

HOME INSPECTION REPORT

1234 Anywhere St.
Rockwall, TX. 75087

Inspection Date:
4/28/09

Prepared For:
Mr. & Mrs. Happy Home Buyer

Prepared By:
A-Pro Home Inspection Services
Rockwall, TX. 75087
(972) 814-3845
Ron.Faraci@aproweb.com

Inspector:
Ron Faraci CHI/PHI
TREC # 9750



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PROPERTY INSPECTION REPORT

Prepared For:	Mr. & Mrs. Happy Home Buyer <small>(Name of Client)</small>
Concerning:	1234 Anywhere St, Rockwall, TX. 75087 <small>(Address or Other Identification of Inspected Property)</small>
By:	Ron Faraci, TREC # 9750 <small>(Name and License Number of Inspector)</small>
	4/28/09 <small>(Date)</small>
<hr/> <small>(Name, License Number and Signature of Sponsoring Inspector, if required)</small>	

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.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the

expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

THE HOUSE IN PERSPECTIVE

This is a well built 8 year old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

NOTE: For the purpose of this report, it is assumed that the house faces **NORTH**.

WEATHER CONDITIONS DURING INSPECTION

The estimated outside temperature was 75 degrees F. Dry weather conditions prevailed at the time of the inspection.

PERSONS ATTENDING INSPECTION

Ron Faraci, TREC # 9750 CHI/PHI, A-Pro Home Inspection Services

NOTE: No moisture and/or Indoor Air Quality (IAQ) tests were performed as they are beyond the scope of the inspection performed on this date. It should also be noted that various fungi, molds and the mildew flourish in such an environment provided by moist and/or water damaged conditions. A growing concern of many to date includes the adverse affect on indoor Air Quality and the potential for inherent hazards with some immune compromised individuals. If a comment is made concerning (past and/or present) moisture intrusion, plumbing leaks, roof leaks, or any type of moisture damage, you are advised to contact a specialist to make further inspections and/or testing and to seek estimated cost of remediation prior to purchaser of this property.

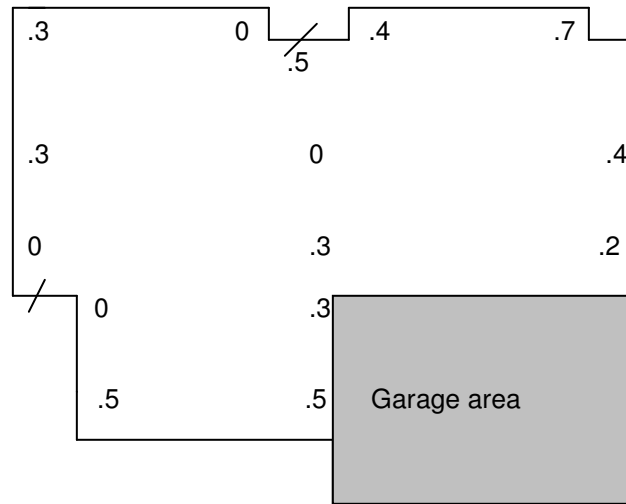
INACCESSIBLE OR OBSTRUCTED AREAS

Floors which are covered, plumbing (only visible plumbing is inspected), behind or under furniture and/or stored items, inside walls, insulated areas, etc.

NOTICE: This report is paid for by and prepared for the client named above. This report is not valid without the signed inspection agreement and is not transferable.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

FOUNDATION LEVEL SURVEY



NOT TO SCALE

A foundation elevation differential of .7 inches was recorded on the main structure (refer to the Elevation Survey).

This is considered well within the normal limits. No major defects were observed in the accessible structural components of the house. The building exhibits no evidence of substantial structural movement.

Note: The Foundation Level Survey is conducted using a water based Digital Manometer with accuracy within 0.2 tenths of an inch. TREC guidelines require Inspectors to evaluate the foundation by inspection and observation and type, then give an opinion about the performance of the foundation based on gathered data from that inspection. A Foundation Level Survey is a tool to help the inspector render such a decision. The inspector is not acting as an engineer or attempting to give an engineer analysis. The Inspector is able to use gathered data by using tools available and knowledge to render an opinion on foundation performance.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab-on grade

Comments:

Method of inspection: Visual inspection of exterior

The foundation is performing as intended. No significant problems were observed.

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B. Grading & Drainage - *Comments:*

Evidence of minor soil subsidence was noted at the foundation perimeters. Soil subsidence may lead to possible foundation settlement; these areas should be filled and monitored.



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C. Roof Covering Materials

Type(s) of Roof Covering: Fiberglass composition shingle

Viewed From: Walked on roof

Comments:

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.

In all, the roof coverings show evidence of normal wear and tear for a home of this age and location. Minor flaws were noted.

☒ ☐ ☐ ☐

D. Roof Structure & Attic

Method of inspection: Entered attic and performed a visual inspection

Approximate Average Depth of Insulation: 12+ inches

Approximate Average Thickness of Vertical Insulation: 4-6 inches

Comments:

This is a well insulated home.

