



# Smith Group Property Inspections

## Property Inspection Report



**1234 Main Street, Houston TX 99999**

**Inspection prepared for: John Doe**

**Date of Inspection: 2/27/2000 Time: 8:00AM**

**Age of Home: 2000 Size: 2103 sqft**

**Inspector: Brian Smith**

**License: #24130**

**13414 Hartland Lake Lane, Houston TX**

**Phone: 281-734-3118**

**Email: smithbd@zhi.com**

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



# Smith Group Property Inspections

## PROPERTY INSPECTION REPORT

**Prepared For:** John Doe  
**Concerning:** 1234 Main Street Houston, TX 99999  
**Inspection Date:** 2000-02-27  
**By:** Inspector Name: Brian Smith License Number: 24130 Date: 2-27-2000  
Signature:  
Sponsoring Inspector: Brian Smith License Number 24130  
Phone: 2817343118 E-Mail: smithbd@zhi.com

### 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 sellers 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.



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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**



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

<b>I NI NP D</b>
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Referrer Name No Referrer

Exterior Notes:

Proper drainage and soil moisture contents should be maintained around the foundation to help minimize future foundation problems.

Underground drainage systems are not inspected.

These should be maintained for proper drainage.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures.

More damage has probably resulted from moisture and expansive soils than from most natural disasters.

Also, there should be gutters and downspouts with splash blocks that discharge away from the building.

In the past, we have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise.

Minor settlement or hairline cracks in drives, walks or even foundations are normal to properties of any age.

They should, however, be monitored for expansion and sealed as necessary.

Also tripping hazards may occur from uneven or gaps in pavement, this should be addressed as needed.

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal.

Note that most roofs are walked by inspector.

However some roofs may not be walked due to conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch.

Rain could make the surfaces of the roof too slippery to walk on safely.

This may require the roof to be observed from lower portions of the roof, the edge of the roof or the ground with binoculars.

As such, our inspection may be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials.

Note that any siding, but especially composition or hardboard siding must be closely monitored.

A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit.

Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage.

All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level).

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It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass.

Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30, consider your own personal needs and those of your family and guests.

By todays standards, spindles at decks and steps should be spaced no more than 4 apart for the safety of children.

### I. STRUCTURAL SYSTEMS

#### ☒☐☐☒ A. Foundations

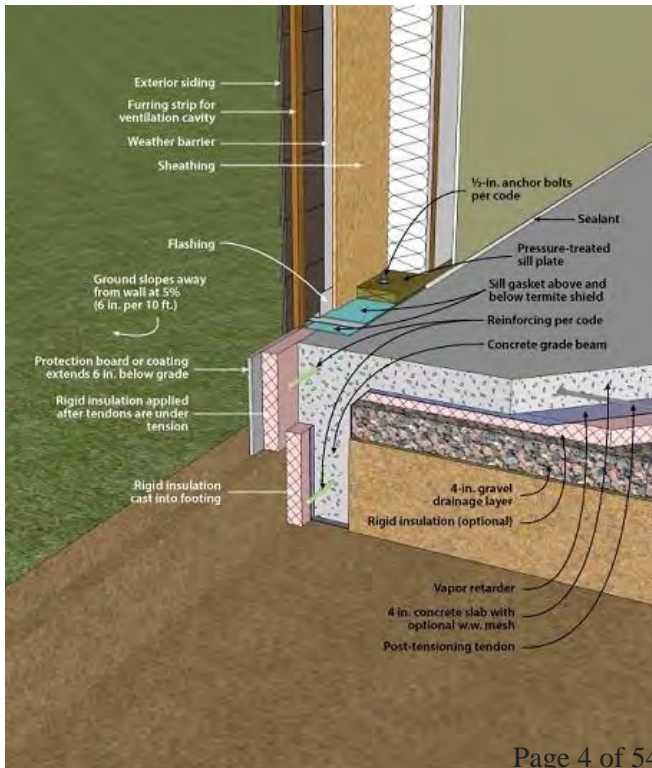
Type of Foundation: Post Tension

Comments: Poured

The foundation is performing as intended (overall) with the following observations noted:

Spalling observed in at least one location at the time of inspection.

Spalling concrete is concrete that has broken up, flaked, or become pitted (oftentimes cosmetic in nature unless other movement is noted).



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I NI NP D

A. Foundations (continued)



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

I NI NP D

A. Foundations (continued)



**B. Grading and Drainage**

Comments: Negative slope,

Grading has negative slope (at certain areas) towards property observed at time of inspection.

Negative slope can contribute to water collecting at foundation & foundation movement.

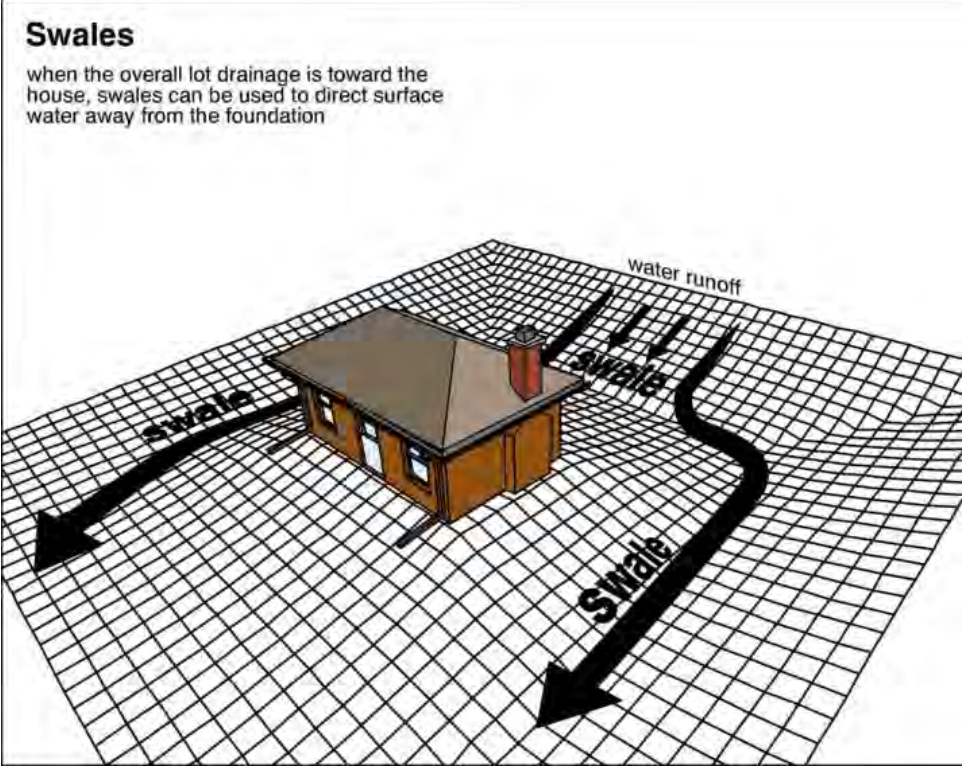
Correction recommended by qualified contractor.

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B. Grading and Drainage (continued)



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**C. Roof Covering Materials**

Type of Roof Covering: Gable  
Viewed from: Ground level with drone  
Comments: Asphalt shingle

Roof covering materials appeared to be performing as intended (overall) at time of inspection, with the following observations noted;

Tree branches contacting roof of property.

Inspector recommends that all tree branches be cut back so that they do not overhang the roof.



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C. Roof Covering Materials (continued)



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**I NI NP D**

**C. Roof Covering Materials (continued)**



**D. Roof Structures and Attics**

Viewed from: In the attic

Approximate Average Depth of Insulation: 7 - 12

Comments: Rafter

Roof structure appeared to be performing as intended at time of inspection.

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D. Roof Structures and Attics (continued)



E. Walls (Interior and Exterior)  
Comments: Drywall/Brick,

Damaged wall covering (exterior) observed.

