



## PROPERTY INSPECTION REPORT



**123 North Texas Dr., Your town, Texas 75001**

**Inspection prepared for: Sample Inspection - Your name**

**Real Estate Agent: Your Agent - Real Estate Company**

**Date of Inspection: 11/11/2019 Time: 10:30am - Report#: 19115234**

**Age of Home: 1999 Home faces: West Size: 2970 Sqft. - Occupied - Single Story**

**Weather: 48 Degrees - Light rain - Overcast**

**Inspector: Glen P. Ford**

**Professional Inspector # 3831**

**Email: [atexinspect@earthlink.net](mailto:atexinspect@earthlink.net)**

**214-354-1842**

**[www.atexinspection.com](http://www.atexinspection.com)**

## PROPERTY INSPECTION REPORT

Prepared For: Sample Inspection - Your name  
(Name of Client)

Concerning: 123 North Texas Dr., Your town Texas, 75001  
(Address or Other Identification of Inspected Property)

By: Glen P. Ford, Professional Inspector # 3831 11/11/2019  
(Name and License Number of Inspector) (Date)

### 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.

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;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL 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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### 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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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## I. STRUCTURAL SYSTEMS

### A. Foundations

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Type of Foundation: Concrete Slab

Comments:

- Foundation components were found to be performing and in satisfactory condition at the time of the inspection. Observed minor exterior brick mortar cracks & minor interior drywall cracks caused by normal seasonal flexing. Exterior brick mortar lines appear slightly off level along south side ( Discuss slab addition with client ). Most all doors operate square in framed openings. No unusual movement noted in foundation in relation to age. Structure appears to be performing intended function.
- Minor settlement typical of age at SW corner has resulted 3/8 inch separation of frieze board trim at SW corner (See photo), Minor separation of brick at south window opening (See photo) & minor brick mortar cracks at south expansion joint area (See photo)
- Note: Observed foundation corner breaks caused by seasonal flexing of foundation - not uncommon for age - not a structural concern ( See photo )
- Important note: Future homeowner water maintenance is critical to foundations structural performance - discuss with client ( Its not uncommon to water foundation perimeter supporting soil 2 to 4 times a week during dry periods )
- Note: Weather conditions, drainage, leakage, water ponding and other adverse factors are able to affect structures and differential movements are likely to occur. The Inspectors opinion is based upon visual observations of accessible and unobstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted.



3/8 inch separation of frieze board trim at SW corner



Minor separation of brick at south window opening



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Brick mortar crack at south expansion joint area



Note: Observed foundation corner breaks caused by seasonal flexing of foundation - not uncommon for age - not a structural concern ( See photo )

## B. Grading and Drainage

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### Comments:

- Note: Any surface or sub-surface drain systems are not inspected by A-Tex Inspection, Inc. ( If present )
- Note: Discuss front drain lot - backyard has a negative slope towards rear of home - all surface water must freely drain around both sides of home to street as intended - discuss drainage "Swale" across backyard with client
- Note: Recommend to consult seller about specific drainage history of this property
- Note: All surface water must freely drain away from foundation perimeter areas - Water ponding at foundation perimeter can result in unwanted movement in foundation
- Note: Rear patio area / pool deck appears reliant upon surface drain system - be sure to keep free & clear of obstructions
- **Deficiency -**
- Site drainage needs improvement -
- Low area with evidence of water ponding in front flower bed (See photo)
- Low areas with evidence of water ponding at rear flower bed areas (See photos)
- Foundation perimeter grade too high ( above brick line ) at random flower bed areas and at pool equipment area - finished grade should be maintained 2 to 4 inches below brick line - this could force water penetration during heavy rain event (See photos)

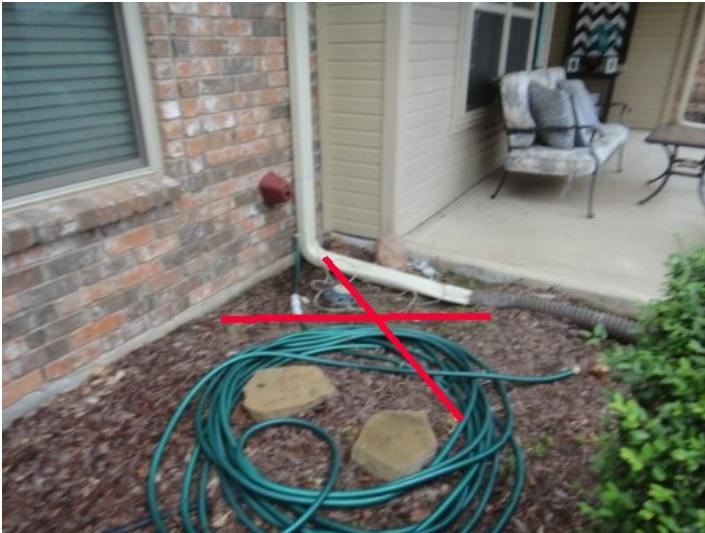
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Low area with evidence of water ponding in front flower bed (See photo)



Low areas with evidence of water ponding at rear flower bed areas (See photos)



Low areas with evidence of water ponding at rear flower bed areas (See photos)



Foundation perimeter grade too high ( above brick line ) at random flower bed areas and at pool equipment area - finished grade should be maintained 2 to 4 inches below brick line - this could force water penetration during heavy rain event (See photos)



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*Foundation perimeter grade too high ( above brick line ) at random flower bed areas and at pool equipment area - finished grade should be maintained 2 to 4 inches below brick line - this could force water penetration during heavy rain event (See photos)*



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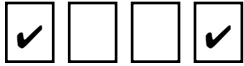
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### C. Roof Covering Materials



**Type(s) of Roof Covering:** Asphalt composition shingles

**Viewed From:** On roof and inside attic

**Comments:** ( Roof surface not inspected for insurability )

- Observed single layer of composition shingles installed and in overall functional condition

