



# PROPERTY INSPECTION REPORT



**ADDRESS:** 123 Live Oak Street Anytown, TX  
**PREPARED FOR:** John and Mary Sample  
**BY:** Gary Thompson  
Professional Real Estate Inspector  
TREC #5414



**THOMPSON  
INSPECTION  
SERVICES** INC.



## PROPERTY INSPECTION REPORT

**PREPARED FOR:** John and Mary Sample  
(Name of Client)

**CONCERNING:** 123 Live Oak Street Anytown, TX  
(Address or Other Identification of Inspected Property)

**BY:** Gary Thompson, TREC Professional #5414 4/23/2010  
(Name and License Number of Inspector) (Date)

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](http://www.trec.state.tx.us).

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 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 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. 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.

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#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

**SPECIAL NOTES:** Thank you for choosing us for your home inspection. If you have any questions about this report, please give us a call. We'll be glad to help.

- This report is not intended to address indoor air quality or environmental issues such as mold, lead, asbestos or airborne pollutants, etc. This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.
- Furnishings and/or stored goods may have blocked viewing of walls/floors, and access to outlets and windows.
- Not all areas of siding, wall or trim, both inside and outside, were visible or probed. Damage to structure behind walls cannot be seen without tear-out. Surface finishes may disguise defects, deterioration and rot. Caulking and patching may indicate prior repairs. Always inquire with seller for details on repairs, additions and renovations. Maintaining a good coat of paint or sealer will help prevent water penetration and deterioration.
- Moisture stains may indicate water penetration. Inquire with owner for any repairs. Repairs may or may not have corrected the conditions which can change with time and weather. Monitor and repair any active leaks promptly.
- This report is prepared exclusively for the Client. It is not intended to benefit any third party.
- By issuing payment for the inspection or using the report for any purpose the Client expressly agrees to the terms and conditions of the Pre-Inspection Agreement (see Invoice/Pre-Inspection Agreement).

Inspected exclusively for John and Mary Sample on 4/23/2010

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

I	NI	NP	D	Inspection Item
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## I. STRUCTURAL SYSTEMS

I  NI  NP  D

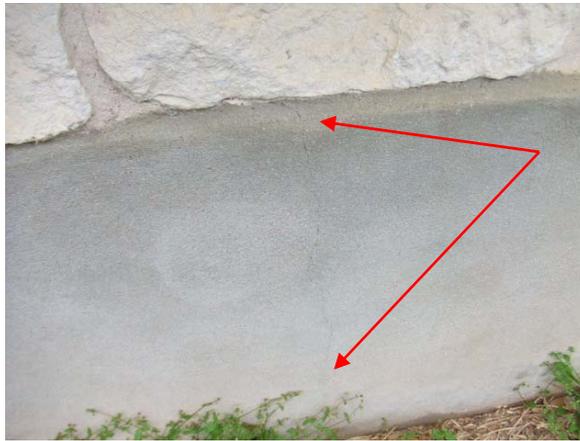
### A. Foundations

*Type of Foundation(s):* Concrete slab on grade.

*Comments:*

FOUNDATION OBSERVATIONS:

- The foundation appears to be functioning normally. Some hairline cracks were noted in the skim coat on the perimeter of the slab. These do not appear structural in nature.



I  NI  NP  D

### B. Grading and Drainage

*Comments:*

GRADING/DRAINAGE OBSERVATIONS:

- The lot slopes toward the front of the house but looks like it will run water around the foundation. Drainage should be monitored with changes made if needed.

I  NI  NP  D

### C. Roof Covering Materials

*Type(s) of Roof Covering:* Dimensional composition shingles.

*Viewed From:* The following was observed upon walking on the roof.

*Comments:*

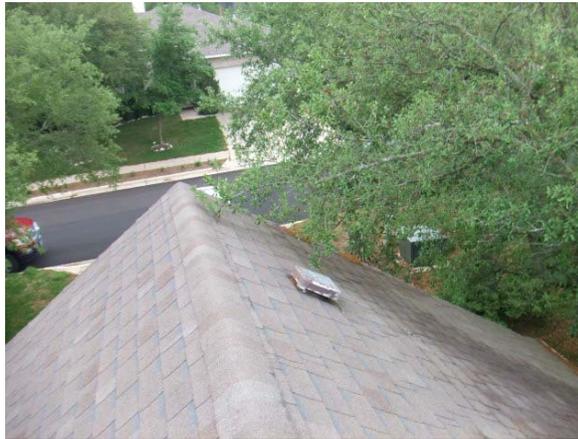
ROOF OBSERVATIONS:

- Tree limbs are touching the front left part of the roof. They have scraped some shingles. The limbs should be kept trimmed back away from the roof surface.

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**GUTTERING OBSERVATIONS:**

- Gutters are clogged with debris and should be cleaned out.
- A gutter spike has backed out at the back right corner of the house.
- Splash blocks are needed to improve site drainage and to keep water away from the foundation.