Correction recommended to minimize possibility of moisture / pest intrusion.

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I NI NP D

E. Walls (Interior and Exterior) (continued)



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**F. Ceilings and Floors**

Comments: Drywall and Tile,

1. Damaged flooring transition observed (downstairs bathroom).

Correction recommended by qualified contractor

2. Cracks in floor tiles observed in bathroom (upstairs).

Monitor and correction recommended by qualified contractor if further movement observed.



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F. Ceilings and Floors (continued)

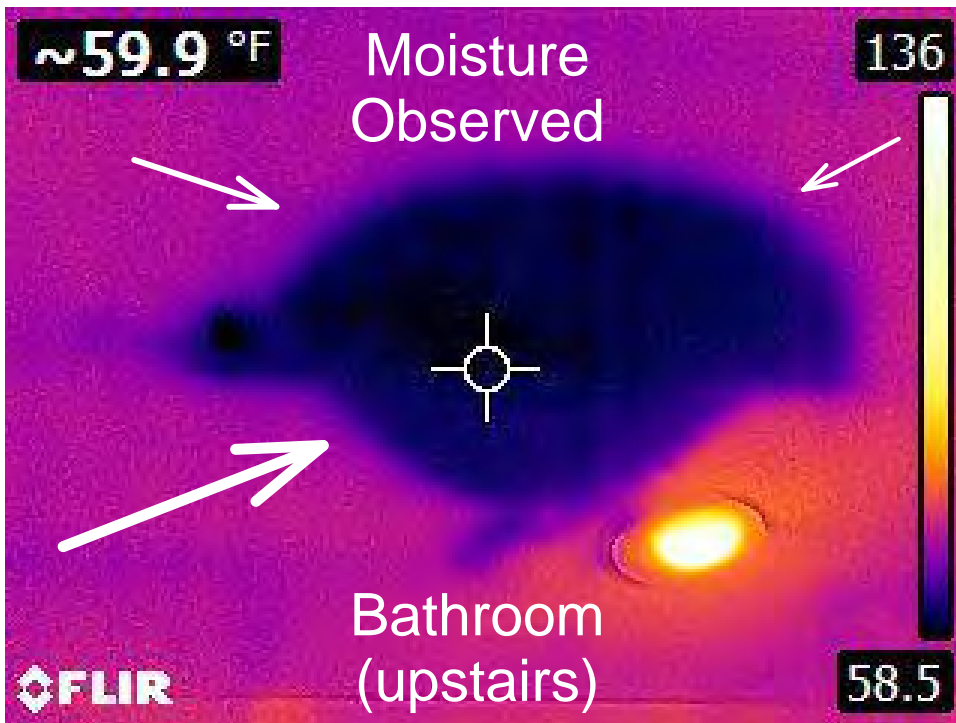


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F. Ceilings and Floors (continued)



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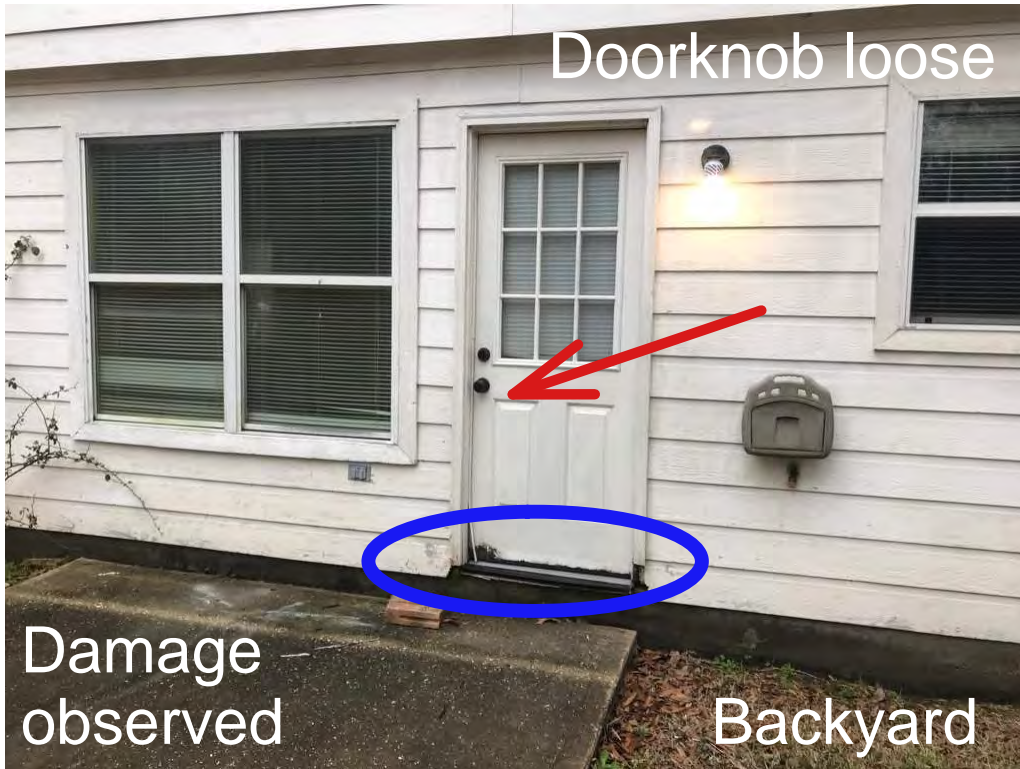
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**G. Doors (Interior and Exterior)**

Comments: Wood,

1. Damage observed at door to backyard & doorknob loose.

Correction recommended by qualified contractor.



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G. Doors (Interior and Exterior) (continued)



H. Windows

Comments: Single hung window,  
Windows were operating as intended at time of inspection.

I. Stairways (Interior and Exterior)

Comments: Wood stairs with wood handrails

J. Fireplaces and Chimneys

Comments:

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

Comments: Brick veneer,  
Front Porch performed as intended at time of inspection.

Back patio performed as intended at time of inspection.



**L. Other**

Comments:

Client: John Doe



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**Electrical Notes:**

Note that only accessible GFCI outlets are tested and tripped.

Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.).

Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years.

Therefore, if this home was built more than 20 years previous, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire.

If your home does not have a carbon monoxide detector (few do!), we recommend making that investment.

Any home that has a Bulldog Pushmatic, Sylvania, Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

Unable to inspect underground services.

**A. Service Entrance and Panels**

Comments: Copper,  
Main electrical panel is located in garage.

Materials, Amp Rating & Brand:  
-Main Panel copper wiring 125 Amp

Bonding was noted on the gas line.

Unable to inspect underground services.