- Note: No evidence of any wind or hail damage noted at time of inspection - No dents to metal roof vents ( See photo )

- **Deficiency -**

- Random uplifting shingles are prone to wind damage ( See Photos )

- Random areas of split / cracked ridge shingles - recommend to seal (See photos)

- West metal counter flashing uplifting above front patio - can result in leakage - needs proper securing (See photos)

- Water heater vent shows evidence of previous leakage (See photo)

- Abandoned / unused TV coax exits attic through shingle layer at east - not typical - can result in leakage (See photo)

- Note: Recommend further evaluation by roofing specialist for repair options / costs



Roof view west



Roof view east

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*Note: No evidence of any wind or hail damage noted at time of inspection - No dents to metal roof vents ( See photo )*



*Random uplifting shingles are prone to wind damage ( See Photos )*



*Random uplifting shingles are prone to wind damage ( See Photos )*



*Random uplifting shingles are prone to wind damage ( See Photos )*



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Random uplifting shingles are prone to wind damage ( See Photos )



Random areas of split / cracked ridge shingles - recommend to seal (See photos)



Random areas of split / cracked ridge shingles - recommend to seal (See photos)



Random areas of split / cracked ridge shingles - recommend to seal (See photos)



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West metal counter flashing uplifting above front patio - can result in leakage - needs proper securing (See photos)



West metal counter flashing uplifting above front patio - can result in leakage - needs proper securing (See photos)



Water heater vent shows evidence of previous leakage (See photo)



Abandoned / unused TV coax exits attic through shingle layer at east - not typical - can result in leakage (See photo)

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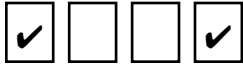
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## D. Roof Structure and Attics



**Viewed From:** Attic entered but with partial or limited view from decked areas only

**Approximate Average Depth of Insulation:**

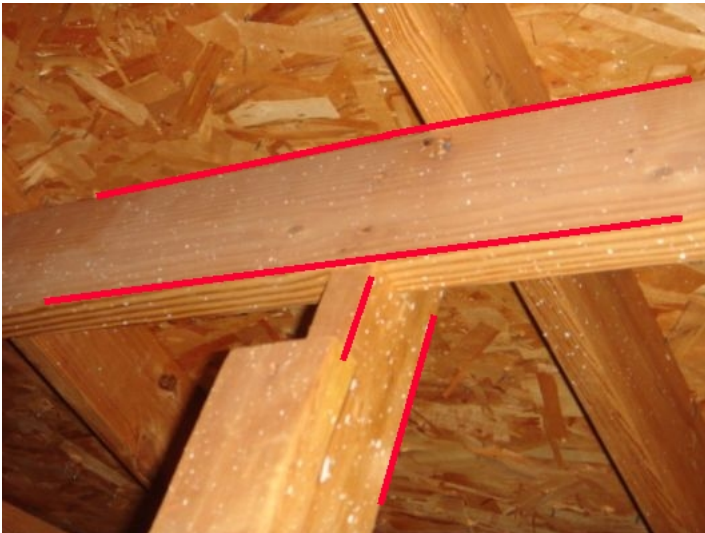
- 5 to 8 inches at original areas of home
- 12 to 14 inches at add-on area

**Comments:**

• Note: Roof structure not built per current building codes - 2x6 roof rafters & purlin rails supported by 2x4 purlin struts - typical for age of home - discuss code change (See photo)

• **Deficiency -**

- Attic insulation is loose / disturbed at random areas associated with previous repair work - not uncommon - discuss efficiency concern
- Garage attic fold down stairway has a repaired & unsupported wood step - potential hazard - discuss (See photo)
- Garage attic fold down stair has loose wood trim at 1 corner - condition minor
- Garage & front hallway attic fold down stairways are secured to ceiling structure with drywall screws only - Potential hazard ( manufacturer requires use of 16d nail or 1/4 inch lag bolts )



*Note: Roof structure not built per current building codes - 2x6 roof rafters & purlin rails supported by 2x4 purlin struts - typical for age of home - discuss code change (See photo)*



*Garage attic fold down stairway has a repaired & unsupported wood step - potential hazard - discuss (See photo)*

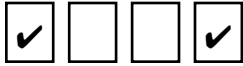
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**E. Walls (Interior and Exterior)****Wall Materials:** Exterior brick veneer & siding**Comments:**

- Note: Any cosmetic concerns and/or general appearance issues are not addressed by this report.
- Note: Many exterior wood surfaces will need caulk & paint in near future
- Note: Home occupied & heavy storage in garage, closets & cabinets preventing clear view of inspector
- Note: This home has been modified from original floor plan - Add-on slab addition at south side - recommend to consult seller for any engineering documents, building permits, etc.
- **Deficiency -**
  - Water damage to master bath window trim (See photo)
  - Water damage to vertical wood trim at end of front patio (See photo)
  - Damaged area to wood siding at west roof gable above front patio - possibly caused by hail strikes - discuss (See photos)
  - Air conditioner electrical and refrigerant lines are not sealed at brick penetration (See photo)



*Water damage to master bath window trim (See photo)*



*Water damage to vertical wood trim at end of front patio (See photo)*



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*Damaged area to wood siding at west roof gable above front patio - possibly caused by hail strikes - discuss (See photos)*



*Damaged area to wood siding at west roof gable above front patio - possibly caused by hail strikes - discuss (See photos)*



*Damaged area to wood siding at west roof gable above front patio - possibly caused by hail strikes - discuss (See photos)*



*Air conditioner electrical and refrigerant lines are not sealed at brick penetration (See photo)*

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## F. Ceilings and Floors

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**Ceiling and Floor Materials:** Ceiling is made of drywall with texture finish

Comments:

- Note: Minor water stain across study ceiling - no evidence of current leakage noted - consult seller for leak / repair history (See photo)
- Note: Discoloration at garage ceiling area - cause not determined - consult seller (See photo)
- Note: Area of ceiling repair in SW bedroom near window - consult seller for history
- Note: Area of ceiling repair at breakfast area ceiling - consult seller for history
- Note: Sheet rock crack across garage ceiling - discuss loading of storage in attic space above
- Note: Water damage to base board in bath closet near master shower from previous leakage - recommend to consult seller for specific flood / repair history (See photo)



