

# HouseEXAM

Inspection and Consulting  
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Tuesday, June 03, 2008



Common Street  
Everytown, TX, 76000  
Report ID:Sample\_Existing

## PROPERTY INSPECTION REPORT

**Report #:** Sample\_Existing

**Prepared For:** John Sample  
(Name of Client)

**Concerning:** Common Street, Everytown, TX 76000  
(Address of Inspected Property)

**By:** M Victor Sedinger, #7195 06/03/2008  
(Name and License Number of Inspector) (Date)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Please refer to appendix A (Service Agreement) and appendix B (Foundation Information) for further information regarding this report. This report cannot and does not represent the operation or condition of any items after the date and time of this inspection. This report does not warrant or guarantee that all defects have been found or identified; nor does this report entitle the cost of any repairs to be at the expense of **House Exam Inspection and Consulting**.

In this report, the Inspector is assuming that the front of the house faces: **South**

Present at Inspection:  Buyer  Selling Agent  Listing Agent  Owner/Occupant

Building Status:  Vacant  Owner Occupied  Tenant Occupied  Other

Weather Conditions:  Fair  Cloudy  Rain  Other 90° Approx. Temp.

Utilities On:  Yes  No Water  No Electricity  No Gas

**General Information:** This property is currently occupied. Personal property in the house limits access to equipment and may block access to the electrical outlets and cover large areas of the floor, walls, and ceiling. Efforts are made to inspect as much as possible.

**Wood Destroying Insect Inspection Information:** Inspector is a licensed **Pest Control Technician, TPCL 13439**, who performed a Wood Destroying Insect Inspection on this property simultaneous with the home inspection.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

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**I. STRUCTURAL SYSTEMS**

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**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

*Comments (An opinion on performance is mandatory.):*

**Foundation type:** Pier and Beam (Raised Foundation)

**Method of inspection:** Entered crawl space and conducted a visual inspection of that area and its components. Also, conducted a visual inspection of exterior foundation, doors, windows, walls and eaves, and of interior doors, walls and ceilings.

**Opinion on Performance:** In the Inspector's opinion, the foundation appears to be performing its intended purpose of providing support and stability to the structure, as evidenced by the brick and mortar condition, brick joints, drywall condition, door alignments and floor level.

This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. Opinions are based on observations made without sophisticated testing procedures or measuring instruments.

- Observed decaying rodent carcass in crawlspace.

**Observations in Crawlspace:** Sump pump was observed to operate. Small amount of water present in the sump was eliminated when the sump switch was activated at the wall in the closet. Four fans are present in the crawlspace, along with a de-humidifier. Operation of the de-humidifier is beyond the scope of the visual inspection, since it is not known what moisture level settings will trip the control switch. Fans did not operate, though switches were turned on at the closet. Electrical outlets in the crawlspace showed no power readings, except at the sump pump outlet.

**FYI: Soils in North Texas** Highly plastic clay soils, typically found in the North Texas area, expand and contract with varying rain amounts and watering patterns. With this alternating expansion and contraction of the soils, slab-on-grade homes and traditional/modern pier and beam homes will predictably experience some degree of foundation distress. Appendix B - "Foundation Maintenance", has been provided with this report, to help you further understand the unique issues presented by our north Texas soils, and to help you manage possible foundation issues.

The inspection of the foundation may report it to be functioning as intended, and/or to be in need of particular repairs at the time of the inspection. The opinion rendered by the Inspector does not warrant or guarantee the future performance or failure of the foundation. It is a required opinion, based upon a visual and cursory observation of the circumstances and condition at the time of the inspection. This inspector is NOT a structural engineer. If any concern exists about the potential for future movement, you should have a professional engineer, licensed by the State of Texas, perform an evaluation and advise you concerning his or her findings.

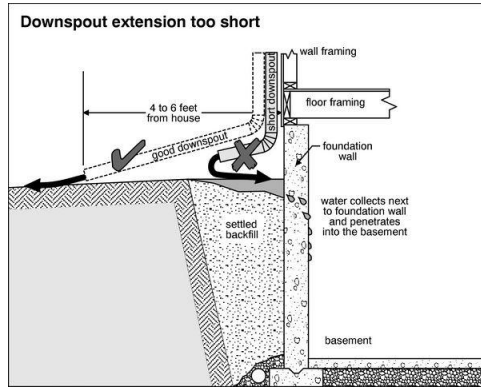
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**B. Grading & Drainage**

*Comments:*

- Observed excessive debris present in the gutters.
- The rain gutter downspouts are terminating by the foundation. This promotes erosion next to the foundation and allows water to pond by the foundation. The rain gutter downspouts should be extended away from the foundation.