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☒ ☐ ☐ ☐

E. Walls (Interior & Exterior) - Comments:

Generally speaking, the exterior of the home is in good condition.

On the whole, the interior finishes of the home are in above average condition.

Typical minor flaws were observed in some areas.

Sealing the openings in the exterior veneer and around all electrical panels and disconnects is recommended as needed.



Make sure all openings in outside wall are sealed. There is evidence of a bird nest behind wood next to chimney


☒ ☐ ☐ ☐

F. Ceilings & Floors - Comments:

Generally speaking, the ceilings are in good condition.

The floors are generally in very good condition; the floors of the house have been well maintained.

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G. Doors (Interior & Exterior) - Comments:

Bathroom doors in master bath should be trimmed or adjusted as necessary to work properly. They do not latch.

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The overhead garage door is damaged and needs repair.

The door is bent and does not close properly



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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H. Windows - Comments:

The windows have, for the most part, been well maintained.

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I. Stairways (Interior & Exterior) - Comments:

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J. Fireplace/Chimney - Comments:

Gas logs, Functioned as expected.

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

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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels - *Comments:*

Size of electrical service: 120/240 Volt Main Service - Service Size: 200 Amp

Service Entrance Wires: Underground

Main Disconnect: Breakers

Service Ground: Ground Rod Connection

Ground Connection: Ground Rod Connection

Main Distribution Panel: Breakers

Located: Located in garage

Distribution wiring: Copper

Receptacles: Grounded

Ground Fault Circuit Interrupters: Bathrooms, Exterior, Garage, Kitchen

Note: The Texas Real Estate Commission (TREC) requires that the lack of Arc Fault Circuit Interrupters (AFCI) for *all* living areas be reported as a "Deficiency".

The home is not equipped with arc fault circuit interrupters (AFCI). The installation of AFCI breakers is recommended for all living areas.

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B. Branch Circuits, Connected Devices and, Fixtures:

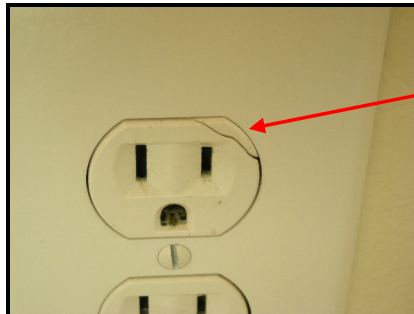
Type of Wiring: Copper

Comments:

Outlets that were noted to be loose in various locations should be re-secured.

Broken outlet cover plates in the living room should be replaced.

Broken outlet in hallway should be replaced.



The lights are inoperative in the master bathroom over the tub. If the bulbs are not blown, the circuit should be investigated.



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Central Forced Air Furnace

Energy Source: Gas

Comments:

Manufacturer: Rheem

Model number: R6TPJ10EBRJR

Serial number: EZ50307F320106740

The dirty air filter should be replaced.

General servicing and cleaning to the heating system is recommended.

☒ ☐ ☐ ☐

B. Cooling Equipment

Type of System: Central Forced Air System

Comments:

Energy source: Electricity

Manufacturer: Rheem

Model number: RAKA060JAZ

Serial number: 5721F420109956

Manufacture date: October 2001

Return: 72° F

Supply: 56° F

Differential: 16° F (expected temperature drop: 14-22° F)

General servicing and cleaning to the cooling system is recommended.

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C. Duct System, Chases, and Vents

Comments:

Inspection of the duct system was limited due to the depth of attic insulation.

The available duct appeared to be in good condition and properly supported.

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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter: Along the front of the house

Location of main water supply valve: At the front of the house

Static water pressure reading: 80 PSI

Comments:

Water supply source: Public water supply

Gas valve location: At the rear of the house

Waste system: Public sewer system

Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced in the front bathroom.

Wall outside of shower stall in master bath show signs of water damage.



The bathtub was observed to drain very slowly in the master bathroom, suggesting that an obstruction may exist.

The vegetable sprayer on the kitchen sink leaks when the water is turned on.



There is evidence of a water leak from the dishwasher. It is not leaking at this time, but this should be monitored.



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☒ ☐ ☐ ☐ **B. Drains, Wastes, and Vents - Comments:**
The DWV system appeared to be in good condition at the time of inspection.

☒ ☐ ☐ ☐ **C. Water Heating Equipment**
Energy Source: Gas
Capacity: 50 gallons
Comments:
Manufacturer: American Standard
Model number: G6150T403NV
Serial number: 0132108297
Manufacture date: 32nd week of 2001
The water heater burner is dirty. It should be cleaned and adjusted.