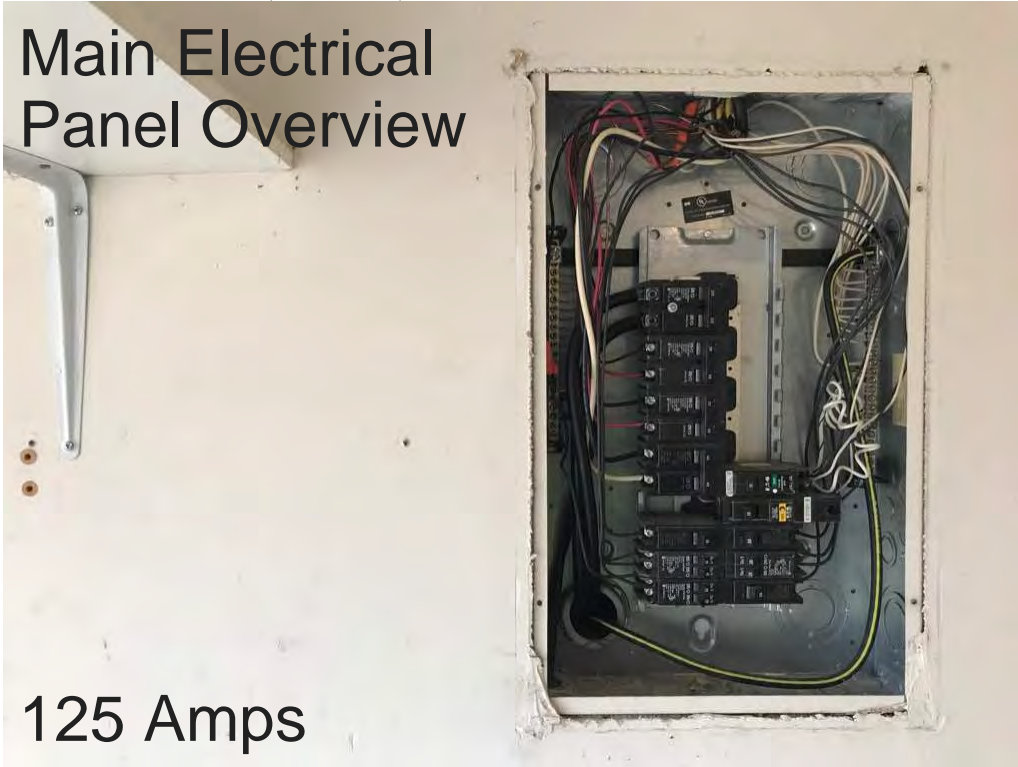
Client: John Doe

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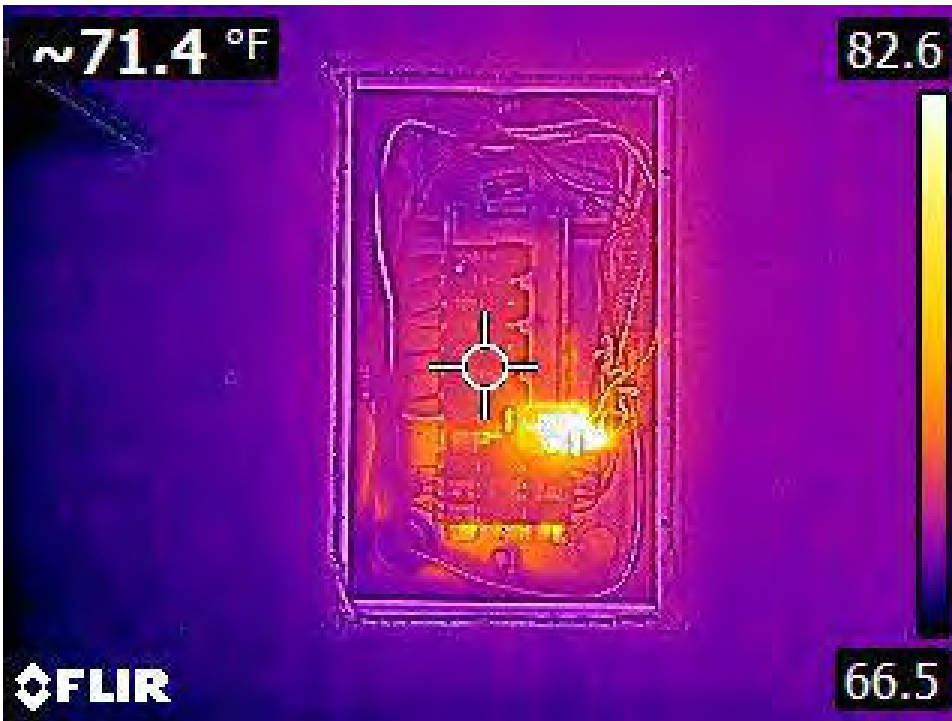
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A. Service Entrance and Panels (continued)

# Main Electrical Panel Overview



125 Amps



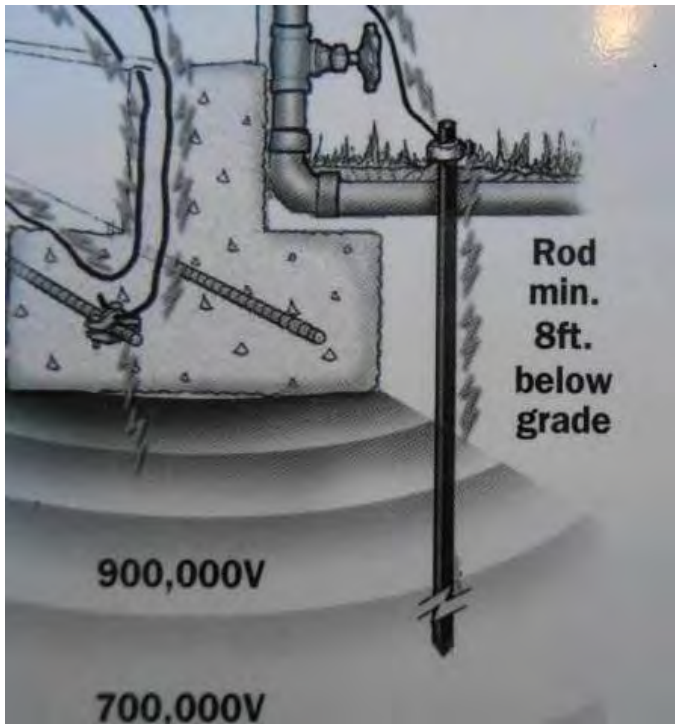
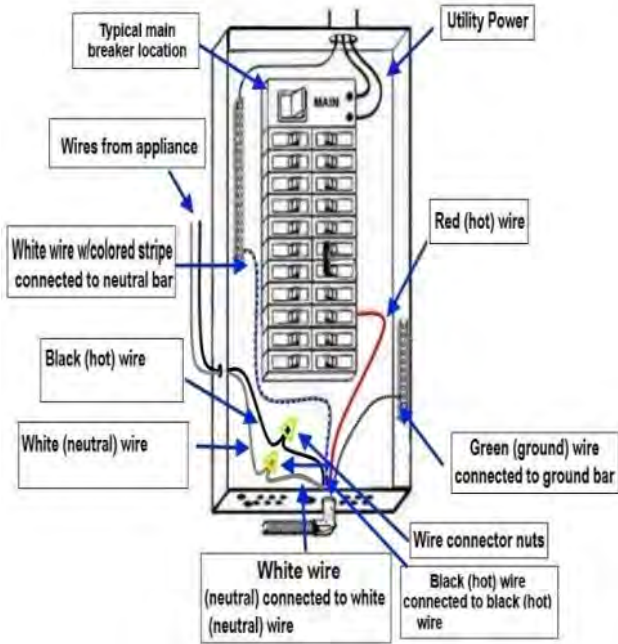
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A. Service Entrance and Panels (continued)

### Circuit Breaker Wiring Diagram



Client: John Doe



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I NI NP D

## II. ELECTRICAL SYSTEMS

Amps (Main Panel): 125 Amps

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

Type of Wiring: Copper

Comments: Copper

Branch circuits performing as intended at time of inspection.

**C. GFCI (Ground Fault Circuit Interrupter)**

Comments: GFCIs (Required) Locations:

Kitchen, Bathrooms, & Garage,

Proper GFCIs observed at time of inspection.