I	NI	NP	D	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. Roof Structure and Attic</b>

*Viewed From:* I entered the attic space.

*Approximate Average Depth of Insulation:* 8"

*Approximate Average Thickness of Vertical Insulation:* 6"

*Comments:*

**ACCESS LIMITATIONS:**

- Attic access is through pull-down stairs located in the hallway. Access and viewing was limited due to low headroom and tight space.

**ATTIC/ROOF STRUCTURE OBSERVATIONS:**

- No problems observed during this inspection period.

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INSULATION OBSERVATIONS:

- There are a couple of small bare spots where blown-in insulation is needed.
- Vertical batts have fallen down or are missing at some areas in the attic.



I	NI	NP	D	E. Walls (Interior and Exterior)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

*Comments:*

INTERIOR WALLS OBSERVATIONS:

- No problems observed during this inspection period.

EXTERIOR WALLS OBSERVATIONS:

- Shrubs should be trimmed back away from the exterior walls.
- Joints have opened up on some of the exterior trim. Maintenance is needed.
- Trim on the chimney above the roof line is deteriorating and in need of maintenance.



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I	NI	NP	D	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>F. Ceilings and Floors</b>

*Comments:*

CEILINGS/FLOORS OBSERVATIONS:

- There are several cracked floor tiles in the entry area. These appear to be from faulty installation of the tile and not a structural issue.
- Some typical hairline tape joints were noted on ceilings. These appear to be cosmetic in nature.



I	NI	NP	D	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. Doors (Interior and Exterior)</b>

*Comments:*

INTERIOR DOORS OBSERVATIONS:

- The master bathroom door does not latch. Minor adjustment is needed.

EXTERIOR DOORS OBSERVATIONS:

- No problems observed during this inspection period.

I	NI	NP	D	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>H. Windows</b>

*Comments:*

WINDOWS OBSERVATIONS:

- Screens are missing in the dining room and living room. One is missing in the master bedroom and one is missing at one of the front bedroom. Check with the seller to see if these are in storage.

I	NI	NP	D	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>I. Stairways (Interior and Exterior)</b>

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*Comments:*

STAIRWAYS OBSERVATIONS:

- No problems observed during this inspection period.

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### J. Fireplace/Chimney

*Comments:*

FIREPLACE/CHIMNEY OBSERVATIONS:

- The fireplace damper does not have a C-clamp. This clamp is designed to attach to the damper to ensure that even while the damper is in the closed position, the exhaust flue will be slightly open. This clamp is a safety device for gas log fireplaces. Note: The gas log was not tested.

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

*Comments:*

PORCHES/DECKS/CARPORTS OBSERVATIONS:

- No problems observed during this inspection period.

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### L. Other

*Comments:*

OTHER STRUCTURAL OBSERVATIONS:

- 

## II. ELECTRICAL SYSTEMS

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### A. Service Entrance and Panels

*Comments:*

ELECTRICAL SERVICE TYPE/OBSERVATIONS:

- Underground.

ELECTRICAL PANELS OBSERVATIONS:

- The main panel is on the exterior. There are three 40 amp breakers in this panel with what looks like #10 copper wire attached. #10 copper is appropriate for use with a 30 amp breaker and is too small for a 40. This is a hazard as the breakers may not trip if needed. Two of these 40 amp breakers are labeled as for the dryer and water heater which usually only require 30 amp circuits. The condenser is marked for use with a maximum breaker size of 30 amps but a 40 amp breaker has been used. There

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are several open ended wires in this panel. They should be capped or removed if not in use. Some of the exposed ends of the copper wires are blackened. This may be from overheating or may just be due to exposure and should be further evaluated by a licensed electrician.

- There is a subpanel in the front right bedroom closet. A clothes closet is considered a hazardous location for a subpanel. Easily ignitable materials should not be stored near a panel. Breakers in this panel are not labeled. Subpanels should be fed by four wires and be wired with the ground and neutral wires on separate buss bars. They are mixed together on the buss bars in this panel.
- Electric cable sheathing is touching the metal panel housings where they pass through knockouts in both panels. Appropriate bushings should be used.
- An oxide-inhibiting compound should be used at all aluminum wiring connections. (Aluminum at 220 volt is OK).
- Arc-Fault Circuit Interrupter devices are not present. This house was built prior to the advent of this technology.
- Contact a licensed electrician for further evaluation and repair as needed.
- Note: An Arc-Fault Circuit Interrupting device (AFCI) protects branch-circuit wiring from arcing faults that could start an electrical fire. Arc faults are extremely dangerous because they generally occur in wiring that is hidden (i.e. behind drywall, in an attic, etc.) and go undetected until a fire breaks out. An AFCI does not protect a person from shock. That's what a ground fault circuit interrupter (GFCI) does. AFCIs prevent fires from arc faults.