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**NOTE:** A sub-surface drainage system is present on the property. Testing of the system is beyond the scope of this inspection. However, the owner should examine it for clear access, and keep grass and debris from blocking the collector grids.

**NOTE:** Client should monitor the condition of the retaining wall on the east side of the property. There were no drainage holes observed in the wall surface. However, knowledge about drainage performance is beyond the scope of this visual inspection.

**FYI: Water/Rain Management:** Gutters and downspouts, efficiently diverting water away from the house, is one of the most important factors in preserving the integrity of the foundation. Client should monitor site drainage conditions over time, especially during rainy weather, and have improvements made if needed. Poor drainage can cause foundation movement, water penetration or attract termites or other wood destroying insects. Avoid landscaping which promotes slow water drainage.

Under today's building standards, the grade away from the foundation walls should drop a minimum of six inches (6") within the first ten feet (10ft.). If adding soil to the perimeter to create positive drainage, remember to keep the soil level at least two (2) inches BELOW the foundation edge. In addition, only topsoil should be added around the perimeter. **Porous, sandy soils should be avoided for use as fill material.**

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

*Comments:*

**Type(s):** Composition Shingles

**Point of Observation:** Walked on Roof

- Scuff and knife marks are present at roof, especially on the rear slope, east end
- Nail heads are exposed at the plumbing boots and vent flashings.
- There are tree limbs and/or shrubs in direct contact with the roof at west and north sides.

All trees should be trimmed back 3 to 5 feet from the structure. When trees are close to the house, their limbs should never touch the building, or serious damage can result.



Tree limbs in contact, west side



Exposed nail heads at vent boots

**FYI: Roof Life and Insurance:**

This inspection does not evaluate the roof for life expectancy or insurability. If any concern



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exists about the future performance of the roof, a roofing specialist should be consulted. The inspector cannot and does not offer an opinion or warranty on whether or not the roof has leaked in the past, has current leaks, or may be subject to future leaks. Due to the wide variation in rules between insurance companies, you are strongly encouraged to contact your insurance company, and enquire about the insurability of the house, especially the roof, *prior to closing.*

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

*Comments:*

**Method of Inspection:** Entered the attic

**Point of Entry/Observation:** garage ceiling pulldown ladder

**Insulation Type:** Batt/Blanket fiberglass, approximately 8" average depth.

- **No insulation present above kitchen. Insulation should not contact recessed light fixtures directly.**



No insulation present above kitchen

**DEPARTURE:** Could not access all of the areas of the attic due to HVAC equipment, duct work, and due to lack of decking on the ceiling joists.

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**E. Walls (Interior and Exterior)**

*Comments:*

**Interior Walls**

No defects noted/observed.

**Exterior Walls** Cladding materials: Brick with wood siding and trim.

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**F. Ceilings and Floors**

*Comments:*

**Floors**

- **Deflection (slight upheaval) in the floor could be felt at living room.**

**Ceilings**

- Observed previous drywall repair in the ceiling above the fireplace, south side of the living room. This could possibly have been the result of past condensate from the evaporator unit in the attic, which is located directly above the location. Client should discuss with the Seller the cause of this damage.

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

*Comments:*

**Interior**

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- Doors that rub and hit at their respective jambs, include, but are not limited to: rear entry, southeast bedroom, middle bedroom closet doors.

**Exterior**

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**H. Windows**

*Comments:*

- Tensioning spring is dislodged and in need of repair at left window in southeast bedroom.
- Security contacts in window sills have not been sealed/caulked at several windows, including, but not limited to: dining room and upstairs front bedroom. Silicone caulk/sealant is required at these locations to prevent water intrusion inside the wall cavities.



Sealant missing at window security contacts

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**I. Fireplace/Chimney**

*Comments:*

- Observed excessive creosote in the chimney flue. Recommend a qualified chimney technician evaluate and repair as needed.
- Wood trim at chimney is deteriorated from weather damage. Recommend repair and re-painting to prevent further damage and/or water penetration to interior.



Wood trim water damaged at chimney



Insulation in contact with chimney flue

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**J. Porches, Decks and Carports (Attached)**

*Comments:*

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**K. Other**

*Comments:*

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## II. ELECTRICAL SYSTEMS

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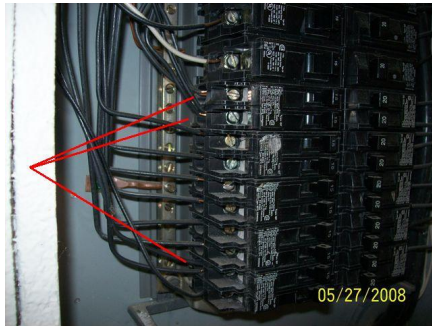
### A. Service Entrance and Panels

*Comments:*

**Delivery & Capacity of Service:** 200-amp 120/240 volt underground/overhead service. Service entry located at west side of house. Main panel located in the garage.

