

# HouseEXAM

## Inspection and Consulting

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Sunday, January 27, 2019



Report is prepared for the exclusive use of:

**Alfred E Newman**

Inspection address:

**124589 Glorious Lane**

**Fort Worth, TX, 76001 Report ID: 20190127-01**

Don't just ask for a home inspection ... Ask for a House Exam

## PROPERTY INSPECTION REPORT

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**Prepared For:** Alfred E Newman  
(Name of Client)

**Concerning:** 124589 Glorious Lane, Fort Worth, TX 76001  
(Address or Other Identification of Inspected Property)

**By:** M Victor Sedinger, Lic #7195 01/27/2019  
(Name and License Number of Inspector) (Date)

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(Name, License Number of Sponsoring Inspector)

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### 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](http://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, bathroom, 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 requires 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.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**Extent of Report:** Please note that additional forms and pages which follow the standard Property Condition Report in the back of this document are also to be considered a part of the entire Report. Those forms and pages may include, but are not necessarily limited to: Texas Real Estate Commission License Regulatory Statement, Limited Summary of Findings, a specimen of the Inspection Service Agreement, Appendix B ("Foundation Information"), and an Invoice.

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 repair to be at the expense of House Exam Inspection and Consulting.

**Additional Context for this property:** This Property is a condominium, and therefore a finding of "deficient" on a given communal system may not directly affect a Client's decision to purchase. The Homeowner's Association is responsible for maintenance on many of these systems, so due diligence is highly recommended in examining all ownership contracts. Nevertheless, a thorough visual inspection was conducted for all systems marked "Inspected" in the following Report.

**"Ownership" Limitations:** Inspector recommends that Client consult with the management of the residential complex in regard to the full and/or specific limits of "community" maintenance responsibilities. Written contracts should specify the Client/Owner's responsibility for maintenance as well. Clarity of limits should help Client understand future financial responsibility for repairs and maintenance.

For directional references, the Inspector assumes that the unit entry door faces: **East**

**Present at Inspection:** Sellers, Buyer, and, Buyers' Agent

**Unit Status:** Occupied

**Weather Conditions:** Fair and Hot  
Approximate Temperature: 80-90 ° F.

**Utilities Status:** Were all utilities ON when inspection began? Yes  
If not, describe condition(s): Total Electric (no gas service to unit)

**Formatting comment:** Within the body of the Inspection Report and in the Summary, the bullet symbol ( ● ) denotes issues and observations for which the "Deficiency" box was checked in the respective sections within the Report.

**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 Applicator, TPCL #0598337**. However, Client declined having a Wood Destroying Insect Inspection performed on this property simultaneous with the home inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):* See description and Inspector's opinion on performance below

*Comments:*

**Type of Foundation(s):** Unit/Residence is on the ninth floor of a multiple storey structure.

**DEPARTURE:** No opinion offered. Any deficiencies noted should be brought to the attention of the building management or home owners' association for further information and evaluation.

No defects observed regarding foundation, structural support system or related components.

**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, residences and other structures 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.

### B. Grading and Drainage

*Comments:*

Unit/Residence is on the ninth floor of a multiple storey structure. Grading and drainage conditions had no bearing on the unit inspected.

### C. Roof Covering Materials

*Types of Roof Covering:* N/A (not applicable)

*Viewed From:* N/A (not applicable)

*Comments:*

**DEPARTURE:** Unit/Residence is on the ninth floor of a multiple storey structure. Roof was not accessible from this unit.

**FYI: Roof Life and Insurance:** This inspection does not evaluate the roof for life expectancy or insurability. If any concern exists about the future performance of the roof, a roofing specialist should be consulted. If any concern exists about the insurability of the roof covering or components, the client's insurance agent should be consulted early in the option period. 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.

### D. Roof Structures and Attics

*Viewed From:* No attic access provided.

*Approximate Average Depth of Insulation:* Unable to determine

*Comments:*

No accessible attic space present.

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

*Comments:*

**Interior** (General description: Textured and painted drywall, with wood trim)  
No defects observed regarding interior walls or related components.

**Exterior** (General description: brick and wood trim)  
No defects observed regarding exterior walls or related components.

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**F. Ceilings and Floors**

*Comments:*

**Ceilings**  
No defects observed regarding ceilings or related components.

**Floors**  
No defects observed regarding floors or related components.

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

*Comments:*

**Interior**

- Master bathroom door rubs the floor in the fully open position.

