



RESIDENTIAL INSPECTION

1234 Bee st
Honey Comb 75454

Honey Home
OCTOBER 18, 2018



Inspector
Jason Horton
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Professional Home Inspector #23379
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PROPERTY INSPECTION REPORT

Prepared For: Honey Home

(Name of Client)

Concerning: 1234 Bee st, Honey Comb 75454

(Address or Other Identification of Inspected Property)

By: Jason Horton - Professional Home Inspector #23379

(Name and License Number of Inspector)

10/18/2018 1:00 pm

(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Owner

Occupancy: Furnished, Occupied

Temperature (approximate): 61 Fahrenheit (F)

Type of Building: Single Family



Weather Conditions: Cloudy

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

Foundation maintenance :

Proper drainage and moisture management around foundations is essential due to the expansive nature of the area's load bearing soils. Drainage must be directed away from all sides of the foundation through proper grading, and carried away from the structure via grade slopes, drainage systems or swale's designed for this purpose.

Maintenance of these drainage systems is essential for effective moisture control and foundation performance.

As is typical, in all but the most severe cases, floor coverings and/or stored articles prevent recognition of the signs of settlement. It is important to note that this inspection is not a structural engineering survey nor is any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. In the event that structural movement is noted, the client is advised to consult with a Structural Engineer who is licensed by the State of Texas and familiar with local soil conditions. A properly qualified and licensed Structural Engineer is trained and equipped to perform the necessary excavation and perform specialized testing necessary to isolate and identify causes of foundation damage and instability. The Structural Engineer will use the testing data to offer remediation recommendations to stabilize and correct structural damage and / or movement.

Type of Foundation(s): Post Tension Slab on Grade

1: Exposed nails foundation

 **Recommendation**

One or more areas showed exposed rusted nails. Exposed rusted nails will expand and crack the concrete Around it. Recommend contractor repair as needed.

Recommendation: Contact a qualified general contractor.



☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

Grading in areas around the house was not sufficient. Proper grading prevents the soils from eroding and causing issues with the foundation and structure of the house. Little details may seem insignificant at first but the effects are incremental in nature and cause macro issues/failures of the structure.

1: Slope

🔴 Recommendation

Slope not sufficient for proper drainage on West Side of the house.

Recommendation: Contact a qualified grading contractor.

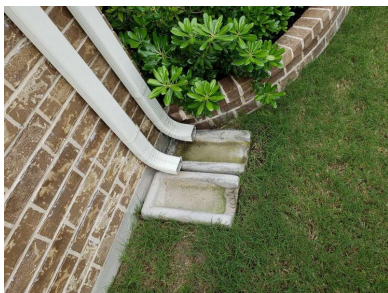


2: Splash Block

🔧 Maintenance Item

Splash block should be maintained in proper position to function as intended and keep water off foundation.

Recommendation: Recommended DIY Project



3: Sprinkler trip hazard

⚠️ Safety Hazard

Sprinkler system poses as a trip Hazard recommend repairing.

Recommendation: Contact a qualified general contractor.



4: downspout drainage

Recommendation

Downspout should drain away from Foundation. Recommends repair and replace as needed.

Recommendation: Contact a qualified gutter contractor



5: Missing Downspout

Recommendation

One or more areas are missing downspouts recommend repair and replace as needed.

Recommendation: Contact a qualified gutter contractor



6: Damaged Gutter

Recommendation

One or more areas showed signs of damage gutters. Gutters help keep water away from Foundation and improves the drainage around the foundation. Recommend repair and replace as needed.

Recommendation: Contact a qualified gutter contractor

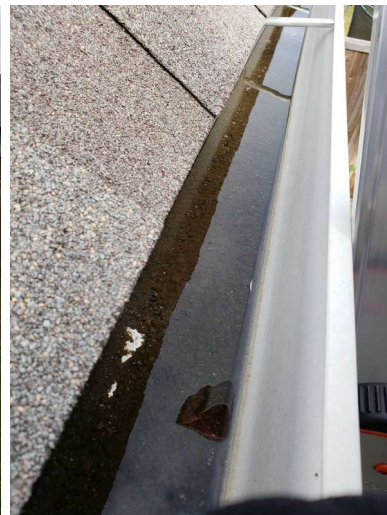
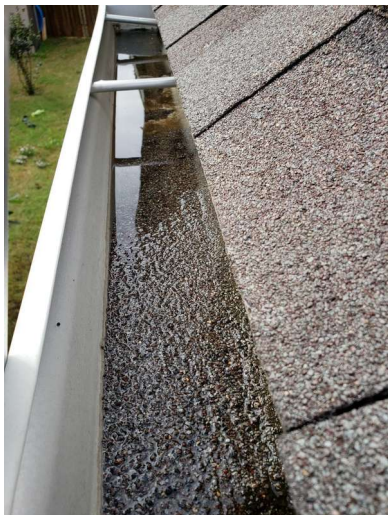


