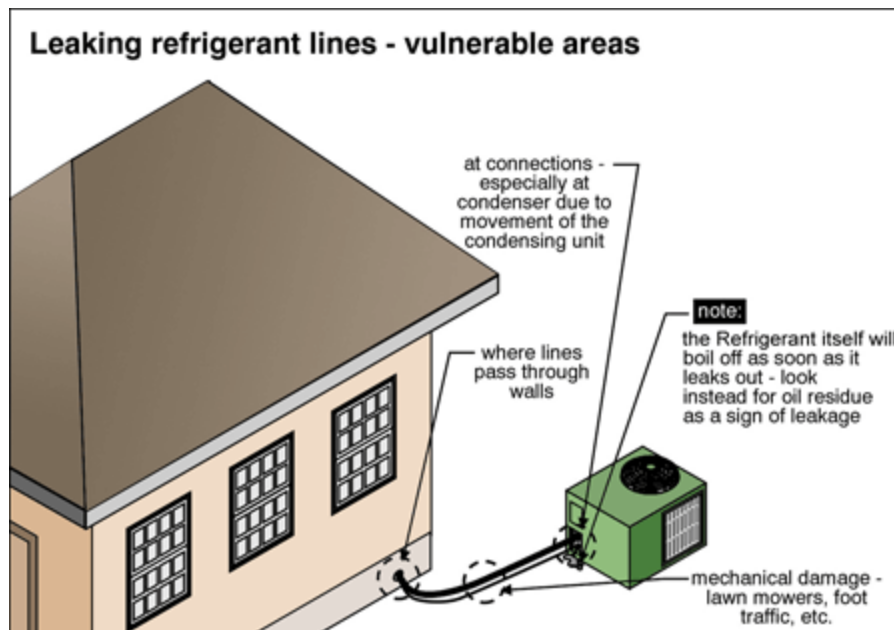


23. Blocked or crimped

AIR CONDITIONING \ Refrigerant lines

23. Condition: • [Damage](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort



[Click on image to enlarge.](#)

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24. Damage / rusted

Limitations

Heat gain calculations: • Not done as part of a building inspection

Heat gain/loss calculations: • Not done as part of a building inspection

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors cannot typically access or inspect the indoor coil

System data plate: • Not legible

INSULATION AND VENTILATION

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Description

Approximate Average Depth of Insulation: • 14 inches • Not determined

Attic/roof insulation material: • [Cellulose](#)

Attic/roof insulation amount/value: • [R-40](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Attic/roof air/vapor barrier: • [Not visible](#)

Limitations

Attic inspection performed: • By entering attic, but access was limited

Roof space inspection performed: • By entering space, but access was limited

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Description

Location of water meter: • Front near street

Location of Main water supply valve: • Exterior wall

Static water pressure reading: • 70 psi

Water Heating Energy Source: • Gas

Water Heating Capacity: • 40 gallons

Swimming Pools Type of Construction: • Not present

Private Water Wells Type of Pump: • N/A

Private Water Wells Type of Storage Equipment: • N/A

Private Sewage Disposal Type of System: • N/A

Private Sewage Disposal Location of Drain Field: • N/A

Water supply source: • Public

Service piping into building: • [Plastic](#)

Supply piping in building: • [Not visible](#)

Main water shut off valve at the: • Exterior wall

Water heater fuel/energy source: • [Gas](#)

Water heater type: • [Conventional](#) • Owned

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • A.O. Smith

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 9 years

Water heater failure probability: • [Low](#)

Waste disposal system: • [Public](#)

Waste piping in building: • [Not visible](#)

Gas piping: • Steel

Main fuel shut off valve at the: • Gas meter

Recommendations

FIXTURES AND FAUCETS \ Bathtub

24. Condition: • Tub faucet is hard to operate for converting into shower mode

Location: Second Floor Bathroom

Task: Repair or replace

Time: Immediate

Cost: Minor

FIXTURES AND FAUCETS \ Shower stall enclosure

25. Condition: • [Tile loose, broken or missing tile](#)

Soap dish is missing

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Second Floor Bathroom

Task: Repair

Time: Immediate

Cost: Minor



25. Tile loose, broken or missing tile

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment)