*Note: Minor water stain across study ceiling - no evidence of current leakage noted - consult seller for leak / repair history (See photo)*



*Note: Discoloration at garage ceiling area - cause not determined - consult seller (See photo)*

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*Note: Obvious water stain to base board in master closet near shower from previous leakage - recommend to consult seller for specific flood / repair history (See photo)*

### G. Doors (Interior and Exterior)

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#### Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection
- Note: Discuss potential for water penetration at exterior doors during blowing / driving rain conditions.
- **Deficiency -**
- Front entry door drags in frame at top corner and does not seal well to damaged weather strip at lower corner
- Study double doors slightly out of square - 1 door is tight on ball latch and other door does not contact ball latch - condition minor - discuss with client
- Interior door to garage has defective or incomplete lower sweep weather strip - discuss
- Rear patio door has loose / defective weather strip at lower corner - minor repair
- Random doors do not have stop parts present - minor repair

### H. Windows

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#### Window Type:

- Thermal pane type windows installed ( Vinyl Framed )

#### Comments:

- Note: Updated thermal pane windows appear in overall good condition - consult seller specifics of update and warranty (If any)
- Note: All windows not accessible and were not opened / closed - some blocked by homeowner furnishings at random
- (Random windows dirty - This can prevent accurate inspection for seal failure)
- Note: Many conditions affect accurate inspection of thermal pane type windows including atmospheric pressure, humidity, temperature, cleanliness, available light & time of day ( Only obvious seal failure or fogging will be noted)



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

- No stairs present in this residence

**J. Fireplaces and Chimneys**
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Locations:

- 1 Fireplace is located in the den

Types: Masonry Brick

Comments:

- Note: Fireplace appears in overall good condition for age
- **Deficiency -**
- Chimney top does not have a rain cap or spark arrestor installed - not required at time of construction but recommended ( See photo )
- Minor cracks chimney mortar cap may require future maintenance - condition minor - discuss
- Chimney interior shows moderate creosote build up - recommend to have professionally cleaned before use - discuss with client
- 1/8 inch masonry cracks were present at rear firebox wall and is in need of corrective action
- Note: Recommend further evaluation by masonry fire place specialist for repair options / costs



*Chimney top does not have a rain cap or spark arrestor installed - not required at time of construction but recommended ( See photo )*



*1/8 inch masonry cracks were present at rear firebox wall and is in need of corrective action (Difficult to see in photo)*

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

- All components were found to be performing and in satisfactory condition at the time of the inspection

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**L. Other**
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**Materials:****Comments:**

- Note: Home automation systems & Home intercom systems and related components are not inspected ( If present )
- Note: Security systems, security cameras and any related equipment not inspected ( If present )
- Note: Clothes washers / dryers not inspected ( If present ) Motorized blinds / shades not inspected ( If present )
- Note: Any refrigeration device, Ice makers, Wine coolers, Etc. are not inspected ( If present )
- Note: Any outdoor decorative lighting systems on home, in flower beds or trees are not inspected ( If present )
- Note: Any Telephone wiring, T.V. coax, Cat 5/Cat 6 wiring, Audio / Video or security system wiring not inspected ( If present )
- Note: Water filtration / purification equipment not inspected ( If present )
- Note: Gas fire pits, Fountains, Fish ponds or any other water features not inspected ( If present )
- Note: Wood / metal fences are not inspected ( If present )

**II. ELECTRICAL SYSTEMS****A. Service Entrance and Panels**
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**Panel Location:**

- Main panel - Garage wall
- Sub. Panel - Add-on room wall

**Service Wiring type and Amp Rating:** Copper wiring • 200 AMP Panel**Comments:**

- Electric panels located at garage wall & Sub. panel at add-on room wall - panel covers removed for inspection ( See photos )
- Sub. panel located at add-on room wall - panel cover removed for inspection - no defects found (See photo)
- **Deficiency -**
- **AFCI** protection is not present at current required locations - discuss potential hazard ( Not required at time of construction )
- No earth ground rod present ( not required at time of construction )
- Added wiring exits electric panel with no feed through fittings installed - purpose of feed through fitting is to prevent abrasion to wiring - minor repair ( See photo )
- Circuit breakers in panel are not clearly labeled as required - minor repair
- Note: Recommend further evaluation by licensed electrician for repair options / costs

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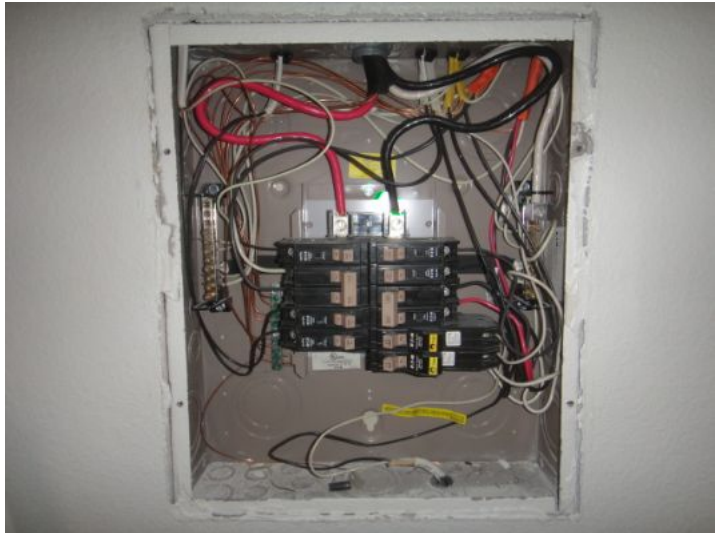
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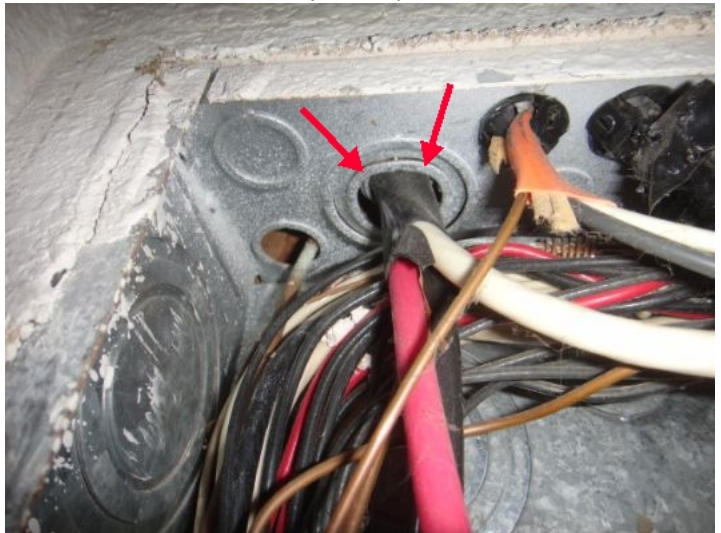
Electric panels located at garage wall & Sub. panel at add-on room wall - panel covers removed for inspection ( See photos )



