

# *Reliable Home Inspections*

## Property Inspection Report



Inspection prepared for:  
Date of Inspection: 6/17/2016

Inspector: Ches Graham  
License #4516  
13901 Midway Rd, Suite 102-357, Farmers Branch, TX 75244  
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<http://www.rhidfw.com>



# PROPERTY INSPECTION REPORT

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

Concerning: \_\_\_\_\_  
(Address or Other Identification of Inspected Property)

By: Bill Graham #20746 6/17/2016  
(Name and License Number of Inspector) (Date)

Ches Graham, License #4516  
(Name and License Number of Sponsoring Inspector)

### 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.** 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.

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Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>).

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 licensees 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

I=Inspected NI=Not Inspected. STRUCTURAL SYSTEMS D=Deficient

I NI NP D

A. Foundations

Type of Foundation(s): Post tension slab foundation  
Comments:

A.1. The foundation(s) evaluation was measured using a ZipLevel. The measurements reflect the current deflection of the foundation as measured from near the entry of the home. It does not tell you if the foundations were level originally. The ASTM standards allow for 3/4 in deflection in a slab foundation every 17 Feet. See measurement on a separate report.

A.2. The measurements are within the ASTM Standards and no further evaluation is needed.

B. Grading & Drainage

Comments:

B.1. TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/ retention pond (except as related to slope and drainage); determine area hydrology or the presence of underground water; or determine the efficiency or operation of underground or surface drainage systems.

B.2. All trees that are planted within 15 feet of the structure should be removed or root barriers installed.

B.3. The retaining wall has a large crack near the pool equipment. This should be repaired by a qualified contractor.

B.4. Due to the height of the retaining wall a fence should be installed for safety concerns.

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I	NI	NP	D
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X			
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C. Roof Covering Materials

Type(s) of Roof Covering: Fiberglass

Viewed From: View from a ladder at the eave due to steep roof pitch and ability to safely mount the roof structure.

Comments:

C.1. TREC LIMITATIONS: The inspector is not required to determine the remaining life expectancy of the roof covering; inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof, or significant damage to the roof covering materials may result from walking on the roof; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

C.2. The roofing is considered to be in good condition and no further evaluation is recommended at this time.

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X			X
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D. Roof Structure & Attic

Approximate Average Depth of Insulation: Attic floor insulation is 10 to 13 inches deep

Approximate Average Thickness of Vertical Insulation: Insulation is 5 inches  
Comments:

D.1. TREC LIMITATIONS: The inspector is not required to enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; operate powered ventilator(s); or provide an exhaustive list of locations of water penetrations.

D.2. Viewed From: the attic hatch

D.3. Ideally, the attic access hatch should be better insulated and weather stripped when inside the building envelope. The ladder is not cut to fit properly. This s a safety concern.

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X			
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E. Windows

Window Types: Windows are made of alluminum  
Comments:

E.1. TREC LIMITATIONS: The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or identify specific locations of damage.

E.2. Windows have tint that has failed. The window pane will have to be replaced.

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X			X
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F. Porches, Balconies, Decks, and Carports

Comments:

F.1. TREC LIMITATIONS: The inspector is not required to exhaustively measure the porch, balcony, deck, or attach carport components; or enter any area where the headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

F.2. For improved safety, it is recommended that a railing be provided for the steps.



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## II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Service Entrance and Panels
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Panel Locations:

The electrical panel is located in the garage

Materials & Amp Rating:

200 amp

Underground Service Entrance

Comments:

A.1. TREC LIMITATIONS: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgement; report the lack of arc-fault circuit interrupter protection when the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of over-current devices labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of over-current devices; or operate over-current devices.



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X			
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Copper wiring

Comments:

B.1. TREC LIMITATIONS: The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the interconnectivity of smoke alarms; activate smoke alarms that are being actively monitored or require the use of codes; or verify that smoke alarms are suitable for the hearing-impaired.

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment
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Energy Source:

Natural Gas



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Cooling Equipment
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct System, Chases, and Vents
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#### IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter:

Near the street



B. Drains, Wastes, and Vents

C. Water Heating Equipment

Energy Source:

Water heater is gas powered

Water heater is located in the garage

Capacity:

Unit is 75 gallons 2004

Comments:

C.1. TREC LIMITATIONS: The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or determine the efficiency or adequacy of the unit.

C.2. Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.