26. Condition: • [Dirty water from the jets](#)

Implication(s): Hygiene issue

Location: Second Floor Bathroom Master Bedroom

Task: Clean

Cost: Minor

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment) pump

27. Condition: • [Inoperative](#)

On and off air operative switch in the jacuzzi is non functional

Implication(s): Equipment failure

Location: Second Floor Bathroom Master Bedroom

Task: Repair or replace Further evaluation

Time: Immediate

Cost: Major



26. Inoperative

Limitations

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Pool • Spa

INTERIOR

123 Main St, Houston, TX October 21, 2014

Report No. 1009

www.realestateinspections.us

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Major floor finishes: • [Carpet](#) • [Concrete](#) • Tile

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#)

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Solid wood](#) • [Metal](#) • Garage door - metal

Doors: • Inspected

Party walls: • [Wood frame](#)

Oven type: • Conventional

Oven fuel: • Gas

Range fuel: • Gas

Appliances:

• Refrigerator

• Range hood

• Dishwasher

• Waste disposal

Waste disposal is leak & non operative

• Microwave oven

• Door bell

Laundry facilities: • Washer • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet

Kitchen ventilation: • Range hood • Discharges to exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior • Exhaust fan

Stairs and railings: • Inspected

Recommendations

DOORS \ Doors and frames

28. Condition: • [Damage](#)

Implication(s): Cosmetic defects

Location: Garage

Task: Repair or replace

Time: Discretionary

INTERIOR

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27. Damage

APPLIANCES \ Dishwasher

29. Condition: • Door loose

Implication(s): Reduced operability

Location: Right Side

Task: Repair

Cost: Minor

APPLIANCES \ Waste disposal

30. Condition: • Inoperative

Implication(s): Equipment inoperative

31. Condition: • Leak

Implication(s): Chance of water damage to contents, finishes and/or structure

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets/cupboards

Restricted access to: • Garage

Not tested/not in service: • Waste disposal

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Carbon monoxide detectors • Security systems and intercoms • Central vacuum systems • Cosmetic issues • Perimeter drainage tile around foundation, if any

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

PROPERTY INSPECTION REPORT

Prepared For: XY Z
(Name of Client)

Concerning: 123 Main St, Houston, TX
(Address or Other Identification of Inspected Property)

By: Ahmad Mustafa 21148 Tue, Oct 21, 2014
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring 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.

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; and
- lack of electrical bonding and grounding.

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

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

A. Foundations

Type of Foundation(s): Poured concrete

Foundation Performance Opinion: Satisfactory

Comments:

Foundation: **Typical minor cracks** *Location(s):* **Various First Floor Garage**

Foundation: **Spalling, crumbling or broken material**

Location(s): **Rear Left Side Exterior**

☒ ☐ ☐ ☒

B. Grading and Drainage

Comments:

Gutters: **Loose or damaged** *Location(s):* **Right Side Exterior**

Walkway: **Uneven (trip hazard)** *Location(s):* **Rear Right Side Exterior**

☒ ☐ ☐ ☐

C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles, Asphalt shingles

Viewed From: The ground with binoculars, The ground with binoculars

Comments:

Pipe/stack flashings: **Vertically misaligned** *Location(s):* **Rear Exterior Roof**

Pipe/stack flashings: **Vertically misaligned** *Location(s):* **Rear Exterior**

☒ ☐ ☐ ☐

D. Roof Structures and Attics

Viewed From: Roof framing/attic viewed from attic

Approximate Average Depth of Insulation: 14 inches, Not determined

Comments:

☒ ☐ ☐ ☐

E. Walls (Interior and Exterior)

Comments:

Fiber cement siding: **Loose or missing pieces** *Location(s):* **Right Side Exterior**

☒ ☐ ☐ ☐

F. Ceilings and Floors

Comments:

☒ ☐ ☐ ☐

G. Doors (Interior and Exterior)

Comments:

Doors and frames: **Damage** *Location(s):* **Garage**

☒ ☐ ☐ ☒

H. Windows

Comments:

Exterior trim: **Paint or stain needed** *Location(s):* **Rear Second Floor**

☒ ☐ ☐ ☐

I. Stairways (Interior and Exterior)

Comments:

☒ ☐ ☐ ☐

J. Fireplaces and Chimneys

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

I	NI	NP	D
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Comments:

☒ ☐ ☐ ☐

K. Porches, Balconies, Decks, and Carports

Comments:

☐ ☒ ☐ ☐

L. Other

Comments:

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐

A. Service Entrance and Panels

Comments:

Service box: **Box not weather-tight**

Distribution panel: **Circuits not labeled** Location(s): **Main Panel**

Service box: **Main panel has evidence of mice droppings**

Location(s): **Right Side Exterior**

System grounding: **Ground rod buried in the ground**

Location(s): **Right Side Exterior Wall**

☒ ☐ ☐ ☐

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: **Copper - non-metallic sheathed**

Comments:

Smoke detectors: **Missing** Location(s): **First Floor Common area**

Wiring - installation: **Improper color coding**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A. Heating Equipment

Type of Systems: **Furnace, Fireplace**

Energy Sources: **Gas**

Comments:

☒ ☐ ☐ ☒

B. Cooling Equipment

Type of Systems: **Air cooled, Central air**

Comments:

Life expectancy: **Old**

Condensate system: **Pan overflowing**

Refrigerant lines: **Damage**

Condensate drain line: **Blocked or crimped** Location(s): **Attic**

☒ ☐ ☐ ☐

C. Duct Systems, Chases, and Vents

Comments:

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: **Front near street**

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

I	NI	NP	D
---	----	----	---

Location of main water supply valve: Exterior wall

Static water pressure reading: 70 psi

Comments:

Shower stall enclosure: **Tile loose, broken or missing tile**

Location(s): **Second Floor Bathroom**

Bathtub: **Tub faucet is hard to operate for converting into shower mode**

Location(s): **Second Floor Bathroom**

☒ ☐ ☐ ☒

B. Drains, Wastes, and Vents

Comments:

☒ ☐ ☐ ☐

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 gallons

Comments:

☒ ☐ ☐ ☒

D. Hydro-Massage Therapy Equipment

Comments:

Whirlpool bath (Hydro-Massage Therapy Equipment) pump: **Inoperative**

Location(s): **Second Floor Bathroom Master Bedroom**

Whirlpool bath (Hydro-Massage Therapy Equipment): **Dirty water from the jets**

Location(s): **Second Floor Bathroom Master Bedroom**

☐ ☐ ☒ ☐

E. Other

Comments:

V. APPLIANCES

☒ ☐ ☐ ☒

A. Dishwashers

Comments:

Dishwasher: **Door loose** *Location(s):* **Right Side**

☒ ☐ ☐ ☒

B. Food Waste Disposers

Comments:

Waste disposal: **Inoperative**

Waste disposal: **Leak**

☒ ☐ ☐ ☐

C. Range Hood and Exhaust Systems

Comments:

☒ ☐ ☐ ☐

D. Ranges, Cooktops, and Ovens

Comments:

☒ ☐ ☐ ☐

E. Microwave Ovens

Comments:

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

I	NI	NP	D
---	----	----	---

☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:

☒ ☐ ☐ ☐ **G. Garage Door Operators**
Comments:

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**
Comments:

☐ ☐ ☒ ☐ **I. Other**
Comments:

VI. OPTIONAL SYSTEMS

☐ ☒ ☐ ☐ **A. Landscape Irrigation (Sprinkler) Systems**
Comments:

☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction: Not present
Comments:

☐ ☐ ☒ ☐ **C. Outbuildings**
Comments:
Walls and ceilings: Sheet rock in the garage is damage *Location(s):* Garage

☐ ☐ ☒ ☐ **D. Private Water Wells (A coliform analysis is recommended.)**
Type of Pump: N/A
Type of Storage Equipment: N/A
Comments:

☐ ☐ ☒ ☐ **E. Private Sewage Disposal (Septic) Systems**
Type of System: N/A
Location of Drain Field: N/A
Comments:

☐ ☐ ☒ ☐ **F. Other**
Comments:

END OF TREC REPORT