



REPORT COPY

1234 Main Street  
The Colony TX 75056

JULY 19, 2018



Inspector

Tristan Eager

TREC #22148

8173122022

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# PROPERTY INSPECTION REPORT

Prepared For: \_\_\_\_\_  
(Name of Client)

Concerning: 1234 Main Street, The Colony TX 75056  
(Address or Other Identification of Inspected Property)

By: Tristan Eager - TREC #22148 07/19/2018 8:00 am  
(Name and License Number of Inspector) (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](http://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.

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#### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*In Attendance:* Buyer

*Type of Building:* Single Family (2-story)

*Home Faces:* West

*Year Built:* 2016

*Weather Conditions:* Clear, Hot

*Temperature (approximate):* 85 (F)

## I. STRUCTURAL SYSTEMS

### ☒ ☐ ☐ ☐ **A. Foundations**

***LIMITATIONS OF EVALUATING FOUNDATION PERFORMANCE BY VISUAL INSPECTION:***

Evaluating the performance of a foundation is a complex task that would typically be performed by a licensed professional engineer using specialized equipment over a period of time. An evaluation of this nature is outside the scope of this inspection.

To inspect the foundation the following visual and performance criteria were used:

- No framing or frieze board separations
- Doors properly opening and closing
- No sloping floors (visual inspection only)
- No slab, window, wall, flooring or ceiling cracks
- No cracked or damaged masonry

This evaluation provides a snapshot of the foundation on the particular day it was inspected. It does not predict future performance. Stresses placed on the foundation can vary significantly by season. Varying stresses could result in a door that closes in the summer, but may bind after a significant amount of rain. Varying foundation stresses can be minimized by proper maintenance of the foundation. It is strongly recommended that homeowners research the maintenance that is required for their type of foundation and address the comments listed in the Grading and Drainage Section of this report. No foundation warranty is implied by this inspection.

**LIMITATIONS:** Areas of the foundation that were not visible due to adjacent flatwork, floor coverings, soil, furniture, patios, decks and vegetation were not inspected.

***Foundation Performance (as intended):***

Based on conditions observed today, the foundation is performing as intended. Addressing comments in the Grading and Drainage section of this report may help minimize future foundation movement.

***Foundation Type:*** Post-Tension Cable Slab

### ☒ ☐ ☐ ☒ **B. Grading and Drainage**

***Subsurface Storm Drain System Not Inspected:***

Subsurface drains were not inspected internally and may require periodic cleaning.



### 1: Cut Back Vegetation

Cut back all trees and plants that are touching the house. Plant material adjacent to wall, foundation and roof promote high moisture and insect intrusion.



### 2: Drain system is clogged or not adequately sloped

Standing water was observed in the drain system. The slope on the south side of the house is insufficient to drain water away from the house. The drain system is needed to prevent ponding water and soil saturation. Saturated soil can cause foundation movement.



## ☒ ☐ ☐ ☒ C. Roof Covering Materials

*Types of Roof Covering:* Architectural

*Insurability:*

It is recommended that your insurer confirms that the roof meets underwriting requirements prior to closing.

*Roof Covering was Observed From:* Walked lower levels of roof

*Only the south side of the roof was observed due to its height and slope. :*

### 1: Lifted Shingles

South

Lifted shingles were observed in multiple locations. This may be caused by nail heads sticking up. This will make the roof more prone to wind damage.



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☒ ☐ ☐ ☒ **D. Roof Structure & Attic**

Type of Attic Ventilation : Soffit Vents, Static Vents  
Depth of Attic Insulation: 14 inches  
Attic was Observed From: Walked accessible areas  
Reason for not Inspecting Entire Attic: Insulation Over Top of Rafters

**1: Attic ladder not fire rated**

 **Safety Hazard**

Per building code, the garage is designed to contain fires and slow their spreading to the house. All penetrations of the garage walls and ceilings must be designed to slow the spread of fire. The attic access hatch is not fire rated and does not meet building code requirements.

**2: Mold Like substance observed on sheathing**

Mold like substance was observed in multiple locations on roof sheathing. Inspector did not test and can not determine if this is actually mold. Sheathing was probed with a moisture meter and was dry. This substance was covering much of the sheathing in the attic. Professional evaluation is recommended.



**3: Split strut**

Attic, by attic entry  
Strut has cracked along its length in attic. There is a defect in the lumber where the crack occurred. Inspector can not determine if this will affect the performance of the roof structure.