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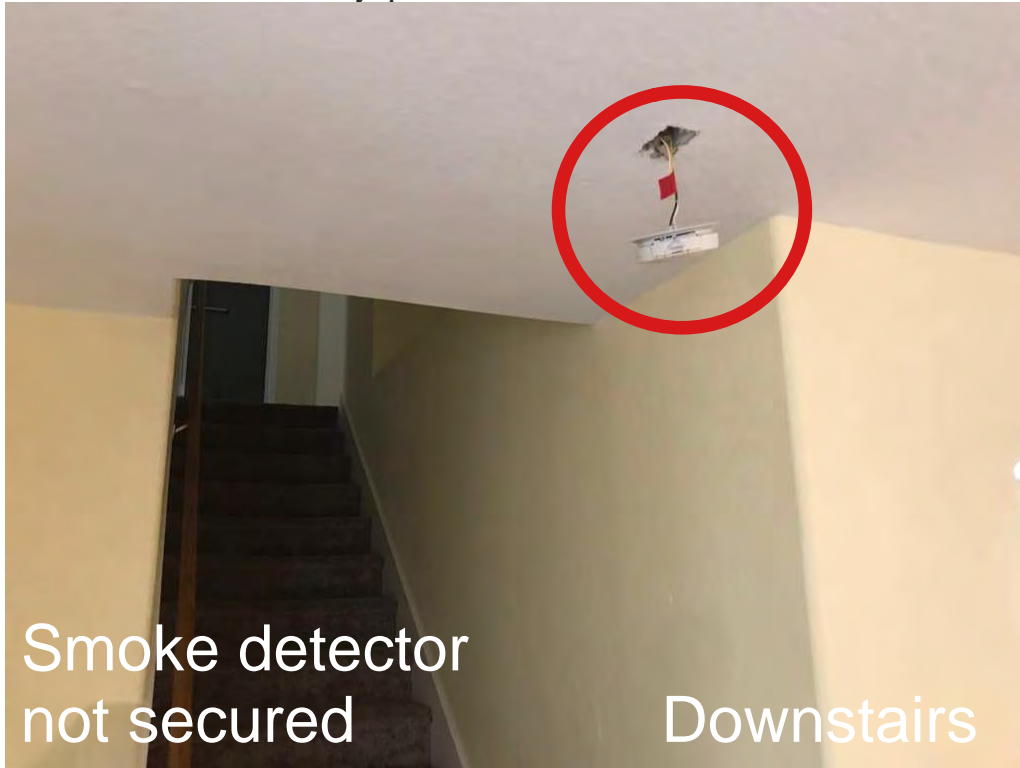
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**D. Smoke / Carbon Monoxide Detectors**

Comments: Firex,

Smoke detector not secured to ceiling (downstairs / stairway area).

Correction recommended by qualified contractor



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**E. Doorbell**

Comments: Exterior (front entrance to property),  
Doorbell operating as intended at time of inspection.



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**F. Light Fixtures**

Comments: Exterior (front of property),

Light fixtures (exterior) were not sealed completely at wall covering.

Correction recommended (by qualified contractor) to limit moisture intrusion.





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F. Light Fixtures (continued)



Heating & Air Conditioning Notes:

The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure.

The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum.

The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will test the heating and air conditioner using the thermostat or other controls.

Units are not inspected for cleanliness and/or rust.

Recommend proper maintenance of the unit and filter.

Units are not inspected for proper size or efficiency.

A more thorough investigation of the system, including the heat (firebox) exchanger, should be conducted by a licensed HVAC service person every year.

Failure to do so may result in carbon monoxide escaping through cracks in a

REI 7-5 (Revised 05/4/2015)

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heat exchanger or flue pipe, resulting in death.

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

#### A. Heating Equipment

Type of Systems: Forced air

Energy Sources: Natural gas

Comments: Carrier

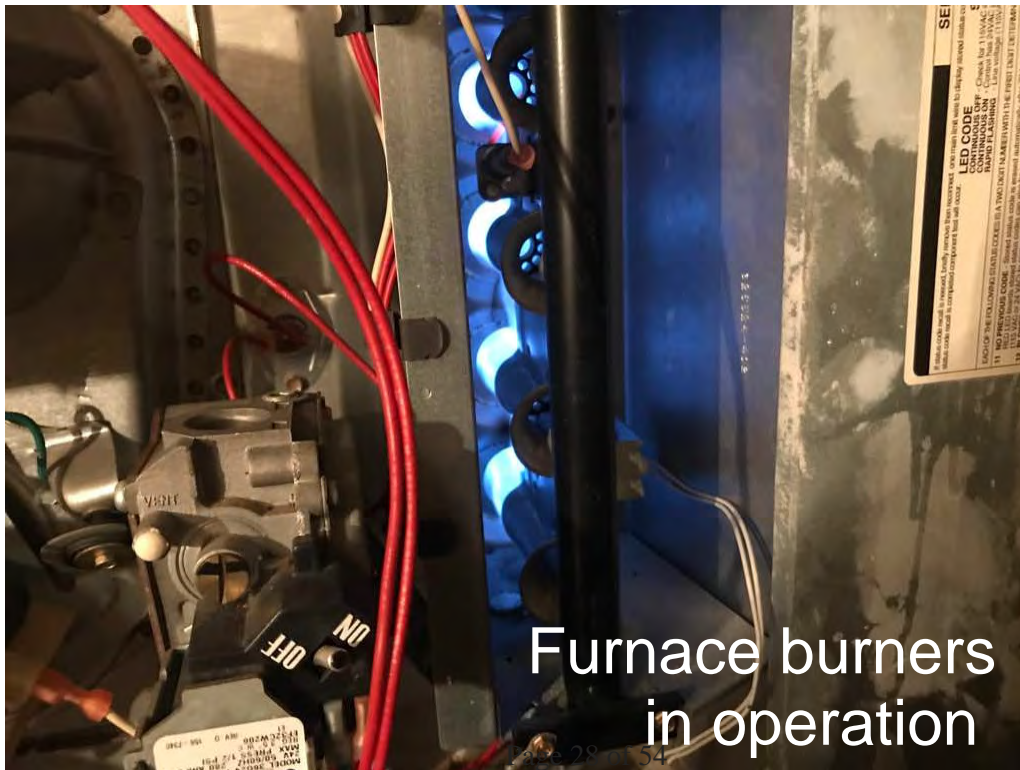
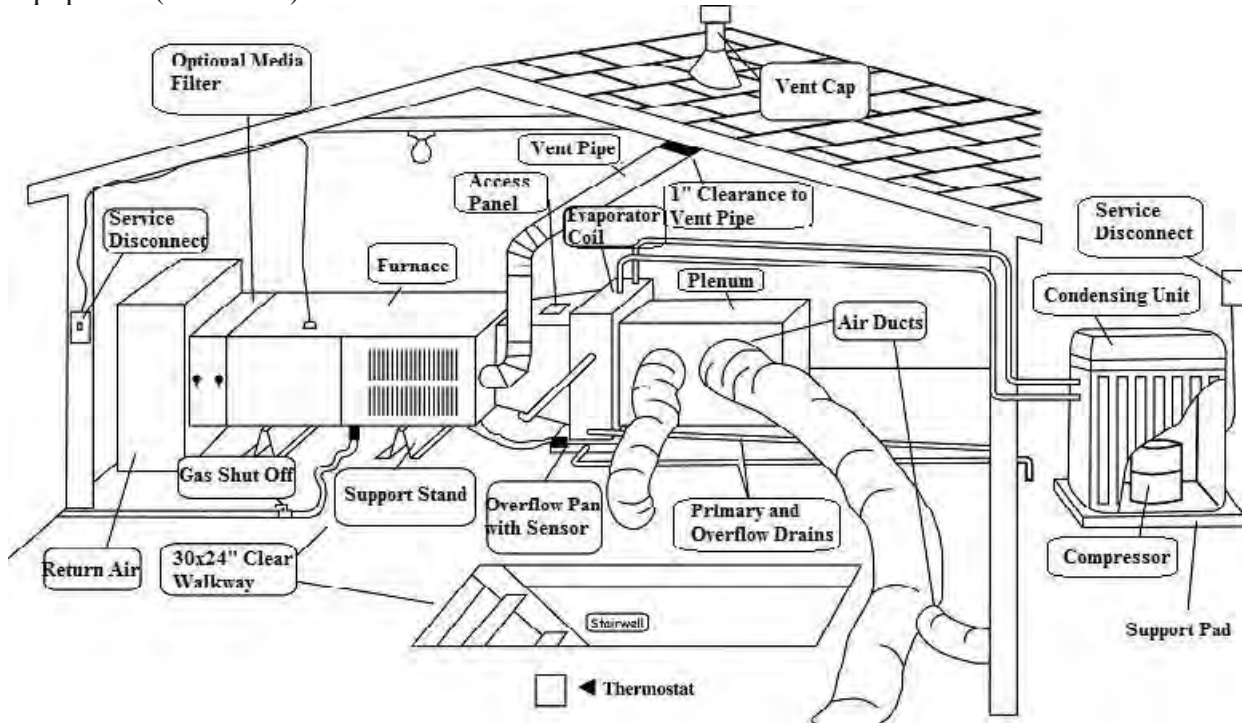
Furnace performing as intended at time of inspection.

