

Home Inspection Report

Provided by:

Acreage Property Inspections
Office (940) 391-5360 / Fax (940) 565-8014



2004 Sample St.
Anytown, TX

www.licensedinspector.com

Acreage Property Inspections
3105 Deerfield Drive Denton, TX 76208
(940) 391-5360
www.licensedinspector.com

PROPERTY INSPECTION REPORT

Prepared For: John Doe
(Name of Client)

Concerning: 2004 Sample St.
(Address or Other Identification of Inspected Property)

By: Ted Kruger / TREC # 5209 05/21/2004
(Name and License Number of Inspector) (Date)

Not Applicable
(Name, License Number and Signature of Sponsoring Inspector, if required)

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

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

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

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

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

******* ADDITIONAL INFORMATION PROVIDED BY: Acreage Property Inspections *******

- 1. Any pictures and/or additional information that has been provided with the report is intended to be part of the report and should be kept for future reference.**
- 2. This report is intended to be in compliance with the Standards of Practice for Real Estate Inspectors in the state of Texas. The inspector is not responsible to exceed these standards in any way. You may obtain a copy of the Standards of Practice by contacting the Texas Real Estate Commission at 1-800-250-8732.**
- 3. Acreage Property Inspections recommends that professionally licensed contractors complete all repairs listed in this report prior to closing. It is possible that in the process of repair, items may be discovered that were not apparent to the inspector.**
- 4. If you have any problems or concerns with the inspection, please contact Acreage Property Inspections at 940-391-5360, as soon as possible.**

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

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or In Need of Repair	Inspection Item
I	NI	NP	R			

I. STRUCTURAL SYSTEMS

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

It is not always possible on a *visual* inspection to indicate whether or not displacement of a foundation is beyond FHA standards of acceptable movement. If you are interested in obtaining this type of information, or exacting measurements of any displacement that may be present, I recommend that you consult with a structural engineer.

It is beyond the scope of this inspection to make any claims or guarantees about the possibility of *future* structural displacement or past structural repairs.

For purposes of left and right in this report, picture yourself facing the front of the home. You have your left and right sides.

Slab on Grade Pier and Beam

Type of inspection Visual Only, by Home Inspector Engineer's Evaluation

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

Minor hairline surface fractures are present in garage foundation which is typical of most foundations due to normal curing and settling of foundation – due to size and location of minor hairline surface fractures they are considered to be typical and cosmetic – not structurally related in my opinion.

The post tension reinforced foundation appears to be performing its intended function at the time of inspection, no evidence of foundation failure was observed.

B. Grading & Drainage

It is advisable to maintain at least two inches of clear area between the ground and the brick ledge of the foundation.

Proper drainage is *critical* to the future performance of the foundation. If for any reason water is found standing near the foundation for an extended time, (more then 24 hours) drainage corrections will be necessary.

Proper drainage Yes No - Front Rear Left Right

Soils near foundation overly dry during time of inspection Yes No

Comments:

Proper grading and drainage was observed at the time of inspection.

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

-
-
-
-

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

Type Composition Wood Metal Tile/Slate Built Up/Flat
General Overall Condition Good Average Aging Old
Observed from Roof Ground With Binoculars Ladder
Tree limbs within three feet of roof Yes No
Weather conditions Clear Rain Cloudy Snow

Comments:

The fiberglass composition shingle roof appears to be in good condition, all roof flashings and vent stacks have been properly installed, proper attic ventilation is present and no signs of water entrance were observed today – nice features.



-
-
-
-

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

Attic accessibility Full Partial Hatch only No Access
Approximate level of insulation in attic 8 - 10 inches

Comments:

Average attic insulation present with roof trusses, no issues observed – FYI.

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

E. Walls (Interior & Exterior)

I have not attempted to determine the condition of the interior wall framing or other areas of the property that are not readily accessible. It is possible to find wood rot or even termite damage inside a wall if it is opened for the purposes of repairs or remodeling. I simply cannot report the condition of items that I cannot inspect.