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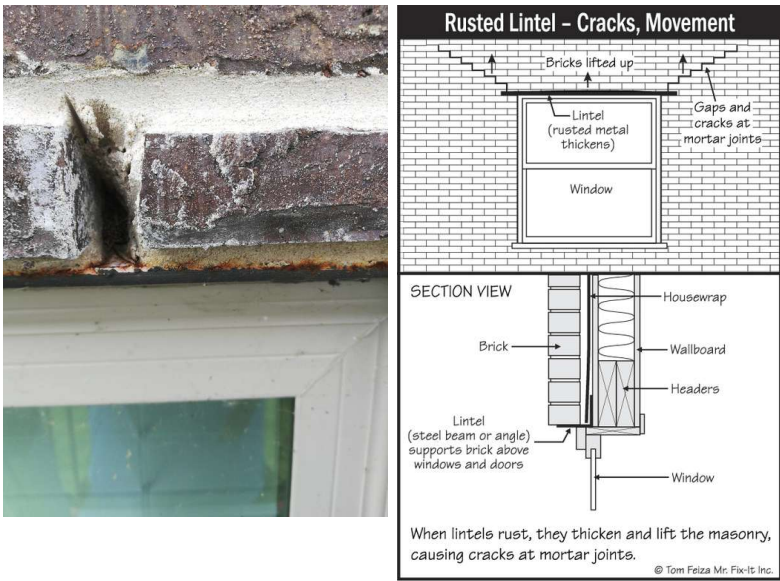


☒ ☐ ☐ ☒ E. Walls (Interior and Exterior)

1: Rusting Lintels

Multiple Locations

Rusting observed on lintel. It should be cleaned and painted to prevent further deterioration. Lintels support brick above wall openings. Lintels that rust can expand and cause brick cracking. Rusting lintels will eventually loose strength and can cause damage to the wall.

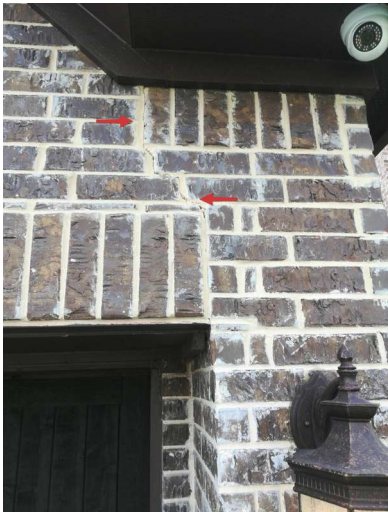


XO32

2: Brick cracking above garage door

Brick cracking observed above garage door. This is a high stress area that is prone to cracking. Recommend monitoring cracking and if it worsens, consider professional evaluation.

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**3: Weep holes not installed above winow**

North

Weep holes help reduce moisture inside the walls and are needed to allow walls to breathe.



No weep holes installed



Weep holes installed

**4: Drywall tape separation (minor)**

above column near kitchen



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☒ ☐ ☐ ☒ F. Ceilings and Floors

1: Minor Ceiling cracking

2nd floor living room

No other indicators of foundation movement were observed. Recommend monitoring and if it worsens consider professional evaluation.



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

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☒ ☐ ☐ ☒ **H. Windows**

**1: Cracked window**

2nd Floor West Bedroom closet



**2: Window is difficult to close and lock**

Kitchen above sink

It must be lifted to engage locks.

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

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

*Chimney Accessibility:*

Only the readily accessible parts of the chimney were inspected. A remote camera was not used to inspect the internal surfaces and joints of the chimney. The National Fire Protection Association recommends annual chimney inspections. Chimneys that are frequently used may need annual cleanings.

*Fireplace vent in attic was not accessible and was not inspected:*

*Fire place did not operate when switch was turned on:*

Gas may be shut off to fireplace.

*Gas at fireplace not tested:*

Operation of any shut-off valves is outside of the scope of the inspection.