7: Gutter improperly sloped

🔴 Recommendation

One or more areas showed improperly sloped gutters away from downspout, build up of material in gutters was observed. recommend cleaning and Repair or replace as needed.

Recommendation: Contact a qualified gutter contractor

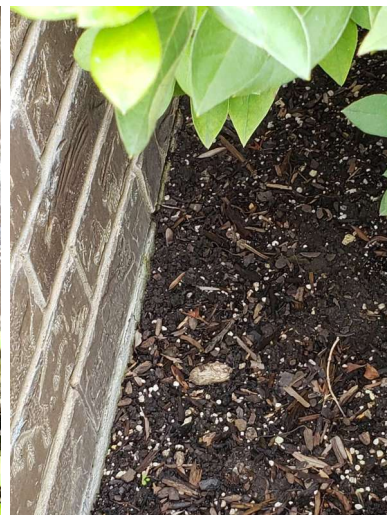


8: 2 inch gap for Brick veneer

🔴 Recommendation

There should be a 2 inch gap between the grading (soil) and the brick veneer finished siding. Providing this gap helps prevent water intrusion and insect intrusion to the house.

Recommendation: Contact a qualified landscaping contractor



☒ ☐ ☐ ☒ C. Roof Covering Materials

Comments:

1 layer of roof covering

home built in 2008

age of roof covering estimated to be 10 years at the time of inspection

Types of Roof Covering: Asphalt shingles



Viewed From: Ground, Ladder

1: Shingles improperly laid

Recommendation

One or more areas showed damaged shingles recommend further evaluation by license professional.

Recommendation: Contact a qualified roofing professional.



2: Insects

Recommendation

Organic organisms living on structure.

Recommendation: Contact a qualified pest control specialist.



Approximate Average Depth of Insulation in Inches: 15 inches Fiberglass R-3



Comments:

Limitations unfinished attic.



Material: Wood

Type: Hip

Viewed From: Attic

1: Missing Collar Tie

🔴 Recommendation

Collar tie's help support the structure of the roof from separating. One or more collar ties were missing at the time of inspection. Recommend further evaluation of the roof structure.

Recommendation: Contact a qualified roofing professional.



2: Exposed nails on attic door

▲ Safety Hazard

Recommend removing nails so no one gets hurt.

Recommendation: Contact a qualified professional.



3: Attic access not fire rated

▲ Safety Hazard

The attic access is not a fire-rated door which poses a fire risk to the home. Garage walls and door access need to be fire rated to protect the home from a fire in the garage. Recommend repair and replace as needed.

Recommendation: Contact a qualified general contractor.



☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Comments:

Inspected and seem to be performing as intended at the time of the inspection. Minor improvements and monitoring of a small crack is recommended.

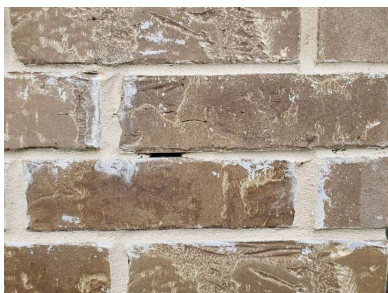
Material: Brick veneer

1: Mortar retouch

 **Maintenance Item**

One or more areas on brick veneer wall have areas that need retouching of mortar.

Recommendation: Contact a qualified masonry professional.



2: Minor crack recommend monitoring

 **Recommendation**

South Exterior

Minor crack on brick veneer near window recommend monitoring for further development. Recommend further evaluation by structural engineer if the crack is active and gets bigger.

Recommendation: Recommend monitoring.



3: Weep holes

 **Recommendation**

Brick veneer have a drainage system to allow water behind it to escape. These same holes if not properly maintained can allow water to build up behind the wall or insect intrusion. Recommend a contractor make proper repairs.

Recommendation: Contact a qualified masonry professional.



☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

Inspected and appear to be performing as intended at the time of inspection.

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

1: Garage door lintel

🔴 **Recommendation**

Lintel above garage door should be properly painted to prevent further rusting. Rusting of metal causes expansion which cracks material immediately surrounding it. Recommend repair and replace as needed.

Recommendation: Contact a qualified general contractor.



2: Garage door mortar damage

🔴 **Recommendation**

Mortar above the garage door has deteriorated recommend repair and replace as needed.

Recommendation: Contact a qualified general contractor.



3: Caulking maintenance

🔴 **Recommendation**

Caulking around the house has deteriorated recommend annual maintenance to prevent water intrusion and rotting of structural components.

Recommendation: Contact a qualified general contractor.



☒ ☐ ☐ ☒ H. Windows

1: Framing damage

🔧 Recommendation

The framing of the window has caused damage to part of the house. Recommend a window professional to further evaluate the situation and repair as needed.

Recommendation: Contact a qualified window repair/installation contractor.



2: Caulking

🔧 Maintenance Item

One or more areas showed signs of deteriorated caulking. Recommend maintenance on an annually basis.

Recommendation: Contact a qualified general contractor.



3: Window does not lock properly

▲ Safety Hazard

One or more areas show that Windows did not properly lock. Recommend repairing and replace as needed.

Recommendation: Contact a qualified window repair/installation contractor.



☐ ☐ ☒ ☐ **I. Stairways (Interior and Exterior)**
Comments:

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**
Inspected:
Inspected and working as intended at the time of inspection.

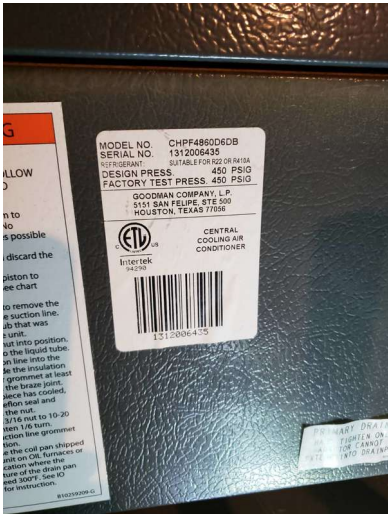


☐ ☐ ☒ ☐ **K. Porches, Balconies, Decks, and Carports**

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**
Brand: Goodman

I	NI	NP	D
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Energy Source: Natural Gas
Type of System: Forced Air
Attic



1: Condensate drain leak

➡ Recommendation

Evidence of previous repair and leaking. Recommend further evaluation.

Recommendation: Contact a qualified heating and cooling contractor



☒ ☐ ☐ ☒ B. Cooling Equipment
Type of System: Electric, Central Air Conditioner



1: Insulation Missing or Damaged

➔ Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation: Contact a qualified HVAC professional.



2: Clearance to vegetation

➔ Recommendation

Recommend trimming back bushes for proper air flow and to maintain efficiency.

Make sure plants are at least 2-3 feet from the unit on all sides, and plan the landscaping so that the air conditioner is easily accessible for maintenance and repairs. If you have trees or other plants growing above the unit, trim regularly to keep a 5-foot clearance between them and the air conditioner.

Recommendation: Contact a qualified landscaping contractor



☒ ☐ ☐ ☒

C. Duct System, Chases, and Vents

1: Air leak

Recommendation

Observed air leaking into attic space at the time of inspection

Recommendation: Contact a qualified heating and cooling contractor



II. ELECTRICAL SYSTEMS

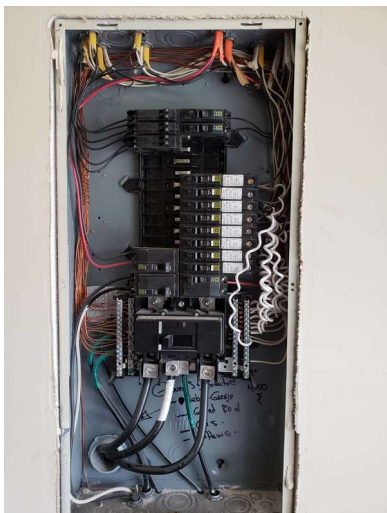
☒ ☐ ☐ ☐

A. Service Entrance and Panels

Comments:

200 AMP main disconnect

120/240 volt system



Source of ground:

The source to ground is located at electrical meter by ground rod.