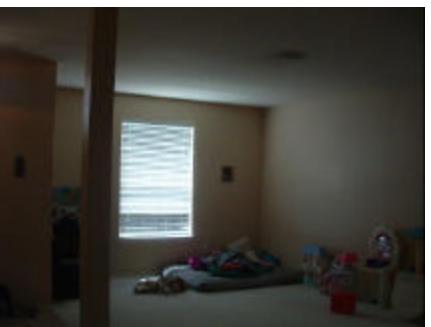
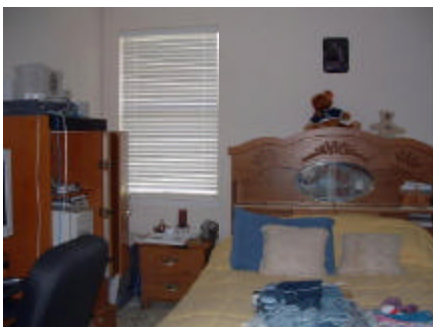
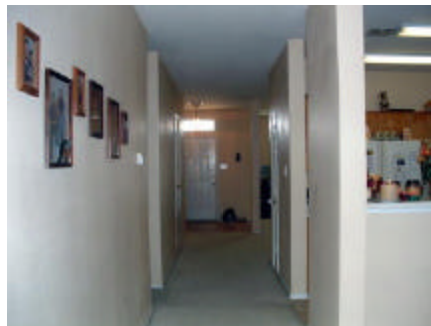
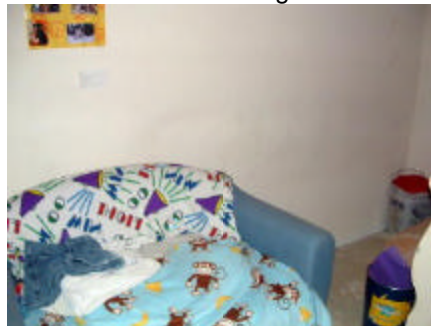
The home is currently Occupied Vacant

Type of wall structure Wood Frame Metal Frame Concrete Block

Type of exterior veneer Brick Wood / Composite Siding Stucco

Comments: INTERIOR WALLS:

Overall the interior of house is in average condition, typical hand prints and paint related issues observed, no evidence of damaged sheetrock or interior trims – FYI. One drawer front is missing at the kitchen area.



I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

EXTERIOR WALLS:

No issues observed on exterior brick façade walls or exterior trims – good job of weatherproofing the exterior of house – FYI.
 Due to 3-step series a handrail is required by today's TREC standards at the garage steps – FYI.



-

F. Ceilings & Floors

Type of floor construction Concrete Wood

Comments:

No issues observed today – carpets and ceramic floor tiles are in average condition – no issues other than dirty carpets in scattered locations – typical – FYI.

-

G. Doors (Interior & Exterior)

It is common in the course of climatic changes that some doors in the home may bind mildly or the latches may need adjustment. Severe binding may be an indication of other structurally related issues.

Comments:

All doors and locking devices functioned properly at the time of inspection.

-

H. Windows

It is important to understand that the seals in thermal pane windows can be bad without having a visible amount of condensation built up internally. In some instances I may not be able to disclose this condition, particularly if the windows are dirty or it is raining during the inspection. Thermal expansion and contraction of the home due to temperature changes can cause the seals to go bad at any time. Replacement from time to time should be expected.

Comments:

All windows and locking devices functioned properly at the time of inspection, however the window screens at the right side of house should be installed properly.



I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

I. Fireplace/Chimney
 Interior (inaccessible) areas of the flue are not included as part of this inspection.
 Type of fireplace Metal Insert/Prefab Masonry
 Type of chimney Metal Insert Masonry
 Number of units 1 / Accessories Gas Logs Gas Bar Only Fan
Comments:
 Unit appears to be properly installed and vented as needed and gas bar functioned properly today.

J. Porches, Decks and Carports (Attached Only)
Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
 Load calculations are not performed as part of the home inspection.
 Service on during time of inspection Yes No
 Main disconnect present Yes No 150 Amp Service
 Location of main panel: garage Service Voltage: 240
 Type of wire Copper Aluminum
Comments:
 No issues observed in main panel located in garage – main disconnect present and proper wire to breaker sizes were observed; nice wiring job – FYI.



B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):
 Only accessible components of the electrical system are inspected.
 Type of wire Copper Aluminum
 Smoke detectors present: Yes No
Comments:
 All accessible electrical outlets and fixtures functioned properly at the time of inspection.
 The outlets in master bathroom are controlled off of GFCI reset located in hall bathroom – and the GFCI reset for exterior outlets is located in garage – FYI.

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

-
-
-
-

A. Heating Equipment

Type And Energy Source:

Conventional / Forced Air Heat Pump

Gas Electric / Number of units 1

Heat exchanger fully accessible Yes No

Type of gas line connection:

Coated Flex Metal Stainless Steel Copper

Comments:

The gas fired auto ignite furnace appears to be properly installed and vented as needed, however during testing of furnace the flame during start up was found to surge into burn tubes significantly – typically after flame ignition the flame is consistent not surging – contact licensed HVAC contractor for further evaluation and repairs as needed.

-
-
-
-

B. Cooling Equipment

Inspection of corrosion/damage at the enclosed evaporator area of the air conditioning system is not included as part of this non-invasive visual inspection. In order to determine the performance of the air conditioner, average temperatures are taken from the supply and return vents of the system. Anything between a 15 and 22 degree differential is considered to be acceptable.

Type And Energy Source:

Conventional / Forced Central Air Window Unit Geo-Thermal

Electric / Number of units 1 / Exterior temperature 80 degrees

Service disconnect present Yes No

Comments:

The supply vent is cooling at 59 degrees and the return vent temperature is 75 degrees with a temperature differential of 16 degrees. The unit is cooling within acceptable tolerances at this time, however the void present at the coil on unit in attic where copper suction lines enter and the PVC condensate lines should be properly sealed as needed to prevent excessive air loss into attic and maximize efficiency of unit.