**Type of Wire:** Copper wiring was observed in the main panel. No aluminum wiring present. **Due to issues in this and the following section, Inspector recommends that a licensed electrician evaluate the electrical system, report and repair as needed.**

- No fewer than three 15-amp circuit breakers in the panel are double-lugged (i.e., two wires on one breaker). Only one wire allowed per terminal on this brand panel equipment.
- Inadequate service clearance in front of the main electrical panel. Clearance required for safety in front of the panel is 30" wide X 36" deep X 78" tall.



Double-lugged breakers in panel

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

*Comments:*

- Crawlspace fans were not working, though switch was on in the middle bedroom closet marked for fans.
- No power present at several crawlspace outlets. unable to locate or confirm a receptacle with a reset for ground fault. Client should ask Seller for more information regarding possible reset outlet for crawlspace outlets.
- Receptacle loose at north wall of middle bedroom.

**FYI: Smoke Detector Information and Procedure:** Smoke detectors were observed in the proper locations. Detectors were tested using the "Test" button only. This test verifies the operation of the audible alert and the condition of the batteries only, not the functionality of the electro-chemical circuitry. We recommend replacement of older alarms, with installation performed according to manufacturer's instructions. Items or functions in need of repair will be listed in the following paragraph(s).

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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### A. Heating Equipment

*Type and Energy Source:* Central forced air, Electric/Heat Pump

*Comments:*

**DEPARTURE:** Heating system was not tested operationally due to the outside temperature being at or near 90 degrees at the time of the inspection. Issues observed during the visual inspection will be listed below.

**PROCEDURE AND LIMITATIONS:** The heating system was operated using normal controls (unless outside temperature is above 90° at the time of the inspection). With gas-fired heating systems, presence of a blue-tipped flame during operation indicates proper combustion conditions. Visual assessment of electric-fired systems is limited, since disassembly of equipment is beyond the scope of a visual inspection. Any defects or deficiencies observed in

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the heating system operation or equipment during the time of the inspection will be noted in this section as "In need of repair." If so noted, Client should seek an appropriate licensed HVAC specialist's assessment prior to closing this real estate transaction.

**DISCLAIMER:** This inspection consists of a visual and operational inspection of accessible items only. HVAC components are not disassembled for inspection. Full evaluation of the integrity/condition of the heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection. Further, if documentation is not available from Seller to indicate recent professional servicing of the furnace, heat exchanger, condenser and evaporator coils, and blower equipment, Client should seek an appropriate licensed HVAC specialist's assessment prior to closing this real estate transaction. Finally, annual and ongoing servicing by a professional technician is recommended for all components in the HVAC systems. Most HVAC companies have annual or semi-annual contracts available.

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**B. Cooling Equipment:**

*Type and Energy Source:* Central forced air, Electric/Heat Pump

*Comments:*

There is one Carrier brand, 2006 model, 4 ton, electric air conditioning system present.

Service Disconnect: Ⓟ Present, Ⓟ Located within sight and less than 50' from condenser

Ⓟ Adequately protected from rain/roof run off

**A/C temperature differential readings at Grilles / Equipment Plenums:**

Supply Air Temp: 55°   Return Air Temp: 72°   Differential: 17°

The temperature differential **is** within the range of 15°-21° degrees Fahrenheit.

**IMPORTANT:** On January 23, 2006, the minimum Seasonal Energy Efficiency Rating (SEER) for air conditioning systems was raised to 13 from 10. The result was that replacement of A/C systems requires the installation of the newer, more efficient equipment. These newer models are more expensive, and often require bigger space for installation. Every Client should consider consulting a Heating, Ventilation and Air Conditioning technician for the ramifications of equipment replacement, and repair, especially if defects listed in this section suggest need of repair. Finally, Client should consult with prospective warranty companies to determine the extent and scope of coverage for equipment replacement under the new guidelines.

**PROCEDURE AND LIMITATIONS:** The cooling system was operated using normal controls (unless outside temperature is below 60°F at the time of the inspection). Any defects or deficiencies observed in the cooling system operation or equipment during the time of the inspection will be noted in this section as "In need of repair." If so noted, Client should seek an appropriate licensed HVAC specialist's assessment prior to closing this real estate transaction.

**DISCLAIMER:** This inspection consists of a visual and operational inspection of accessible items only. HVAC components are not disassembled for inspection. Full evaluation of the integrity/condition of the condenser and evaporator coils requires dismantling of those units, and is beyond the scope of a visual inspection. Further, if documentation is not available from Seller to indicate recent professional servicing of the furnace, heat exchanger, condenser and evaporator coils, and blower equipment, Client should seek an appropriate licensed HVAC specialist's assessment prior to closing this real estate transaction. Finally, annual and ongoing servicing by a professional technician is recommended for all components in the HVAC systems. Most HVAC companies have annual or semi-annual contracts available.