Electric panels located at garage wall & Sub. panel at add-on room wall - panel covers removed for inspection ( See photos )



Added wiring exits electric panel with no feed through fittings installed - purpose of feed through fitting is to prevent abrasion to wiring - minor repair ( See photo )



Added wiring exits electric panel with no feed through fittings installed - purpose of feed through fitting is to prevent abrasion to wiring - minor repair ( See photo )



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

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Branch Wiring Type: Copper wiring

Comments:

- Note: All outlets in home not accessible to inspector - home occupied & storage
- Note: Any motion sensor lights / dusk to dawn lights are not inspected (If present)
- Note: Discuss soffit outlets installed for x-mas lights
- Note: 1 dimmer switch RH of kitchen sink has no apparent function - consult seller
- Note: Locations of **GFCI** resets are as follows: 1 in Kitchen, 1 at garage wall, 1 in master bathroom and 1 in add-on bath - discuss with client
- **Deficiency -**
- GFCI protection is present at locations required at time of construction but not present at some current code required locations in kitchen, garage, laundry room & exterior outlets - discuss potential hazard (Discuss code change)
- 1 living room wall outlet is within 6 feet of kitchen sink & is not GFCI protected (See photo)
- Smoke alarms at required locations but are not interconnected as required by current code - Discuss code change
- 1 missing smoke alarm in master hallway - consult seller for specifics
- No built in Carbon Monoxide Detectors at current required locations - Potential Hazard - Recommend to update
- Added exterior outlets near garage are not GFCI protected as required at time of construction - potential hazard (See photo)
- Some added exterior outlets at rear patio ceiling areas are not GFCI protected as required - discuss potential hazard
- Exposed 110 volt electrical connections not in junction box in attic as required - potential hazard (See photo)
- 110 volt wiring pinched by added wood flooring decking in north attic - not typical - potential hazard - needs repair - discuss with client (See photos)
- Door bell transformer ( SW attic area ) is loose and hanging by wiring from junction box - not typical (See photo)
- Random missing wall outlet cover plates below cook top, below kitchen, in garage, in attic areas - minor repair
- 1 master closet ceiling light has missing globe part - minor repair
- Note: Recommend further evaluation by licensed electrician for repair options / costs

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



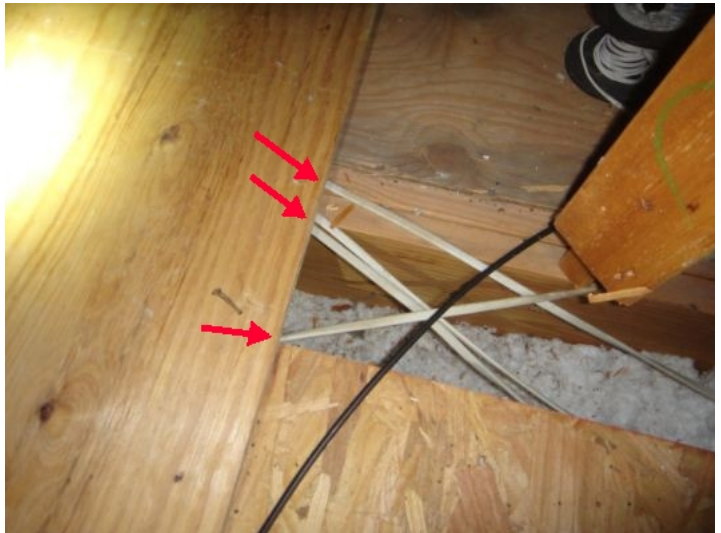
*Added exterior outlets near garage are not GFCI protected as required at time of construction - potential hazard (See photo)*



*1 living room wall outlet is within 6 feet of kitchen sink & is not GFCI protected (See photo)*



*Exposed 110 volt electrical connections not in junction box in attic as required - potential hazard (See photo)*



*110 volt wiring pinched by added wood flooring decking in north attic - not typical - potential hazard - needs repair - discuss with client (See photos)*

