

# Home Inspection Report

Provided by:

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



**2001 Sample St.**  
**Anytown, TX**

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

## **PROPERTY INSPECTION REPORT**

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

**Concerning:** 2001 Sample St.  
(Address or Other Identification of Inspected Property)

**By:** Ted Kruger / TREC # 5209 10/26/2004  
(Name and License Number of Inspector) (Date)

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

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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.

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**\*\*\*\*\* 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**

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**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.

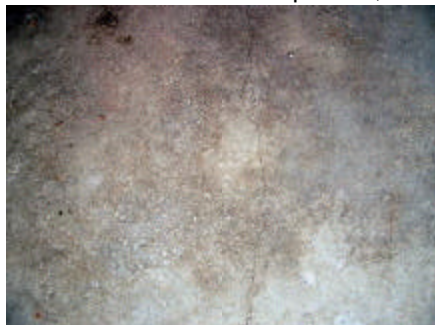
- Slab on Grade     Pier and Beam

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.



I	NI	NP	R	Inspection Item
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**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 than 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, however concrete collection boxes should be installed at the bottom of all gutter downspouts to prevent washout of soils – FYI.

Several large ant mounds were observed at the edge of foundation and appear to be gaining access into wall cavity at the weep holes – it is suggested to properly treat all areas as needed to prevent this issue.



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**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, however several wind damaged and missing hip/ridge shingles are present at the right rear of roof area – install as needed to prevent potential of water entrance.



I	NI	NP	R	Inspection Item
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**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 14 - 15 inches

*Comments:*

Above average attic insulation, solar ply roof decking present and good vertical roof supports observed as well – nice features.



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**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:

No significant issues observed today during inspection (coordinate with builder for cosmetic related issues for rectification) – interior finish out appears to be better than average as compared to other similar size homes – nice features.

EXTERIOR WALLS:

All exterior siding, trims, soffit and fascia are concrete products – full masonry rating – FYI.

Repair the damaged bricks at the rear patio area at the side of fireplace unit at gas valve as needed.

Replace the damaged siding at the left side of house at bottom course of window – paint as needed.

Properly caulk the window frame to brick at the front of house as intended to prevent water / vermin entrance.



I	NI	NP	R	Inspection Item
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Several weep holes at the front porch stone façade wall are extremely large – it is suggested to reduce size of weep hole to prevent potential of vermin entrance. Properly seal the void present at the front porch beam header to brick to cover exposed woodwork present. Repair the damaged fascia at the right of front entry at roofline – paint as needed.



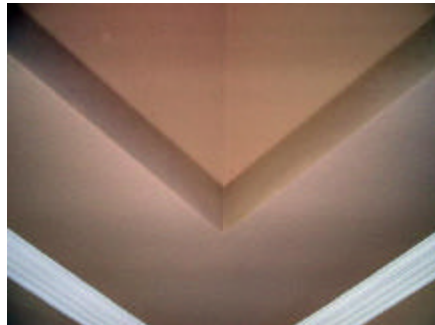
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**F. Ceilings & Floors**

Type of floor construction  Concrete  Wood

*Comments:*

Minor hairline sheetrock fractures are present at the transition area of slope ceiling in master bedroom - this issue is considered to be typical and cosmetic due to size and location (most homes with this type of ceiling configuration will experience this minor type of sheetrock fracture) – not structurally related – FYI. Hardwood floor was found to have minor cupping of wood planks – it is suggested to sand smooth and finish as needed - cosmetic.



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**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, however the plastic buttons at the rear exterior full view doors at grid should be installed as intended and both doors are not painted at the hinge side of door as needed. The dead bolts in front entry exterior door do not fully extend as designed – additional depth is needed in doorjamb behind strike plate for full extension as designed – align strike plate for tighter seal to weather striping as needed to prevent air loss.

I	NI	NP	R	Inspection Item
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**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 one window in master bedroom is difficult to open/close – lubricate side ballast guide as needed for smoother operation.

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**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 2 / Accessories  Gas Logs  Gas Bar Only  Fan

*Comments:*

Units appear to be properly installed and vented as needed and gas bar / gas logs both functioned properly today.

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

*Comments:*

Properly repair the damaged exposed rock flatwork at the rear patio area as needed.



I	NI	NP	R	Inspection Item
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## 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

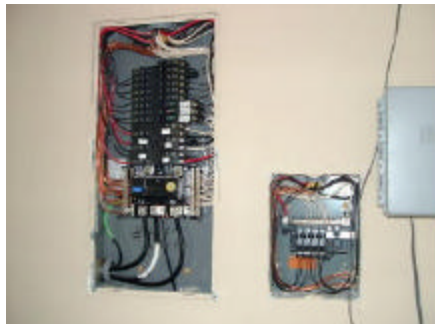
Main disconnect present  Yes  No 200 Amp Service

Location of main panel: garage / Sub-panel: 60 amp. Service Voltage: 240

Type of wire  Copper  Aluminum

*Comments:*

No issues observed in main panel or sub-panel located in garage – main disconnect present and proper wire to breaker sizes were observed; nice wiring job, however one breaker for left side bedroom and master bedroom outlets is tripped and will not reset – 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 master bedroom outlets, light fixture and ceiling fan do not have power today due to tripped breaker – several outlets in left side bedroom do not function as well – repair as needed.