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I NI NP D

A. Heating Equipment (continued)



Furnace burners in operation

REI 7-5 (Revised 05/4/2015)

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I NI NP D

A. Heating Equipment (continued)



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

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**B. Cooling Equipment**

Type of Systems: Central A/C

Comments: Carrier

A/C Unit was performing as intended (overall) with the following observations noted:

1. Rust observed in overflow pan.
2. A/C Unit 2006 Model (15 years old).

It is recommended that all A/C and furnace units more than 10 years of age be evaluated by a licensed A/C and heating specialist (home inspector is not licensed A/C and heating specialist).

A/C and heating units are checked for proper operation only at the time of inspection and is no guarantee of future performance.



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B. Cooling Equipment (continued)



A/C in operation



Rust observed in  
A/C Pan





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Tonnage of AC System: N/A

C. Duct Systems, Chases, and Vents

Comments: Insulated flex,  
The ductwork appeared to be in good condition at the time of the inspection.

The airflow may need to be adjusted in each room to meet your specific needs. (Information)



Plumbing Notes:

Bathrooms can consist of many features from hydro therapy tubs and showers to toilets and bidets.

Because of all the plumbing involved it is an important area of the house to look over.

Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems.

The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Unable to test washer utility drains when appliances are connected.

Sink and tub overflow drains are not tested for leaks during inspection  
REI 7-5 (Revised 05/4/2015)

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Water heaters are not tested for recovery rates or temperature.

If a large tub is present recommend buyer test volume of hot water to tub.

A 40 gallon water heater may not supply enough hot water to larger tubs.

Ice maker lines are not tested.

### IV. PLUMBING SYSTEM

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

Location of water meter: The water meter is located at the front curb of home.

Location of main water supply valve: The main water supply is located at the left side of the home (see photo).

Static water pressure reading: 40-80 psi (normal range)

Comments: PEX

1. No vacuum breaker on outside hose bib.

Vacuum breaker prevents back siphoning of outside water into indoor plumbing.

Correction recommended by qualified contractor.,

2. Pipe penetration(s) not sealed.

Sealing all penetrations helps to prevent moisture and pest intrusion.

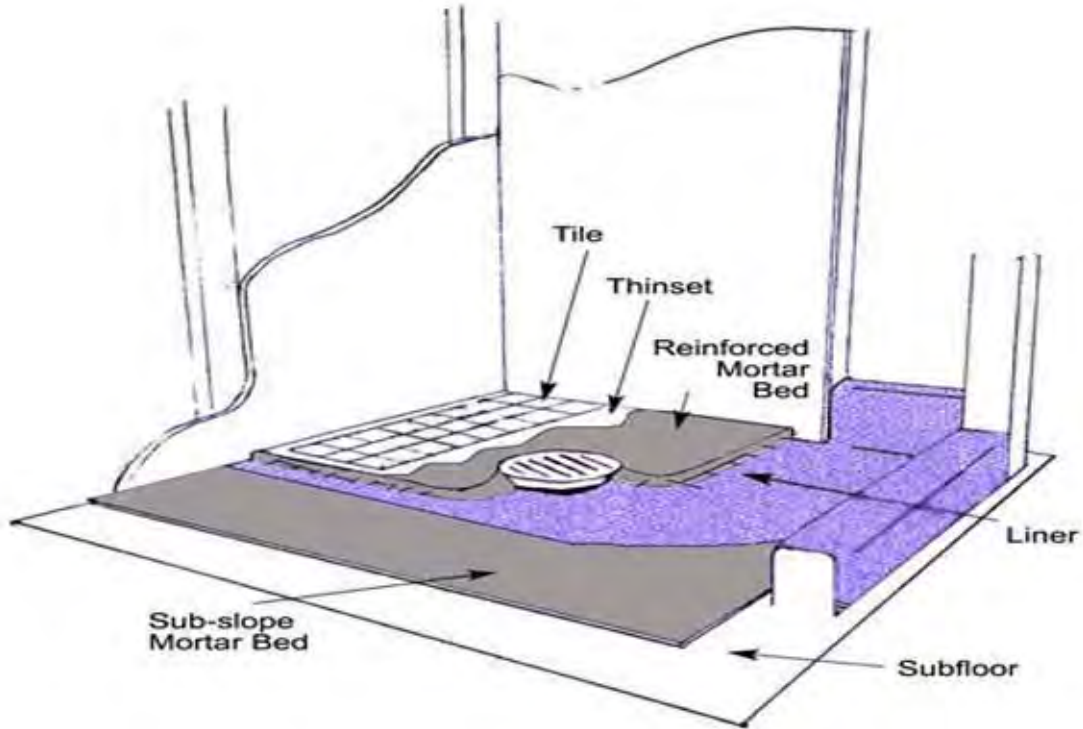
Correction recommended by qualified contractor.

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I NI NP D

A. Plumbing Supply, Distribution Systems and Fixtures (continued)



Client: John Doe

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

I NI NP D

A. Plumbing Supply, Distribution Systems and Fixtures (continued)



Sewer Clean Out



Normal Water Pressure

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

I NI NP D

A. Plumbing Supply, Distribution Systems and Fixtures (continued)



No vacuum breaker



Water Meter Location

Client: John Doe

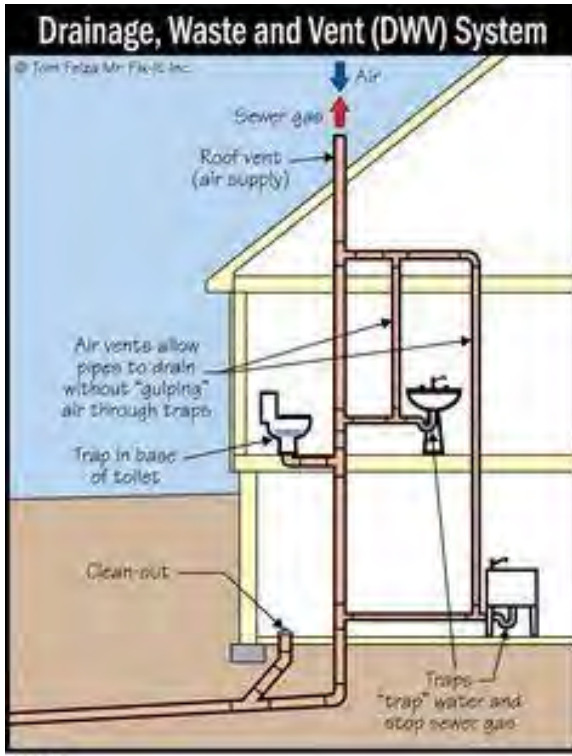
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**B. Drains, Wastes, and Vents**

Comments: PEX,  
Drains, wastes, and vents were operating as intended at time of inspection.