I=Inspected

NI=Not Inspected

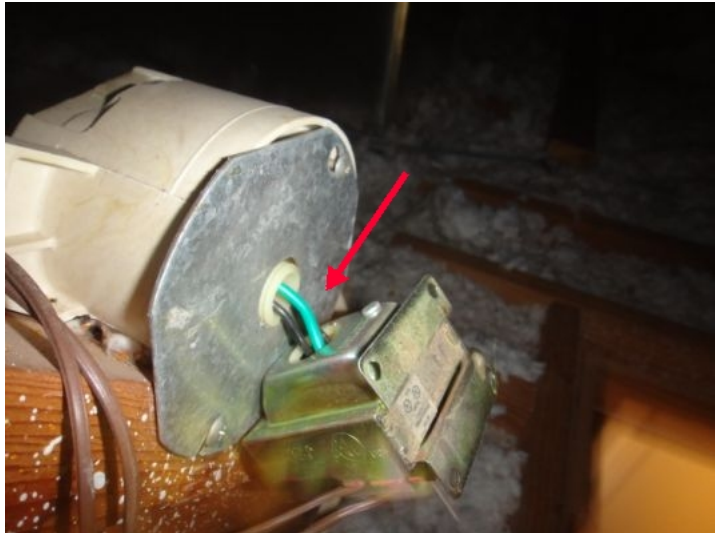
NP=Not Present

D=Deficient

I	NI	NP	D
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110 volt wiring pinched by added wood flooring decking in north attic - not typical - potential hazard - needs repair - discuss with client (See photos)



Door bell transformer ( SW attic area ) is loose and hanging by wiring from junction box - not typical (See photo)

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

#### A. Heating Equipment

☐☐☐☐

Type of Systems:  
Equipment Installed:  
Comments:





I=Inspected

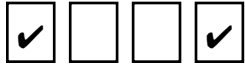
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## B. Cooling Equipment



System Type: ZONED

Cooling Type: VAPOR CYCLE

Energy Source: ELETRIC

Individual Units: 2

Equipment Installed: ATTIC HORIZONTAL

Comments:

- Zoned electric cooling system installed. Cooling systems are not operated when outdoor temperature is below 60 degrees - possible damage could result - discuss visual inspection only
- Note: Secondary condensate drain line exits attic at roof overhang - leakage from this drain would indicate a problem with air conditioner system requiring immediate service (See photo)
- Note: Discuss addition of bleach into primary condensate drain lines near evaporator coils in attic - helps prevent clogging (See photo)
- **Deficiency -**
- Both primary condensate drain lines are not insulated where exits evaporator coil - will drip condensate - minor repair ( See photo )
- Incomplete refrigerant line insulation at evaporator coil in north attic at garage - will drip condensate - minor repair (See photo)
- Note: Recommend further evaluation by HVAC specialist for repair options / costs



*Note: Secondary condensate drain line exits attic at roof overhang - leakage from this drain would indicate a problem with air conditioner system requiring immediate service (See photo)*



*Note: Secondary condensate drain line exits attic at roof overhang - leakage from this drain would indicate a problem with air conditioner system requiring immediate service (See photo)*

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*Note: Discuss addition of bleach into primary condensate drain lines near evaporator coils in attic - helps prevent clogging (See photo)*



*Both primary condensate drain lines are not insulated where exits evaporator coil - will drip condensate - minor repair (See photo)*



*Both primary condensate drain lines are not insulated where exits evaporator coil - will drip condensate - minor repair (See photo)*



*Incomplete refrigerant line insulation at evaporator coil in north attic at garage - will drip condensate - minor repair (See photo)*

### C. Duct systems, Chases & Vents



**Air Filter Location:** Attic Air Handlers

**Filter type & Size:** Fiberglass disposable - 20 x 25 x 4

**Comments:**

- Note: Recommend to replace this high capacity type media filter every 3 to 6 months for maximum efficiency - discuss

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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*Note: Recommend to replace this high capacity type media filter every 3 to 6 months for maximum efficiency - discuss*



*Note: Recommend to replace this high capacity type media filter every 3 to 6 months for maximum efficiency - discuss*

IV. PLUMBING SYSTEM



I=Inspected

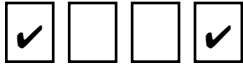
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## A. Plumbing Supply, Distribution System and Fixtures



Location of Water Meter: FRONT YARD

Location of Main Water Supply Valve: NOT FOUND

Static water pressure: 60 PSI

Supply plumbing type: COPPER &amp; PEX

Comments:

- Note: Washer / dryer connected - plumbing, vents & electrical not accessible
- Note: Water shut off valves below sinks areas not operated - discuss visual inspection only
- Note: Must protect exterior faucets from freezing during winter months
- Note: No movement in water meter over a 5 minute test period - good
- Note: Perform 10 minute static gas line test using leakage indicator on gas providers gas meter - no movement noted - good
- Note: Gas line inspection limited to static meter test & visual areas only ( Many sections of gas system are underground or confined within structure and are not accessible to inspector )
- Note: Plastic water meter box in front yard shows physical damage - but functional (See photo)
- Note: Master shower neck has an added plastic shut off valve - purpose not determined - consult seller (See photo)
- **Deficiency -**
- Home owner water shut off valve not found - typically located in front flower bed - possibly buried - consult seller for location.
- Garage water heater has output temperature too high at 148 degrees F. measured at master bath sink faucet - extreme hazard (See photo & scald chart)
- SW hall bath shower mix valve leaks at control stem from behind plastic knob when on - not typical (See photo)
- Front ( West ) exterior faucet leaks at stem seal when on & pressurized - discuss minor seal replacement
- Gas system is not bonded as required by current code & sediment traps are not present at appliance connection points - discuss code change
- Note: Recommend further evaluation by Licensed Plumber for repair options/costs.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Note: Plastic water meter box in front yard shows physical damage - but functional (See photo)



Note: Master shower neck has an added plastic shut off valve - purpose not determined - consult seller (See photo)



Garage water heater has output temperature too high at 148 degrees F. measured at master bath sink faucet - extreme hazard (See photo & scald chart)

TEMP (°F )	Approx TIME for 1st Deg Burn	Approx TIME for 3rd Deg Burn
100	Safe for bathing	Safe for bathing
120	8 min	10 min
125	2 min	4 min
130	17 sec	30 sec
140	3 sec	5 sec
155	Instant	1 sec
160	Instant	0.5 sec
180	Instant	Instant

Water scald chart

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I NI NP D



SW hall bath shower mix valve leaks at control stem from behind plastic knob when on - not typical (See photo)