AFCIs are now required in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas.

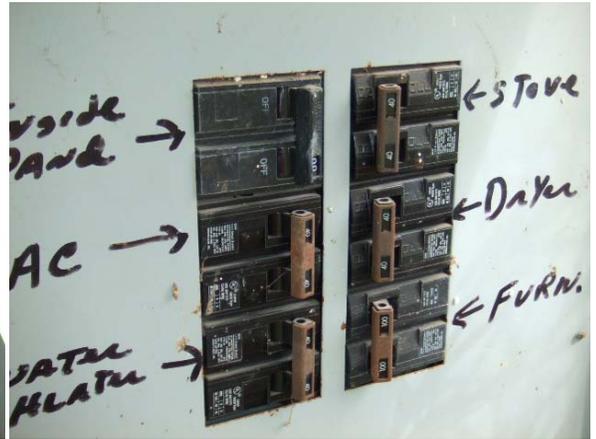
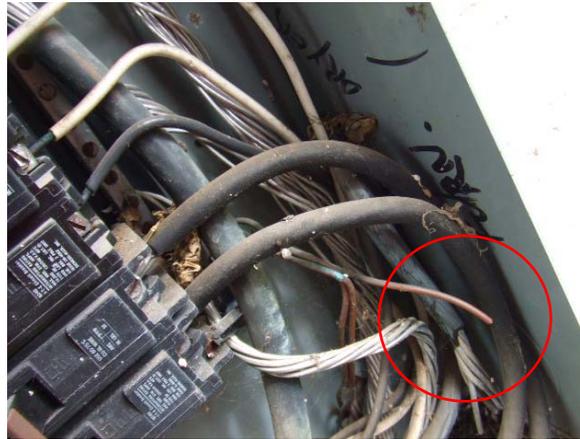
Missing AFCIs and GFCIs may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from these hazards to be significant enough that missing GFCIs and AFCIs are required to be noted as deficiencies if they do not meet current National Electric Code.

Neither the Standards of Practice nor the TREC contract form requires 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.



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I	NI	NP	D	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Branch Circuits, Connected Devices, and Fixtures</b>

*Type of Wiring:* Copper. . Aluminum (aluminum at 220 volt is OK).

*Comments:*

**PREDOMINANT OVERLOAD PROTECTION DEVICES:**

- Circuit breakers are provided.

**SWITCH/OUTLET OBSERVATIONS:**

- The back deck outlet is loose in the wall and should be resecured.
- There is a cracked outlet cover plate in one of the front bedrooms.
- There is a missing outlet cover plate in the master bedroom closet.

**ATTACHED ELECTRICAL DEVICES OBSERVATIONS:**

- There is a bad bulb in the dining area fixture. The light inside the front door does not work. There is a bad bulb over one of the master bathroom sinks. There is a bad bulb over the hall bathroom sink. New bulbs should be installed to be sure that the fixtures are working properly.

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- There should be a smoke detector in each bedroom and in the space outside each sleeping area.
- The front left bedroom ceiling fan is noisy.

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

I	NI	NP	D	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Heating Equipment</b>

*Type of System:* Forced Air

*Energy Source:* Gas

*Comments:*

#### HEATING EQUIPMENT OBSERVATIONS:

- The flexible gas connector is touching the metal furnace housing. A bushing should be added or the connector changed to solid pipe.



I	NI	NP	D	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. Cooling Equipment</b>

*Type of System:* Central Split System

*Comments:*

#### COOLING OBSERVATIONS:

- Temperature drop/differential observed between 15 - 20 degrees (taken between interior return and supply air). This is considered a normal operating range.

#### CONDENSER (EXTERIOR UNIT) OBSERVATIONS:

- The condenser is marked for use with a maximum breaker size of 30 amps. A 40 amp breaker has been used. This is a hazard as the breaker may not trip if needed.

#### EVAPORATOR OBSERVATIONS:

- The main condensate drain line in the attic should have a trap and should be insulated.
- Both the main and the secondary condensate drain pipes terminate by the condenser. It would be

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better to have the secondary drain pipe running to a more conspicuous area so that dripping from this pipe would be obvious.



THERMOSTAT OBSERVATIONS:

- No problems observed during this inspection period.

I	NI	NP	D	C. Duct System, Chases, and Vents
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

*Comments:*

DUCTWORK TYPE:

- Fiberglass duct board and/or flexible type ducts were primarily used for distribution/return system throughout.

DUCTS/VENTS OBSERVATIONS:

- The outer plastic vapor barrier is deteriorating from some of the air ducts in the attic due to UV damage or defective materials (note that most of the ductwork appears to have been replaced but there are still a few runs of bad ductwork). This will lead to a lack of proper insulation and the system will be less efficient due to sweating. Additionally, conditions will be conducive to mold and mildew growth in ductwork.