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

☐ ☐ ☒ ☐ **L. Other**

## II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ **A. Service Entrance and Panels**

*Type of Electrical Service:* Underground

*Service Panel Location:* Garage

*Service Panel Capacity (Amps):* 200

*Type of Grounding:* Grounding Rod at Meter

*Type of Branch Circuit Conductor:* Copper (where observed)

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

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**1: Exterior lights controlled by a light switch were not tested**

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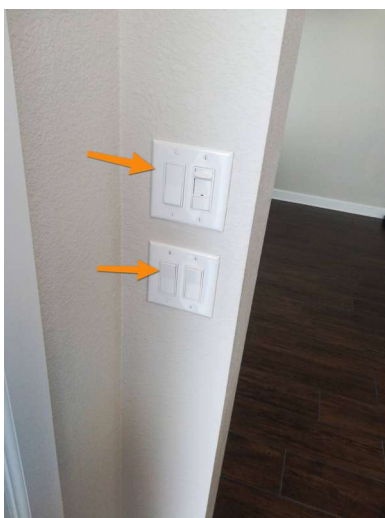
**2: Unknown Function of Switch**

Front door, switch on far right

Pictured switches by back door

Pictured switches in master bedroom

Column by kitchen, switch on right



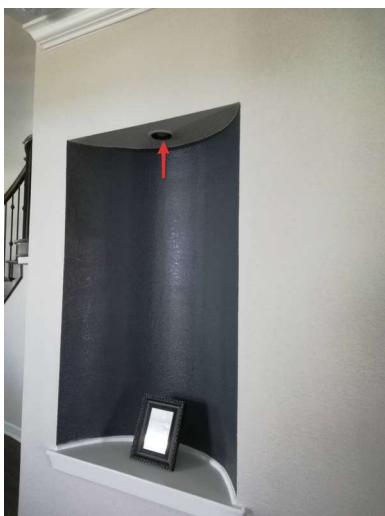
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**3: Pictured Light - Did not turn on when all switches were tested.**

hallway at front entry

The bulb may be burned out or there may be an issue with the circuit.

Additionally, the trim ring for this light fell out when the garage door was opened. The trim ring is now broken.



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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

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A. Heating Equipment

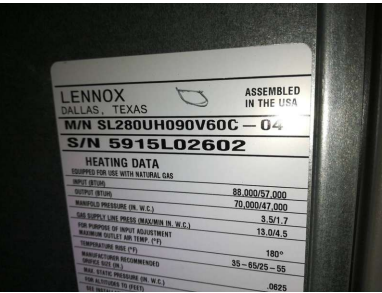
Type of Heating System: Central Ducted

Furnace Manufacturer: Lennox

Furnace Date of Manufacture: 2015

Furnace Energy Source: Natural Gas

Furnace Nameplate:



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B. Cooling Equipment

Type of Cooling System: Central Ducted

Condenser Manufacturer: Lennox

Condenser Date of Manufacture: 2016

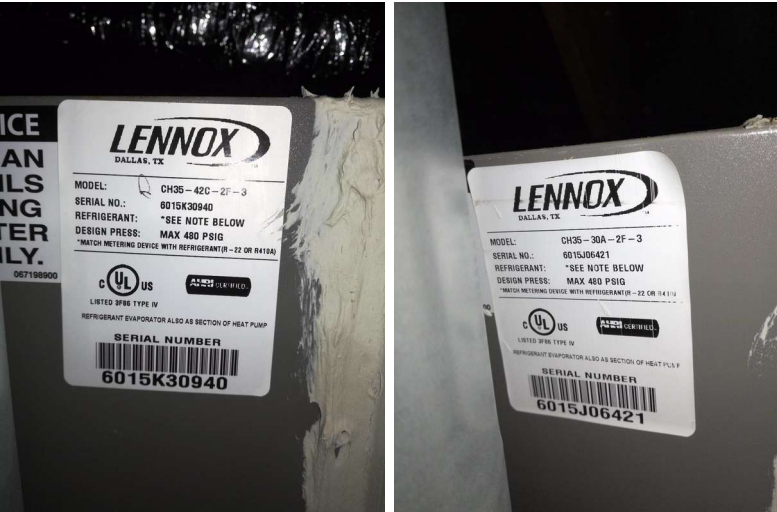


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Condenser Nameplate:



Evaporator Manufacturer: Lennox  
Evaporator Date of Manufacture: 2015  
Evaporator Nameplate:



1: Air Conditioner Performance

- 9 degree cooling difference between register by north dining room and return register (63F/72F)
- 7 degree cooling difference between register by master bedroom and return register (65F/72F)
- Similar conditions observed at other registers

Ideally all ducts should have a minimum of 15F between supply and return registers. Based on the performance of the air conditioner, it is recommended that it be professionally serviced and evaluated prior to expiration of the option period.