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**C. Ducts and Vents**

*Comments:*

- **Return air filter(s) for the system is bent and dirty.**

The type of duct system is insulated flex. Filter size is 20x25x1.



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**IV. PLUMBING SYSTEM**

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**A. Water Supply System and Fixtures**

*Comments:*

**Water Supply:** Ⓟ Municipal    ⋄ Well    ⋄ Cooperative    ⋄ Other

**Water Distribution Material:**    ⋄ Copper    ⋄ PVC    ⋄ Galvanized    ⋄ PEX    ⋄ Other

- The exterior hose bibs do not have a back flow prevention valve installed.

**Notice:** Since the shut-off control valves to plumbing fixtures are operated infrequently, it is not unusual for them to become frozen and/or leak over time. They often leak or break when operated after a period of inactivity. For this reason the shut-off control valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.

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**B. Drains, Wastes, Vents**

*Comments:*

**Sewer Service Provision:** Ⓟ Municipal    ⋄ Septic    ⋄ Cooperative    ⋄ Other

**Waste Distribution Material:** Ⓟ Chrome/Copper    Ⓟ PVC    ⋄ Galvanized    ⋄ Other

- Mechanical drainstop at hall bathroom tub is defective.

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**C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized by TREC rules.)

*Energy Source:* Electric

*Comments:*

**Water Heater Information:** There is one Rheem brand water heater present in the garage. Unit was made in 1998 and has a 50 gallon capacity tank. The T&P valve is present, located within the top 6 inches of the unit, and the drain line is appropriately sized. The cold water shutoff valve is present. A drain pan and drain are present / not required in this location, but the upgrade is recommended to prevent accidental water damage to the interior.

**Notice:** Life expectancy for water heater varies, however 8 to 12 years is a standard industry expectation.

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**D. Hydro-Therapy Equipment**

*Comments:*

**V. APPLIANCES**

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**A. Dishwasher**

*Comments:*

Dishwasher is present and operates in normal mode.

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**B. Food Waste Disposer**

*Comments:*

The waste disposer is present and operates in normal mode.

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p	..	..	..		<p><b>C. Range Hood</b>  <i>Comments:</i>  <b>General Information:</b> The range vent and light are present and operate in normal mode. Range hood is an integral part of the microwave mounted above the cooktop. Exhaust fan uses a re-circulating type filter. This filter should be cleaned or replaced periodically according to manufacturer's instructions. If owner's manual has been misplaced, most manufacturers provide downloadable manuals online at their websites. USE NO CHEMICALS TO CLEAN.</p>
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p	..	..	..		<p><b>D. Ranges/Ovens/Cooktops</b>  <i>Comments:</i>                  The cooktop is electric.                  The oven is electric and is within ± 25° degrees of 350°F.</p>
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p	..	..	..		<p><b>E. Microwave Cooking Equipment</b>  <i>Comments:</i>                  Microwave is present and operates in normal mode.</p>
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..	..	p	..		<p><b>F. Trash Compactor</b>  <i>Comments:</i></p>
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p	..	..	p		<p><b>G. Bathroom Exhaust Fans and/or Heaters</b>  <i>Comments:</i></p> <ul style="list-style-type: none"> <li>• The exhaust fan does not work at master bathroom.</li> </ul>
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..	..	p	..		<p><b>H. Whole House Vacuum Systems</b>  <i>Comments:</i></p>
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p	..	..	p		<p><b>I. Garage Door Operators</b>  <i>Comments:</i>                  Due to the issues identified below, Inspector recommends that a qualified garage overhead door installer evaluate the system and repair as needed.</p> <ul style="list-style-type: none"> <li>• Unit has been unplugged.</li> <li>• Overhead garage door pivot arm has been mechanically disconnected.</li> <li>• Drive chain does not operate when unit is energized.</li> </ul>
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Operator not connected at garage door

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p	..	..	..		<b>J. Door Bell and Chimes</b> <i>Comments:</i> Door bell is present and functions properly.
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p	..	..	..		<b>K. Dryer Vents</b> <i>Comments:</i>
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p	..	..	..		<b>L. Other Built-in Appliances</b> <i>Comments:</i> <b>FYI:</b> Temperatures at the refrigerator were 2° in the freezer compartment and 41° in the main compartment.
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**VI. OPTIONAL SYSTEMS**

..	p	..	..		<b>A. Security Systems</b> <i>Comments:</i> An alarm system was present but not fully tested, since the system may be monitored by local fire and/or police departments.
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