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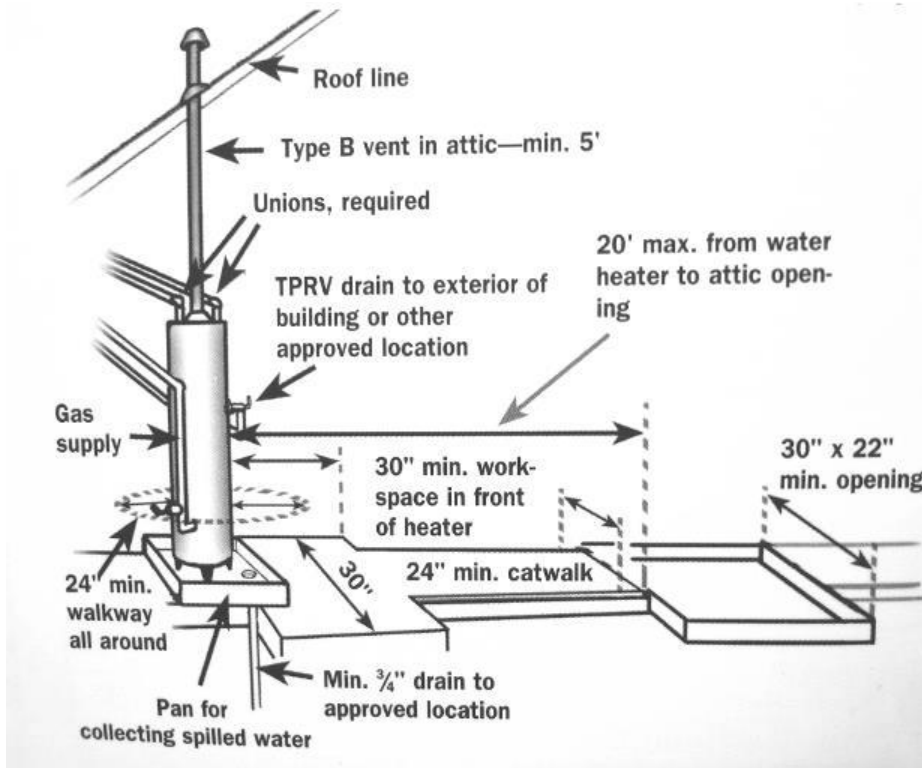
**C. Water Heating Equipment**

Energy Sources: Natural gas

Capacity: 40 Gallon

Comments: State

Water heater unit(s) operating as intended at time of inspection.

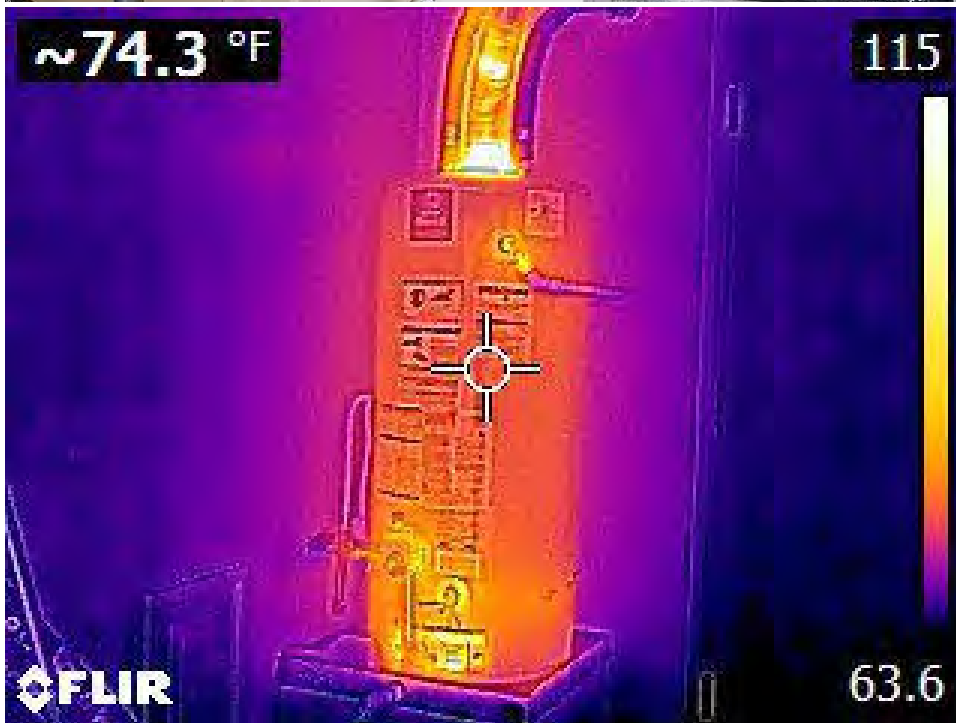


Client: John Doe

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C. Water Heating Equipment (continued)