**Safety glass confirmation**



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#### H. Windows

*Comments:*

- Window glazing (glazing putty) is brittle and broken at numerous windows. Recommend replacement of this weather-proofing compound to improve weatherproofing qualities in the house.
- Foam rubber strips are present at several windows, indicating ongoing air leakage and thermal transfer in these locations. Recommend asking Seller for more information. Contact building maintenance for repair.
- Lower right edge joint should be repaired at far left window in living room.



- Observed what appears to have been water intrusion\* on the interior sill at the window in master bedroom south window. Paint is peeling, chipping or sill is warped.

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I	NI	NP	D
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\*FYI: This type of intrusion is fairly common and is mainly related to three things:

1. Condensation developing on the aluminum frame of the window.
2. Blowing rain coming in the window around the seals.
3. Water sprinklers that may be spraying on the structure.

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

*Comments:*

N/A (not applicable) . No stairway in unit.

**J. Fireplaces and Chimneys**

*Comments:*

N/A (not applicable). No fireplace or chimney present in unit.

**K. Porches, Balconies, Decks, and Carports**

*Comments:*

- Concrete casement at southeast column on the balcony is cracking and appears in the early stages of deterioration (photo below). Recommend repair of the concrete surface to prevent further deterioration and possible falling debris to areas below.





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**L. Other**

*Comments:*

N/A (not applicable)

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

**Delivery & Capacity of Service:**

Electrical service sub-panel located: Master clothes closet

Capacity (if able to confirm): 150 amps, 120/240 volt;

Panel manufactured by: Square D

**Type of Wiring observed in panel(s):** Copper at general service branch circuits (wall outlets and light switches).

- The electrical panel for the house is located inside the master suite clothes closet. While this location was allowed by older electrical standards, current national codes do not permit panel locations in clothes closets. TREC Standards of Practice section 535.230 states to "report as deficient a panel that is installed in a hazardous location, such as a clothes closet."



**Arc Fault Circuit Interrupter protection?** Inspector observed and tested arc fault interrupter breakers inside the electrical panel. No deficiencies noted. See Texas Real Estate Commission promulgated FORM OP-I, page 2, for information on AFCI and other safety provisions for homes.

**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper at general service branch circuits (wall outlets and light switches).

*Comments:*

- Ground fault protection is not present at the receptacle on the west end of the kitchen counter peninsula. All receptacles in kitchen locations are required to be protected.
- Touch-contact switches at two locations were more difficult to operate than the remainder of those type switches in the residence. Those locations were: front entry (switch for entry ceiling fixture), and switch to the left of the north bathroom vanity sink (for ceiling light above the tub).
- Cover plate missing under kitchen sink for power to the disposer.

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I NI NP D



**DEPARTURE:** Inspector did not operationally test the smoke detectors, since there appears to be a building security system in place.

**FYI: Smoke Detector Recommended Placement:** In most municipalities, smoke detectors are required to be installed in the house. According to current nationally recognized fire safety standards, detectors/sensors should be installed in the following locations:

1. In each sleeping room
2. In hallways serving those sleeping rooms.
3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics.

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

#### A. Heating Equipment

*Type of Systems:* Central - Forced Air

*Energy Sources:* Electric

*Comments:*

**DEPARTURE:** Standards of Practice for Texas real estate inspectors prohibit the operational testing of furnaces when the outside temperature is at or near 80°F at the time of the inspection. Issues observed during the visual inspection of the system and components (if any) will be listed below.

#### B. Cooling Equipment

*Type of Systems:* Central - Air Conditioner

*Comments:*

No defects noted or observed related to installation and/or operation of cooling system or its components. However, air distribution in the residence is in need of adjustment or repair. See deficiencies described in "Duct Systems, Chases, and Vents."

There is one air conditioning system present:

**Evaporator (indoor coils) is made by Unitary Products (York), 3 1/2 ton (model year not determined). Condenser unit (outdoor coils) was not accessible, and may be located on the roof of the building.**

**Actual temperatures measured at supply and return air grilles in the house:**

Supply Air Temp: 75°    Return Air Temp: 55°    Differential: 20°

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

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**Wet switch (moisture monitor below A/C evaporator unit)**



**General Recommendations:** Any issues observed in the cooling system operation or equipment during the time of the inspection will be noted in this section as "Deficient." If so noted, Client should seek an appropriate licensed HVAC specialist's assessment. Also, 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. Duct Systems, Chases, and Vents**