☐ ☒ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
Comments:

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I	NI	NP	D
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V. APPLIANCES

- | | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. Dishwasher - Comments:
Manufacturer: General Electric
Model number: GSD5320D03BB
Serial number: TA716277B
Functional at time of inspection. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. Food Waste Disposer - Comments:
Functional at time of inspection. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | C. Range Exhaust Vent - Comments:
Functional at time of inspection. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | D. Ranges, Cooktops, and Ovens - Comments:
Manufacturer: General Electric
Model number: J TP150D1BB
Serial number: VA605178Q
Functional at time of inspection. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. Microwave Oven - Comments:
Manufacturer: General Electric
Model number: JVM1631BB 005
Serial number: SA955840S
Manufacture date: September 2001
Functional at time of inspection. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Trash Compactor - Comments: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | G. Mechanical Exhaust Vents and Bathroom Heaters - Comments:
Functional at time of inspection. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | H. Garage Door Operator(s) - Comments:
The garage door opener did <u>not</u> automatically reverse under resistance to closing. <i>There is a serious risk of injury, particularly to children, under this condition.</i> Improvement may be as simple as adjusting the sensitivity control on the opener. This should be repaired immediately. |

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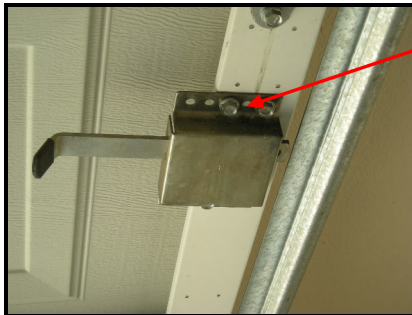
D=Deficiency

I	NI	NP	D
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The arm between the garage door opener and the door is loose and should be properly secured.



The manual lock on the garage door should be disabled. This is recommended when using a garage door opener.



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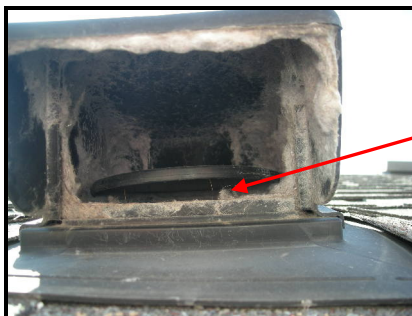
I. Doorbell and Chimes - Comments:

The door bell was inoperative and should be repaired.

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J. Dryer Vents - Comments:

The dryer vent flap was open at the time of inspection. Improvements are recommended to allow for the flap to be in the fully closed position when the dryer is not in use.



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VI. OPTIONAL SYSTEMS

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A. Lawn and Garden Sprinkler Systems - *Comments:*

The water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage.

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B. Gas Supply Systems - *Comments:*

No gas leaks were found in the visible gas lines or at the gas meter at the time of inspection.

REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

For your convenience, the following conventions have been used in this summary addendum.

Major Concerns: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issues: *denotes a condition that is unsafe and in need of prompt attention.*

Improvement Items: *denotes improvements which are recommended but not required.*

Monitor Items: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

MAJOR CONCERNS

- The overhead garage door is damaged and needs repair.

SAFETY ISSUES

- The garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be repaired immediately.

IMPROVEMENT ITEMS

- Sealing the openings in the exterior veneer and around all electrical panels and disconnects is recommended as needed.
- Make sure all openings in outside wall are sealed. There is evidence of a bird nest behind wood next to chimney.
- Bathroom doors in master bath should be trimmed or adjusted as necessary to work properly. They do not latch.
- Outlets that were noted to be loose in various locations should be re-secured.
- Broken outlet cover plates in the living room should be replaced.
- Broken outlet in hallway should be replaced.
- The lights are inoperative in the master bathroom over the tub. If the bulbs are not blown, the circuit should be investigated.
- The dirty air filter should be replaced.
- General servicing and cleaning to the heating system is recommended.
- General servicing and cleaning to the cooling system is recommended.
- Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced in the front bathroom.
- Wall outside of shower stall in master bath show signs of water damage.
- The bathtub was observed to drain very slowly in the master bathroom, suggesting that an obstruction may exist.
- The vegetable sprayer on the kitchen sink leaks when the water is turned on.
- The water heater burner is dirty. It should be cleaned and adjusted.
- The arm between the garage door opener and the door is loose and should be properly secured.
- The manual lock on garage door was found to not be disabled. This is recommended when using a garage door opener.
- The door bell was inoperative and should be repaired.
- The dryer vent flap was open at the time of inspection. Improvements are recommended to allow for the flap to be in the fully closed position when the dryer is not in use.

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- The water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage.

MONITOR ITEMS

- Evidence of minor soil subsidence was noted at the foundation perimeters. Soil subsidence may lead to possible foundation settlement; these areas should be filled and monitored.
- There is evidence of a water leak from the dishwasher. It is not leaking at this time, but this should be monitored.

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-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

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.
- 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.
- 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.
- 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.

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- 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 windowsills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- 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.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- 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.
- 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).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach
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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 should you have any questions regarding the operation or maintenance of your home.

Enjoy your home!