## B. Drains, Wastes, and Vents

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Comments:

• Drain plumbing type: **PVC**

• Deficiency -

- Observed 1 plumbing vent stack in north attic area does not penetrate roof as intended - this can result in sewer gas entering attic space (See photo)
- SW hall bath toilet is loose to floor - recommend to reset with new seal by licensed plumber - important - discuss
- SW hall bath tub drain fitting shows obvious corrosion with missing sections - cannot connect drain stop as intended (See photo)
- SW hall bath RH sink has missing drain stop parts - minor repair
- SW hall bath sink backsplash has incomplete caulking - minor repair
- SW hall bath sink drain connection shows evidence of previous leakage - no current leakage noted - recommend to monitor (See photo)
- SW hall bath shower tile wall needs caulking repair at random areas & has some tiles starting to unbonded at lower rear wall area (See photo) - discuss age with client
- Master bath shower tile wall has failed grout / caulk at random, loose unbonded tiles at door threshold areas typical of age - discuss & show to client (See photos)
- Master bath RH sink partially obstructed - drains at slow rate - needs repair
- Master bath tub back splash needs caulking repair - minor repair
- Add-on bath sink drains at slow rate - obstructed - need repair
- Note: Recommend further evaluation by Plumber for repair options / costs.



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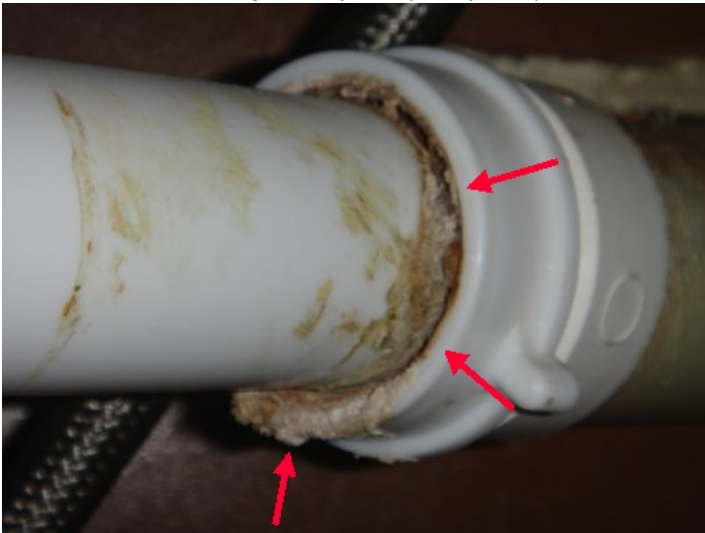
I	NI	NP	D
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Observed 1 plumbing vent stack in north attic area does not penetrate roof as intended - this can result in sewer gas entering attic space (See photo)



SW hall bath tub drain fitting shows obvious corrosion with missing sections - cannot connect drain stop as intended (See photo)



SW hall bath sink drain connection shows evidence of previous leakage - no current leakage noted - recommend to monitor (See photo)



SW hall bath shower tile wall needs caulking repair at random areas & has some tiles starting to unbonded at lower rear wall area (See photo) - discuss age with client

I=Inspected

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I NI NP D



Master bath shower tile wall has failed grout / caulk at random, loose unbonded tiles at door threshold areas typical of age - discuss & show to client (See photos)



Master bath shower tile wall has failed grout / caulk at random, loose unbonded tiles at door threshold areas typical of age - discuss & show to client (See photos)

### C. Water Heating Equipment

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Number of Water Heaters: 2

Age, Energy Source, Capacity & Location:

- 2012 - Gas fired - 50 gallon - Garage Closet

- 2013 - Electric - 40 Gallon - Add-on closet

Comments:

- Note: Both water heaters functioning as intended ( Important Note: Average life of water heater is 8 to 10 years )

- Note: Added electric water heater in add-on shows proper installation - no defects found

- **Deficiency -**

- Water heater gas vent pipe in contact with wood roof decking in attic - Fire Hazard - Type "B" gas vent pipes require 1 inch clearance to combustibles - General Repair ( See photo )

- Garage water heater **IPR valve** connected with non approved flexible hose & is kinked restricting inside diameter - needs repair - Copper or CPVC pipe recommended (See photo)

- Garage water heater shows evidence of seepage at hot water line connection point (See photo)

- Garage water heater overflow pan does not have drain line to exterior ( See photo ) - discuss code change

- Note: Recommend further evaluation by licensed plumber for repair options / costs

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D=Deficient

I NI NP D



Water heater gas vent pipe in contact with wood roof decking in attic - Fire Hazard - Type "B" gas vent pipes require 1 inch clearance to combustibles - General Repair (See photo)



Garage water heater TPR valve connected with non approved flexible hose & is kinked restricting inside diameter - needs repair - Copper or CPVC pipe recommended (See photo)



Garage water heater shows evidence of seepage at hot water line connection point (See photo)



Garage water heater overflow pan does not have drain line to exterior ( See photo ) - discuss code change

### D. Hydro-Massage Therapy Equipment

☐ ☐ ☒ ☐

Comments:

• None present

### E. Other

☐ ☐ ☒ ☐

Materials:

Comments:

• None present



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**V. APPLIANCES****A. Dishwashers**
☒ ☐ ☐ ☒

Comments:

• Dishwasher operates as intended through full cycle

• **Deficiency -**

• Dishwasher drain line does not have required "Sanitary loop" secured to highest point below counter top level - General repair

**B. Food Waste Disposers**
☒ ☐ ☐ ☐

Comments:

• Kitchen sink disposal operates as intended - no defects found.