Client: John Doe

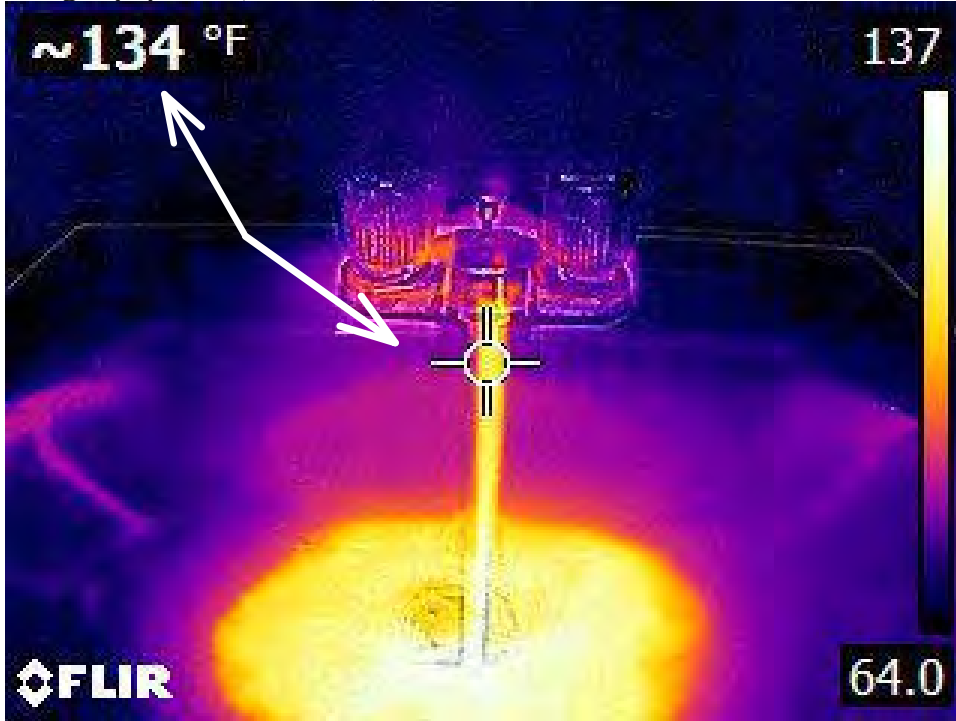


Report Identification: 1234 Main Street - Houston, TX 99999

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

I NI NP D

C. Water Heating Equipment (continued)



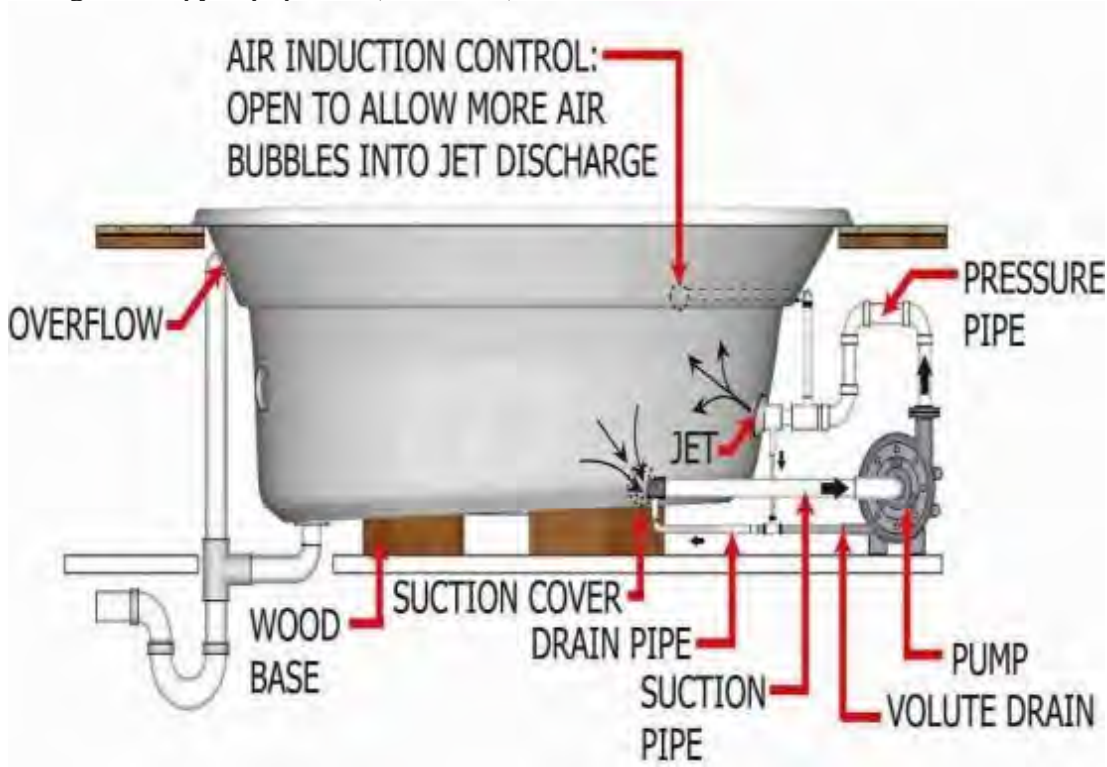
D. Hydro-Massage Therapy Equipment  
Comments:

Client: John Doe

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

I   NI   NP   D

D. Hydro-Massage Therapy Equipment (continued)



E. Other

Comments: Gas System,

The gas meter, with the main shut off valve for the gas to the house, was located at the left side of the house.

It is noted that the inspection of the gas supply lines was a visual inspection of those gas pipes that were visible at the time of the inspection and was performed in a cursory manner.

I did not use any specialized equipment to detect leaks.

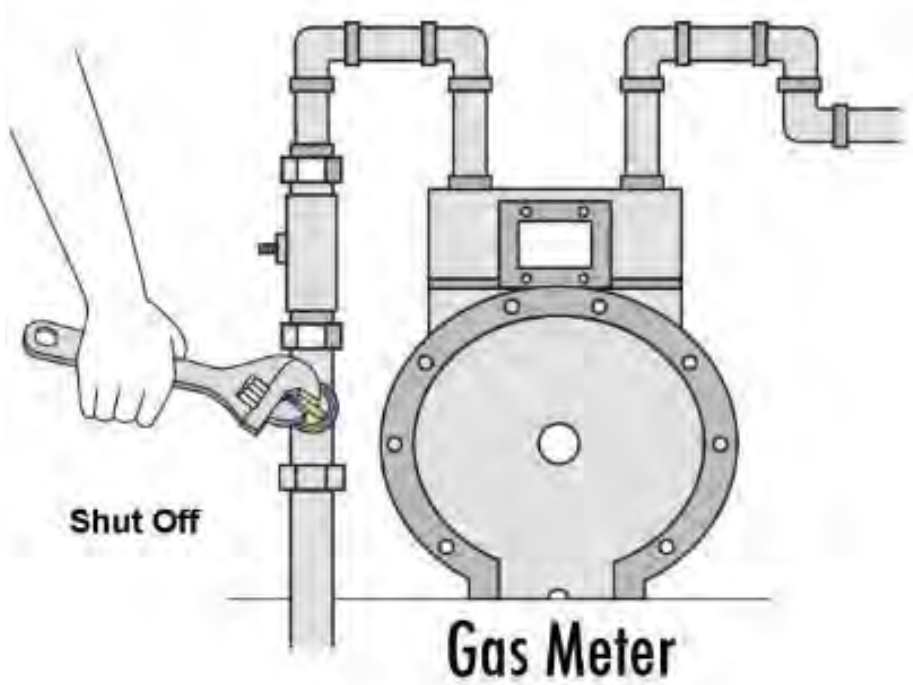
If further investigation is desired, it is recommended that a plumber be contacted. (Information)

Report Identification: 1234 Main Street - Houston, TX 99999

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

I NI NP D

E. Other (continued)



Client: John Doe

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

I NI NP D

## V. APPLIANCES

A. Dishwashers

Comments: Whirlpool,  
No items requiring repair were visible at the time of the inspection for the operation of the dishwasher.

The unit was run through a cycle at the time of the inspection, and appeared to be operating properly.