Numerous missing or burned out bulbs present – replace as needed – both attic lights appear to be burned out as well – FYI.

All other accessible electrical outlets and fixtures functioned properly at the time of inspection.

The outlets in all bathrooms are controlled off of GFCI reset located in right side bathroom – and the GFCI reset for exterior outlets is located in garage – FYI.

I	NI	NP	R	Inspection Item
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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

Type And Energy Source:

Conventional / Forced Air  Heat Pump

Gas  Electric / Number of units 2

Heat exchanger fully accessible  Yes  No

Type of gas line connection:

Coated Flex Metal  Stainless Steel  Copper

Comments:

Both gas fired auto ignite furnaces appears to be properly installed and vented as needed – units functioned properly today, however a significant gas leak was detected at the cut-off valve for right side furnace in attic over garage – red dot – Inspector has turned gas valve off as a precautionary measure - FYI.



#### 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 2 / Exterior temperature 80 degrees

Service disconnect present  Yes  No

Comments: MASTER BEDROOM UNIT

The supply vent is cooling at 56 degrees and the return vent temperature is 70 degrees with a temperature differential of only 14 degrees. The unit is NOT cooling within acceptable tolerances at this time.

RIGHT SIDE LIVING ROOM UNIT

The supply vent is cooling at 53 degrees and the return vent temperature is 70 degrees with a temperature differential of 17 degrees. The unit is cooling within acceptable tolerances at this time.

I	NI	NP	R	Inspection Item
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**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" – kitchen ceiling

14" x 24" – master bedroom ceiling and right rear game-room ceiling

**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:*

All 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.

**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.

*Energy Source:*

Gas  Electric

*Type of gas line connection:*

Coated Flex Metal  Stainless Steel  Copper

Location  Garage  Attic  Interior Closet

Number of units 2 Gallons 50

*Comments:*

Units appear to be properly installed, functioned properly and are vented as needed – re-circulating pump present - FYI.

I	NI	NP	R	Inspection Item
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**D. Hydro-Therapy Equipment**

Environmental testing of the whirlpool equipment is not included as part of this inspection. Serious health problems have been directly linked to bacterial growth in the distribution lines of the tub equipment. I recommend that you consult the manufacture of the equipment for additional maintenance information and cleaning instructions prior to using the tub – typically adding a ¼” cup bleach solution in full tub unit with motor on for 5 minutes, drain tub, fill with clean water, turn pump motor on again for 5 minutes and drain – repeat clean water flush will sanitize the supply lines under tub unit properly - FYI.

*Comments:*

Unit functioned properly today, however by today's TREC standards a readily accessible service access panel is required to be present on tub unit, Inspector could not verify proper grounding of pump motor or check for leaks at the time of inspection – consideration should be given towards installing access panel at the side of cabinet - FYI.

The GFCI reset for pump motor is located in master closet - FYI.



**V. APPLIANCES**

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**A Dishwasher**

*Comments:*

All system components functioned properly at time of inspection.

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**B. Food Waste Disposer**

*Comments:*

All system components functioned properly at time of inspection.

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**C. Range Hood**

*Comments:*

Poor suction present - verify that baffle is properly positioned for re-circulating system – FYI.

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**D. Ranges/Ovens/Cooktops**

- Electric  Gas

*Type of gas line connection:*

- Coated Flex Metal  Stainless Steel  Copper  ???

*Comments:*

The oven temperature was 340 degrees when it was set at 350 degrees. This is considered to be within acceptable tolerances for a new unit.

All gas cook top burners and oven broiler functioned properly today – FYI.

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

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## VI. OPTIONAL SYSTEMS

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### A. Lawn Sprinklers

*Comments:*

The sprinkler system is operated in the manual mode only from control box located in garage.

There are 18 zones tied to the system and all zones functioned properly at the time of inspection, however several issues were observed during testing;

One valve zone box at the front yard area emits an electrical noise and coverlid is not installed.

One valve zone box at the rear of game room area has a damaged coverlid present.

Zone # 4 – several heads water street – adjust as needed.

Zone # 7 - several heads water street – adjust as needed.

Zone # 13 – Several heads at the rear of house water exterior brick façade wall – adjust as needed.

Zone # 14 – one head at the rear of house does not pop up over grass line resulting in poor coverage.



I	NI	NP	R	Inspection Item
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## ADDENDUM: MAINTENANCE ADVICE

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### 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
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- 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!*