• Note: Discuss use of disposal with aerobic septic system with client - avoid any animal fats, grease, food solids

**C. Range Hood and Exhaust Systems**
☒ ☐ ☐ ☒

Comments:

• Updraft type range vent operates as intended

• **Deficiency -**

• Range vent was terminated in the attic - not typical - should vent to exterior (See photo)



*Range vent was terminated in the attic - not typical - should vent to exterior (See photo)*

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

Comments:

• Gas cook top operates as intended - No defects found

• Electric oven operates as intended - unit checks accurate on 350 degree setting

• **Deficiency -**

• Gas shut off valve for cook top is not readily accessible in lower adjacent cabinet as required by current code - removal of cabinet drawers below cook top required to access shut of valve - discuss code change

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I	NI	NP	D
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Thermal camera shows oven accuracy on 350 degree setting

### E. Microwave Ovens

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Comments:

- Microwave operates as intended

### F. Mechanical Exhaust Vents and Bathroom Heaters

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comments:

- All bathroom exhaust fans operate as intended - no defects found
- **Deficiency -**
- Bathroom exhaust fans vent directly into attic space as allowed at time of construction - current code requires vents to terminate at exterior of structure.



Bathroom exhaust fans vent directly into attic space as allowed at time of construction - current code requires vents to terminate at exterior of structure.

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I NI NP D

**G. Garage Door Operator(s)**
☒ ☐ ☐ ☐
**Individual Units:** 1 ( Note: Any related remote controls not inspected )

Comments:

- Garage door opener operates & reverses as intended - No defects found

**H. Dryer Exhaust Systems**
☒ ☐ ☐ ☐

Comments: No defects found

**I. Other**
☐ ☐ ☒ ☐

Observations:

- None present

**VI. OPTIONAL SYSTEMS****A. Landscape Irrigation (Sprinkler) Systems**
☐ ☐ ☒ ☐

Comments:

- None present

**B. Swimming Pools, Spas, Hot Tubs, and Equipment**
☐ ☒ ☐ ☐
**Type of Construction:**

Comments:

- Note: Swimming pools, spas and hot tubs are not inspected by A-Tex Inspection, Inc. (If inspection is required consult with professional pool inspector)

**C. Outbuildings**
☐ ☒ ☐ ☐
**Materials:**

Comments:

- Note: Any secondary structure, detached garage, barn, shop or sheds are not inspected unless specifically noted in this report

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

Comments:

- None present ( Water wells are not inspected by A-Tex Inspection, Inc. )

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

Comments:

- Note: Septic systems are not inspected by A-Tex Inspection, Inc ( If present )



I=Inspected

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I	NI	NP	D
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F. Other

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☐

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Comments:

## Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A modern fire safety type circuit breaker that automatically interrupts power to circuit upon detecting any arc fault conditions.
GFCI	Electrical safety device that prevents occupants electric shock hazard by interrupting power to circuit when ground faults are detected ( Required at all exterior outlets, kitchen counter top outlets, garage outlets, bathroom outlets and laundry room outlets )
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	TPR valve is an automatic temperature and pressure relief valve that relieves excessive pressure inside water heater tank. A malfunctioning water heater could have a continuous rise in temperature and pressure (from expansion of the water). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. To prevent catastrophic failures, TPR valve is required to protect for both excess temperature and pressure. Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi.

## Report Summary

**STRUCTURAL SYSTEMS**

Page 5 Item: B	Grading and Drainage	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• Site drainage needs improvement -</li> <li>• Low area with evidence of water ponding in front flower bed (See photo)</li> <li>• Low areas with evidence of water ponding at rear flower bed areas (See photos)</li> <li>• Foundation perimeter grade too high ( above brick line ) at random flower bed areas and at pool equipment area - finished grade should be maintained 2 to 4 inches below brick line - this could force water penetration during heavy rain event (See photos)</li> </ul>
Page 8 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• Random uplifting shingles are prone to wind damage ( See Photos )</li> <li>• Random areas of split / cracked ridge shingles - recommend to seal (See photos)</li> <li>• West metal counter flashing uplifting above front patio - can result in leakage - needs proper securing (See photos)</li> <li>• Water heater vent shows evidence of previous leakage (See photo)</li> <li>• Abandoned / unused TV coax exits attic through shingle layer at east - not typical - can result in leakage (See photo)</li> <li>• Note: Recommend further evaluation by roofing specialist for repair options / costs</li> </ul>
Page 12 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• Attic insulation is loose / disturbed at random areas associated with previous repair work - not uncommon - discuss efficiency concern</li> <li>• Garage attic fold down stairway has a repaired &amp; unsupported wood step - potential hazard - discuss (See photo)</li> <li>• Garage attic fold down stair has loose wood trim at 1 corner - condition minor</li> <li>• Garage &amp; front hallway attic fold down stairways are secured to ceiling structure with drywall screws only - Potential hazard ( manufacturer requires use of 16d nail or 1/4 inch lag bolts )</li> </ul>
Page 13 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• Water damage to master bath window trim (See photo)</li> <li>• Water damage to vertical wood trim at end of front patio (See photo)</li> <li>• Damaged area to wood siding at west roof gable above front patio - possibly caused by hail strikes - discuss (See photos)</li> <li>• Air conditioner electrical and refrigerant lines are not sealed at brick penetration (See photo)</li> </ul>



Page 16 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• Front entry door drags in frame at top corner and does not seal well to damaged weather strip at lower corner</li> <li>• Study double doors slightly out of square - 1 door is tight on ball latch and other door does not contact ball latch - condition minor - discuss with client</li> <li>• Interior door to garage has defective or incomplete lower sweep weather strip - discuss</li> <li>• Rear patio door has loose / defective weather strip at lower corner - minor repair</li> <li>• Random doors do not have stop parts present - minor repair</li> </ul>
Page 17 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• Chimney top does not have a rain cap or spark arrestor installed - not required at time of construction but recommended ( See photo )</li> <li>• Minor cracks chimney mortar cap may require future maintenance - condition minor - discuss</li> <li>• Chimney interior shows moderate creosote build up - recommend to have professionally cleaned before use - discuss with client</li> <li>• 1/8 inch masonry cracks were present at rear firebox wall and is in need of corrective action</li> <li>• Note: Recommend further evaluation by masonry fire place specialist for repair options / costs</li> </ul>