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I NI NP D

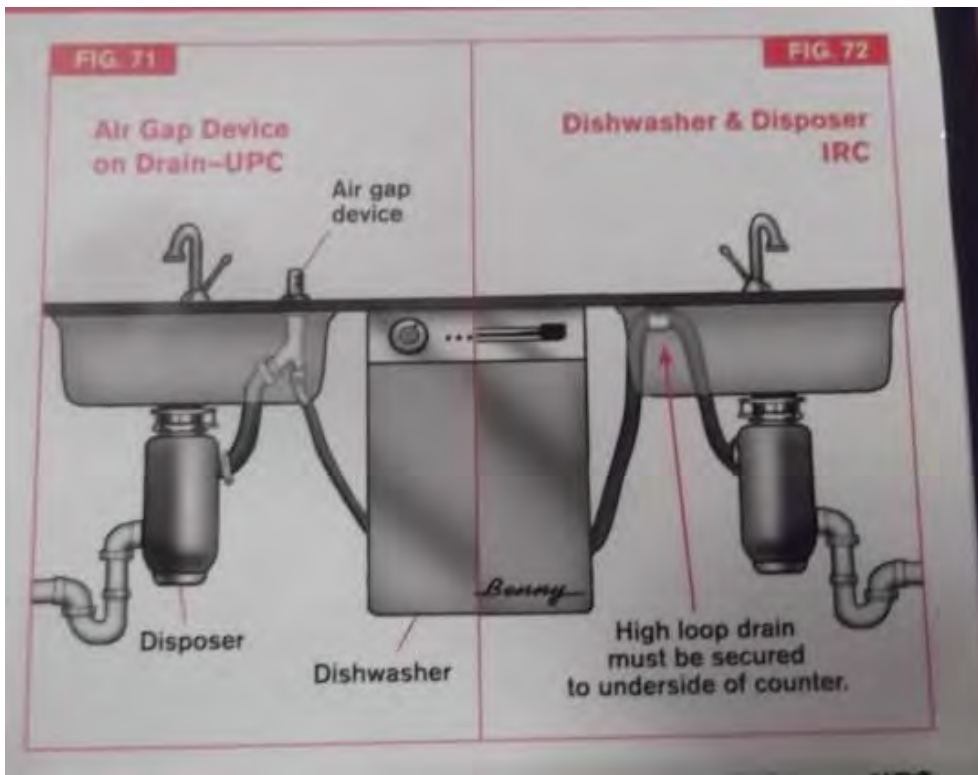
**B. Food Waste Disposers**

Comments: In-Sinkerator,

Food waste disposer was not operational at time of inspection

Smoke / burning smell coming from food waste disposal

Further evaluation and correction recommended by qualified contractor

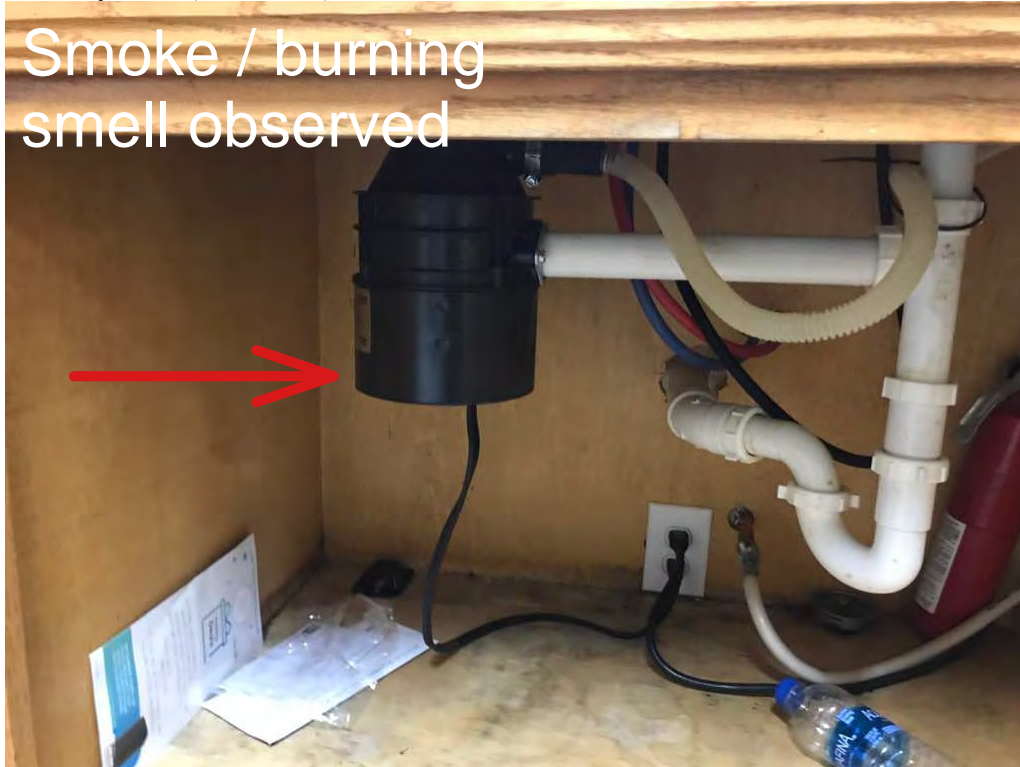


Client: John Doe

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I NI NP D

B. Food Waste Disposers (continued)



C. Range Hood and Exhaust Systems

Comments: Hotpoint,  
The range vent was operating as intended at time of inspection.

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

I NI NP D

C. Range Hood and Exhaust Systems (continued)



D. Ranges, Cooktops, and Ovens

Comments: Hotpoint,

No anti-tipping device installed on oven (safety)

Correction recommended by qualified contractor.

Report Identification: 1234 Main Street - Houston, TX 99999

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

I NI NP D

D. Ranges, Cooktops, and Ovens (continued)



E. Microwave Ovens

Comments: Hotpoint,  
Microwave was operating as intended at time of inspection.



Report Identification: 1234 Main Street - Houston, TX 99999

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

I NI NP D

E. Microwave Ovens (continued)



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Broan,  
The bathroom vent was operating as intended at time of inspection.

Client: John Doe



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**I NI NP D**

**F. Mechanical Exhaust Vents and Bathroom Heaters (continued)**



Bathroom exhaust vent in operation

**G. Garage Door Operators**  
Comments:

Client: John Doe



Report Identification: 1234 Main Street - Houston, TX 99999

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

I NI NP D

**H. Dryer Exhaust Systems**

Comments: Metal flex,  
Indications are that the dryer exhaust vent operated as intended at time of inspection.



**I. Other**  
Comments:

Client: John Doe



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

**I NI NP D**

Optional Devices Notes:

Sprinkler controls tested in manual mode only.

Sprinkler rain/anti-freeze sensor is not tested.

Pool checked in manual mode only.

Pools shell is a visual inspection only.

Pool coatings are considered cosmetic and may not be noted unless conditions are severe.

Ancillary equipment such as computer controls, chlorinators or other chemical dispensers, water ionization devices or conditioners are not inspected.

## VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

Comments:

**B. Swimming Pools, Spas, Hot Tubs, And Equipment**

Type of Construction:

Comments:

**C. Outbuildings** - Comments:

**D. Private Water Wells** (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

**E. Private Sewage Disposal (Septic) Systems**

Type of System:

Location of Drain Field:

Comments:

**F. Other**

Comments:



Report Identification: 1234 Main Street - Houston, TX 99999

## Summary

### I. STRUCTURAL SYSTEMS

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#### A. Foundations Poured,

The foundation is performing as intended (overall) with the following observations noted:

Spalling observed in at least one location at the time of inspection.

Spalling concrete is concrete that has broken up, flaked, or become pitted (oftentimes cosmetic in nature unless other movement is noted).

#### B. Grading and Drainage Negative slope,

Grading has negative slope (at certain areas) towards property observed at time of inspection.

Negative slope can contribute to water collecting at foundation & foundation movement.

Correction recommended by qualified contractor.

#### C. Roof Covering Materials Asphalt shingle,

Roof covering materials appeared to be performing as intended (overall) at time of inspection, with the following observations noted:

Tree branches contacting roof of property.

Inspector recommends that all tree branches be cut back so that they do not overhang the roof.

#### E. Walls (Interior and Exterior) Drywall/Brick,

Damaged wall covering (exterior) observed.

Correction recommended to minimize possibility of moisture / pest intrusion.

#### F. Ceilings and Floors Drywall and Tile,

1. Damaged flooring transition observed (downstairs bathroom).

Correction recommended by qualified contractor

2. Cracks in floor tiles observed in bathroom (upstairs).

Monitor and correction recommended by qualified contractor if further movement observed.



Report Identification: 1234 Main Street - Houston, TX 99999

## Summary (continued)

G. Doors (Interior and Exterior) Wood,

1. Damage observed at door to backyard & doorknob loose.

Correction recommended by qualified contractor.

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## II. ELECTRICAL SYSTEMS

D. Smoke / Carbon Monoxide Detectors Firex,

Smoke detector not secured to ceiling (downstairs / stairway area).

Correction recommended by qualified contractor

F. Light Fixtures Exterior (front of property),

Light fixtures (exterior) were not sealed completely at wall covering.

Correction recommended (by qualified contractor) to limit moisture intrusion.

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## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment Carrier,

A/C Unit was performing as intended (overall) with the following observations noted:

1. Rust observed in overflow pan.

2. A/C Unit 2006 Model (15 years old).

It is recommended that all A/C and furnace units more than 10 years of age be evaluated by a licensed A/C and heating specialist (home inspector is not licensed A/C and heating specialist).

A/C and heating units are checked for proper operation only at the time of inspection and is no guarantee of future performance.

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## IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures PEX,

1. No vacuum breaker on outside hose bib.

Vacuum breaker prevents back siphoning of outside water into indoor plumbing.

Correction recommended by qualified contractor.,

2. Pipe penetration(s) not sealed.

Sealing all penetrations helps to prevent moisture intrusion.

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Client: John Doe



Report Identification: 1234 Main Street - Houston, TX 99999

## Summary (continued)

A. Plumbing Supply, Distribution Systems and Fixtures (continued)

Correction recommended by qualified contractor.

### V. APPLIANCES

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B. Food Waste Disposers In-Sinkerator,

Food waste disposer was not operational at time of inspection

Smoke / burning smell coming from food waste disposal

Further evaluation and correction recommended by qualified contractor

D. Ranges, Cooktops, and Ovens Hotpoint,

No anti-tipping device installed on oven (safety)

Correction recommended by qualified contractor.