I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

-

C. Ducts and Vents

Comments:

The flex supply ducts visible in attic all appear to be properly installed and are in good condition – FYI.

The HVAC filter should be replaced upon moving in and regularly.

Locations and sizes of air filters;

20" x 25" – located at the bottom of up-flow unit in hall closet – FYI.

An excessive amount of dust debris was observed in return area at the bottom of unit as well as at the supply air registers implying that poor filtration has been present – during Inspection tenant left rear exterior door open for quite some time while kids played outside, this issue can result in unnecessary amounts of exterior containments entering house and HVAC system – FYI



IV. PLUMBING SYSTEM

-

A. Water Supply System and Fixtures

Operations of safety/shut off valves is not included as part of this inspection.

Water service on time of inspection Yes No

Location of water service shut off valve Near Street Near Alley

Type of visible supply lines Copper Plastic

Gas present at home Yes No

Gas service on during time of inspection Yes No

Location of gas shut off valve Left Right Rear (exterior)

Comments:

The master tub unit faucet has hot and cold water settings reversed and poor water pressure was observed at full hot setting today – no designated stop point s present at faucet as well – repair as needed.

All other plumbing related water devices functioned properly at the time of inspection.

-

B. Drains, Wastes, Vents

Inaccessible drain or waste lines are not inspected.

Overflow drain lines at plumbing fixtures are not included as part of this inspection.

Type of visible waste / vent lines Plastic Metal

Comments:

No water leaks were observed on visible drain lines at the time of inspection.

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.) Proper maintenance of a water heater includes flushing the unit at least once a year. Unless otherwise instructed by the homeowner that this has been done, it should be assumed that this maintenance chore is needed at this time. <i>Energy Source:</i> <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <i>Type of gas line connection:</i> <input type="checkbox"/> Coated Flex Metal <input checked="" type="checkbox"/> Stainless Steel <input type="checkbox"/> Copper Location <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Attic <input type="checkbox"/> Interior Closet Number of units 1 Gallons 50 <i>Comments:</i> Unit appears to be properly installed, functioned properly and is vented as needed.</p>
-------------------------------------	--------------------------	--------------------------	--------------------------	--

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>D. Hydro-Therapy Equipment <i>Comments:</i></p>
--------------------------	--------------------------	-------------------------------------	--------------------------	--

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A. Dishwasher <i>Comments:</i> All system components functioned properly at time of inspection.</p>
-------------------------------------	--------------------------	--------------------------	--------------------------	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>B. Food Waste Disposer <i>Comments:</i> All system components functioned properly at time of inspection.</p>
-------------------------------------	--------------------------	--------------------------	--------------------------	--

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>C. Range Hood <i>Comments:</i> All system components functioned properly at time of inspection.</p>
-------------------------------------	--------------------------	--------------------------	--------------------------	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>D. Ranges/Ovens/Cooktops <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <i>Comments:</i> The oven temperature was 330 degrees when it was set at 350 degrees. This is considered to be within acceptable tolerances for a new unit, however by today's TREC standards a anti-tip device is required to be present on freestanding range – child safety issue.</p>
-------------------------------------	--------------------------	--------------------------	--------------------------	--

I	NI	NP	R	Inspection Item
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Microwave Cooking Equipment <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Trash Compactor <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Bathroom Exhaust Fans and/or Heaters <i>Comments:</i> All system components functioned properly at time of inspection.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	H. Whole House Vacuum Systems <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Garage Door Operators <i>Comments:</i> All system components functioned properly at time of inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Door Bell and Chimes <i>Comments:</i> All system components functioned properly at time of inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Dryer Vents <i>Comments:</i> All system components functioned properly at time of inspection.

VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Lawn Sprinklers <i>Comments:</i> The sprinkler system is operated in the manual mode only from control box located in garage. There are 5 zones tied to the system and all zones functioned properly at the time of inspection with proper coverage observed. The system is in good working order at this time.
-------------------------------------	--------------------------	--------------------------	--------------------------	---

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

ADDENDUM: MAINTENANCE ADVICE

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-off valves for the plumbing, heating and electrical systems.

Regular Maintenance

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary. (every 4-6 weeks)
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells. These steps will help reduce the possibility of future wood rot.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house. Maintain at least 6 inches between shrubbery and the home and 3 feet between tree branches and the roof.

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation by at least 5 feet. This precaution is critical to the performance of your foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters. If you can not get the device to shut off after testing, it should be replaced.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home. All soils around the home should be below the foundation/brick ledge.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky. Exercise caution with this portion of necessary maintenance. If you are not familiar with electricity contact an electrician for assistance.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- Because your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), you should have the home inspected on a quarterly basis by a licensed Pest Control contractor. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office at 940-391-5360, should you have any questions regarding the operation or maintenance of your home. Enjoy your home!