### ELECTRICAL SYSTEMS

Page 18 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• <b>AFCI</b> protection is not present at current required locations - discuss potential hazard ( Not required at time of construction )</li> <li>• No earth ground rod present ( not required at time of construction )</li> <li>• Added wiring exits electric panel with no feed through fittings installed - purpose of feed through fitting is to prevent abrasion to wiring - minor repair ( See photo )</li> <li>• Circuit breakers in panel are not clearly labeled as required - minor repair</li> <li>• Note: Recommend further evaluation by licensed electrician for repair options / costs</li> </ul>
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Page 20 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• <b>GFCI</b> protection is present at locations required at time of construction but not present at some current code required locations in kitchen, garage, laundry room &amp; exterior outlets - discuss potential hazard (Discuss code change)</li> <li>• 1 living room wall outlet is within 6 feet of kitchen sink &amp; is not GFCI protected (See photo)</li> <li>• Smoke alarms at required locations but are not interconnected as required by current code - Discuss code change</li> <li>• 1 missing smoke alarm in master hallway - consult seller for specifics</li> <li>• No built in Carbon Monoxide Detectors at current required locations - Potential Hazard - Recommend to update</li> <li>• Added exterior outlets near garage are not GFCI protected as required at time of construction - potential hazard (See photo)</li> <li>• Some added exterior outlets at rear patio ceiling areas are not GFCI protected as required - discuss potential hazard</li> <li>• Exposed 110 volt electrical connections not in junction box in attic as required - potential hazard (See photo)</li> <li>• 110 volt wiring pinched by added wood flooring decking in north attic - not typical - potential hazard - needs repair - discuss with client (See photos)</li> <li>• Door bell transformer ( SW attic area ) is loose and hanging by wiring from junction box - not typical (See photo)</li> <li>• Random missing wall outlet cover plates below cook top, below kitchen, in garage, in attic areas - minor repair</li> <li>• 1 master closet ceiling light has missing globe part - minor repair</li> <li>• Note: Recommend further evaluation by licensed electrician for repair options / costs</li> </ul>
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## HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 23 Item: B	Cooling Equipment	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• Both primary condensate drain lines are not insulated where exits evaporator coil - will drip condensate - minor repair ( See photo )</li> <li>• Incomplete refrigerant line insulation at evaporator coil in north attic at garage - will drip condensate - minor repair (See photo)</li> <li>• Note: Recommend further evaluation by HVAC specialist for repair options / costs</li> </ul>
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## PLUMBING SYSTEM

Page 26 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• Home owner water shut off valve not found - typically located in front flower bed - possibly buried - consult seller for location.</li> <li>• Garage water heater has output temperature too high at 148 degrees F. measured at master bath sink faucet - extreme hazard (See photo &amp; scald chart)</li> <li>• SW hall bath shower mix valve leaks at control stem from behind plastic knob when on - not typical (See photo)</li> <li>• Front ( West ) exterior faucet leaks at stem seal when on &amp; pressurized - discuss minor seal replacement</li> <li>• Gas system is not bonded as required by current code &amp; sediment traps are not present at appliance connection points - discuss code change</li> <li>• Note: Recommend further evaluation by Licensed Plumber for repair options/costs.</li> </ul>
Page 28 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• Observed 1 plumbing vent stack in north attic area does not penetrate roof as intended - this can result in sewer gas entering attic space (See photo)</li> <li>• SW hall bath toilet is loose to floor - recommend to reset with new seal by licensed plumber - important - discuss</li> <li>• SW hall bath tub drain fitting shows obvious corrosion with missing sections - cannot connect drain stop as intended (See photo)</li> <li>• SW hall bath RH sink has missing drain stop parts - minor repair</li> <li>• SW hall bath sink backsplash has incomplete caulking - minor repair</li> <li>• SW hall bath sink drain connection shows evidence of previous leakage - no current leakage noted - recommend to monitor (See photo)</li> <li>• SW hall bath shower tile wall needs caulking repair at random areas &amp; has some tiles starting to unbonded at lower rear wall area (See photo) - discuss age with client</li> <li>• Master bath shower tile wall has failed grout / caulk at random, loose unbonded tiles at door threshold areas typical of age - discuss &amp; show to client (See photos)</li> <li>• Master bath RH sink partially obstructed - drains at slow rate - needs repair</li> <li>• Master bath tub back splash needs caulking repair - minor repair</li> <li>• Add-on bath sink drains at slow rate - obstructed - need repair</li> <li>• Note: Recommend further evaluation by Plumber for repair options / costs.</li> </ul>



Page 30 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• Water heater gas vent pipe in contact with wood roof decking in attic - Fire Hazard - Type "B" gas vent pipes require 1 inch clearance to combustibles - General Repair ( See photo )</li> <li>• Garage water heater <b>IPR valve</b> connected with non approved flexible hose &amp; is kinked restricting inside diameter - needs repair - Copper or CPVC pipe recommended (See photo)</li> <li>• Garage water heater shows evidence of seepage at hot water line connection point (See photo)</li> <li>• Garage water heater overflow pan does not have drain line to exterior ( See photo ) - discuss code change</li> <li>• Note: Recommend further evaluation by licensed plumber for repair options / costs</li> </ul>
<b>APPLIANCES</b>		
Page 32 Item: A	Dishwashers	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• Dishwasher drain line does not have required "Sanitary loop" secured to highest point below counter top level - General repair</li> </ul>
Page 32 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• Range vent was terminated in the attic - not typical - should vent to exterior (See photo)</li> </ul>
Page 33 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• Gas shut off valve for cook top is not readily accessible in lower adjacent cabinet as required by current code - removal of cabinet drawers below cook top required to access shut of valve - discuss code change</li> </ul>
Page 33 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> <li>• <b>Deficiency -</b></li> <li>• Bathroom exhaust fans vent directly into attic space as allowed at time of construction - current code requires vents to terminate at exterior of structure.</li> </ul>