*Comments:*

**FYI: Duct material in use:** Combination of insulated flex and insulated chase

**FYI: Filter location:** At air handling equipment

Based on the issues described in this section of the report, Inspector recommends that a licensed HVAC technician evaluate the conditions described for cause and remedy, as well as price estimates, prior to the close of the option period **or any other applicable time restraints.**

- Temperatures at supply registers in north bedroom ceiling, and at kitchen ceiling, indicate a likely air flow obstruction in the chase/duct work supplying these vents. Measurements indicated temperatures only slightly cooler than return air register temps. Chart below will list temperatures measured at various rooms. Red numbers will indicate possibly obstructed vents. It should be noted that ALL registers were in the open position at time of inspection.

**FYI: Chart for temperature mapping:** Air handler unit located in the mechanical closet off the north clothes closet. The temperature chart below proceeds southward from that location, room by room. Change filter below air handler unit.

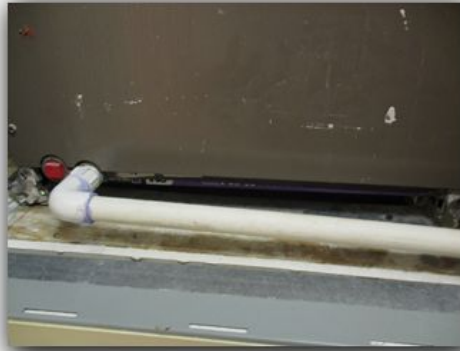
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Room	register (supply)	additional supply register in room
North bathroom	75	
North bedroom	75	75
Kitchen	76	
Ceiling west of kitchen	74	75
Living room (east vent)	57	59
Living room (ceiling west)	59	
Den (TV)	54	
Master bedroom	55	59
Master bathroom	53	
Study	55	
South hallway	55	

#### IV. PLUMBING SYSTEMS

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##### A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter:* Not able to locate meter at time of inspection

*Location of main water supply valve:* None identifiable at time of inspection

*Static water pressure reading:* No accessible source to take accurate measurement of pressure

*Comments:*

No deficiencies observed or noted regarding the water supply, fixtures or related components.

**FYI:** The corrosion on the face of the master bathroom shower head is from mineral deposits, and can be cleaned off with any cleaner that reduces calcium or lime deposits from metals. Do not use harsh chemicals that will damage the metal surface.

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I	NI	NP	D
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**B. Drains, Wastes, and Vents**

*Comments:*

*Drain materials: PVC*

- Slow drain in left vanity sink, at master bathroom. A handyman service or licensed plumber can repair as needed.

**C. Water Heating Equipment**

*Energy Sources: Electric*

*Capacity: 50 gallons, with a recirculating pump*

*Comments:*

**Brand:** Rheem brand, in Mechanical niche off north clothes closet **Model year:** 2015, installed January 2016

- Observed corrosion at the check valve above the water heater. Inspector recommends further evaluation by a licensed plumber, and repair as needed.



- Caution: Hot water temperature at fixtures in the house is excessively high. Temperatures above 120° are a risk for scalding, especially for children. Recommend lowering thermostat settings at the water heater, or installing tempering valves at fixtures where bathing and showering are performed. Any needed evaluation or subsequent repairs can be performed by a licensed plumber..

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**D. Hydro-Massage Therapy Equipment**

*Comments:*  
N/A (not applicable)

**E. Other**

*Comments:*  
N/A (not applicable)

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*  
Dishwasher is present and operates in normal mode.

**B. Food Waste Disposers**

*Comments:*

- Observed two leaks at the disposer unit case. Recommend replacement of the appliance.



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I	NI	NP	D
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**C. Range Hood and Exhaust Systems**

*Comments:*

Range exhaust vent is present and operates in normal mode.

**D. Ranges, Cooktops, and Ovens**

*Comments:*

- The "bridge burner" linking the two rear burners does not operate when selected at the controls. Any evaluation or subsequent repairs should be performed by a certified appliance technician.

**Energy Source: Cooktop:** Electric

**Oven:** Electric Oven reached 355-360° when set to 350°

**E. Microwave Ovens**

*Comments:*

Microwave is present and operates in normal mode.

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

*Comments:*

Exhaust fan(s) present and operating in normal mode.

**G. Garage Door Operators**

*Comments:*

N/A (not applicable)

**H. Dryer Exhaust Systems**

*Comments:*

No defects noted or observed related to installation or function dryer vent.

**I. Other**

*Comments:*

N/A (not applicable)