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

Type of Wiring: Romex, Copper

1: Exposed Ends & Splices

⚠ **Recommendation**

Attic on top of furnace

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

Recommendation: Contact a qualified electrical contractor.



2: GFCI

▲ **Safety Hazard**

Outdoors

GFCI receptacles are required in work areas and near sources of water. These receptacles help prevent electrocution by stopping power from these receptacles and all other ones down stream from it. Recommend adding GFCI receptacles to all required areas where not present.

Recommendation: Contact a qualified electrical contractor.



IV. PLUMBING SYSTEMS

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

Material - Distribution: Galvanized

Material - Water Supply: Poly

☒ ☐ ☐ ☐ **B. Drains, Wastes, & Vents**

Drain Size: 1 1/2", Unknown

Material: PVC

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

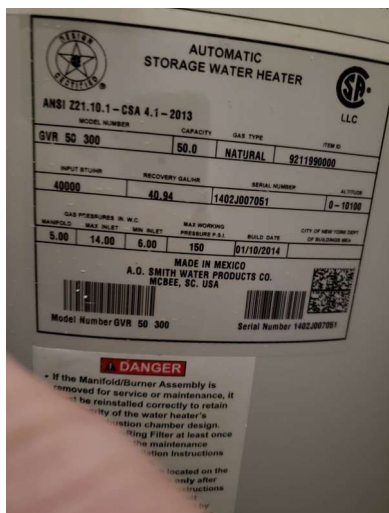
Capacity: 50 Gallons

Location: Garage

Manufacturer: AO Smith

Power Source: Gas

Water heater:



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

V. APPLIANCES

- ☒ ☐ ☐ ☒ **A. Dishwashers**

1: Improper installation

➡ Recommendation

Backflow prevention device improperly installed recommend repair and replace as needed. Do not recommend using until cleaned and fixed. Operation with current configuration will result in dirty water flowing back into dishwasher.

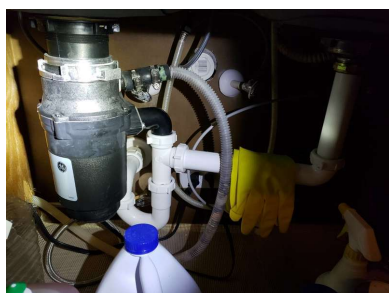
Recommendation: Contact a qualified general contractor.



- ☒ ☐ ☐ ☐ **B. Food Waste Disposers**

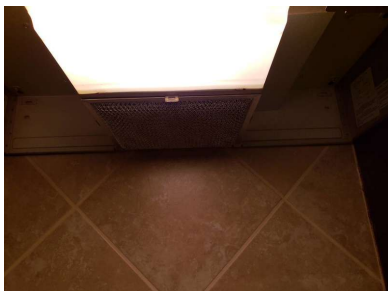
Inspected:

Inspected and Performing as intended at the time of inspection.



- ☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**
Exhaust Hood Type: Vented

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Inspected:

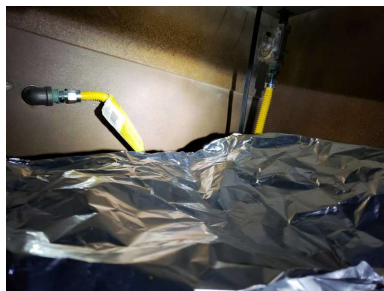
Inspected and Performing as intended at the time of inspection.



☒ ☐ ☐ ☒ **D. Ranges, Cooktops, and Ovens**
Range/Oven Brand: General Electric



Range/Oven Energy Source: Gas



1: Burner Not Lighting

🔴 Recommendation

One or more heating elements did not heat up when turned on. Recommend qualified professional evaluate & repair.

Recommendation: Contact a qualified general contractor.



2: Dirty gas shut off valve

🔧 Maintenance Item

Gas shut off valve is dirty and corroding recommend cleaning and evaluating it's operation.

Recommendation: Contact a qualified general contractor.



☒ ☐ ☐ ☐ E. Microwave Ovens

Inspected:

Inspected and Performing as intended at the time of inspection.



☒ ☐ ☐ ☐ F. Mechanical Exhaust Vents and Bathroom Heaters

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

I	NI	NP	D
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Inspected:
Inspected and Performing as intended at the time of inspection.

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Inspected:
inspected and was performing as intended at the time of inspection.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Inspected:
Inspected and properly vented to exterior at the time of inspection.