2: Air filter is dirty and needs to be changed

### 3: Water and Rusting Observed in Condensate overflow pan and water leaking from evaporator housing

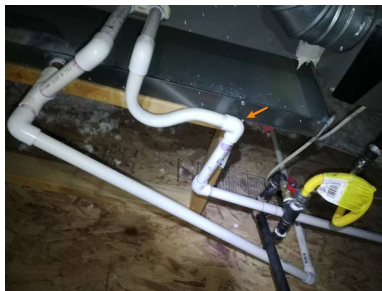
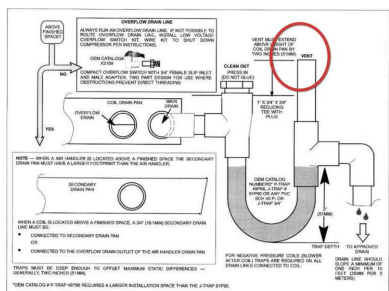
Water was leaking out of the evaporator housing. Evaporator condensate drains may be plugged or there could be in problem with the drain system inside the evaporator. Professional evaluation is recommended.



### 4: Condensate Drain does not have a vent installed

Evaporator #2

A vent is needed to prevent water from siphoning out of the trap.



### 5: Trim plants away from AC condensers

Typical manufacturer's installation instructions require objects that could impede airflow to be a minimum of 12" from the condenser.

☒ ☐ ☐ ☐ C. Duct System, Chases, and Vents

## IV. PLUMBING SYSTEMS

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

### 1: Backflow Preventer has been removed

North

Half of the backflow preventer has been removed. A hose can not be fitted to the backflow preventer body threads. A backflow preventer is needed to prevent hose water from entering the water distribution system.



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**2: Sink stopper does not retain water**

2nd Floor Jack and Jill Bathroom

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**3: Chipping observed in bath tub finish**

Master Bathroom

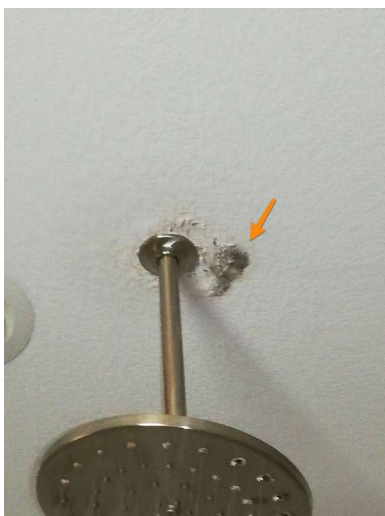


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**4: Active water leak inside wall at shower head connection.**

Master Bathroom Shower (at ceiling)

Staining observed on ceiling and was damp when probed with a moisture meter.



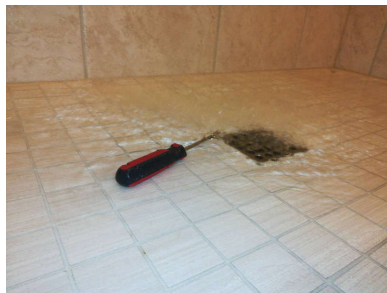


40% moisture, 15% would be normal.  
Mold grows above 20%

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

**1: Slow shower drain**

2nd Floor West Bathroom



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**2: Sanitary sewer cleanout covers missing/damaged**

Front yard

Sewer cleanout needs to be covered to prevent debris from entering the sewer line.



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**3: Sink is slow to drain**  
2nd floor Jack and Jill bathroom

- ☒ ☐ ☐ ☐ **C. Water Heating Equipment**  
*Water Heater Power Source:* Natural gas  
*Water Heater Capacity:* NA Tankless  
*Water Heater Location:* Garage  
*Water Heater Date of Manufacture:* Not Observed

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

## V. APPLIANCES

- ☒ ☐ ☐ ☐ **A. Dishwashers**  
☒ ☐ ☐ ☐ **B. Food Waste Disposers**  
☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**  
☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**  
☒ ☐ ☐ ☐ **E. Microwave Ovens**  
☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**  
☒ ☐ ☐ ☐ **G. Garage Door Operators**  
☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

## VI. SPRINKLER SYSTEM

- ☒ ☐ ☐ ☐ **A. Sprinkler Operation**  
☒ ☐ ☐ ☒ **B. Controllers**  
**1: Valve vault cover missing**  
 Northwest

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- ☐ ☐ ☒ ☐ C. Rotary Heads
- ☒ ☐ ☐ ☐ D. Visible Connections or Clamps
- ☐ ☐ ☒ ☐ E. Drains
- ☐ ☒ ☐ ☐ F. Sensors