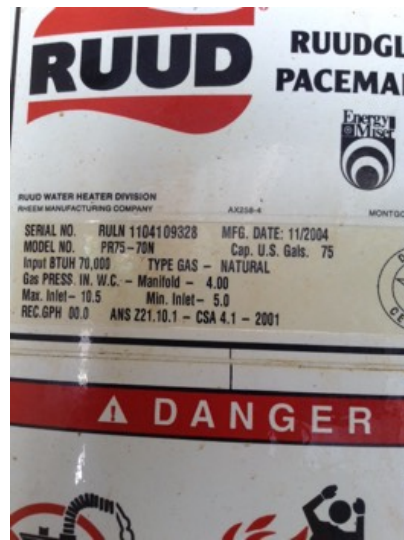
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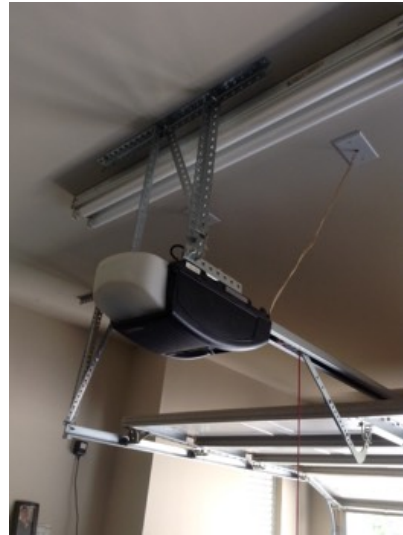
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V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Garage Door Operators
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Door Type:

Sectional door



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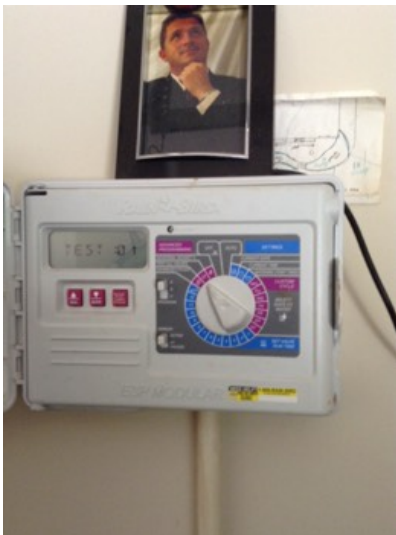
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### VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

A.1. Missing sprinkler heads were noted. This condition should be remedied to ensure adequate spray coverage for the entire sprinkler system. Zone 3



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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

In-Ground  
Comments:

B.1. TREC LIMITATIONS: The inspector is not required to dismantle or otherwise open any components or lines; operate valves; uncover or excavate any lines or concealed components of the system or determine the presence of sub-surface leaks; fill the pool, spa, or hot tub with water; inspect any system that has been winterized, shut down, or otherwise secured; determine the presence of sub-surface water tables; or inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

B.2. The seller stated that repairs to the pool are being scheduled. The pool heater, pool lights, support post for the control panel and the gas fire pit are part of these repairs.

B.3. The fence gate needs to be self closing and self latching.

B.4. All exterior doors to the pool require alarms that can only be turned off manually.



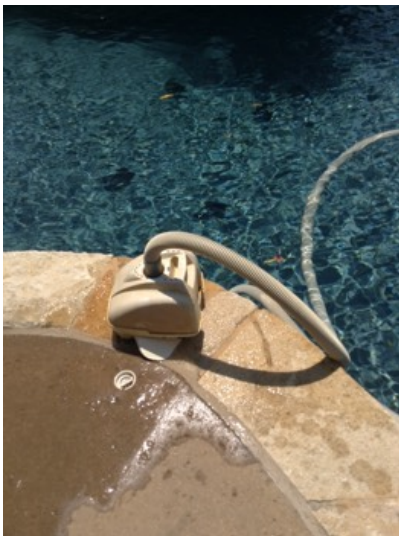
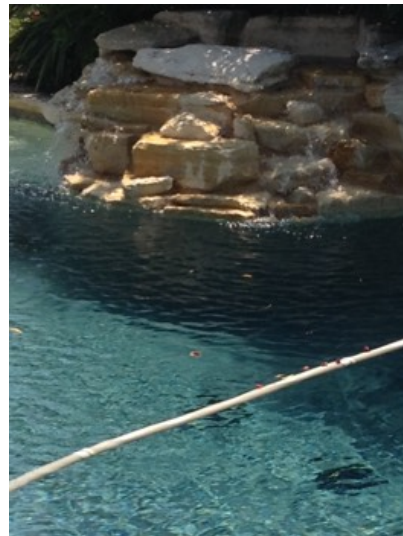
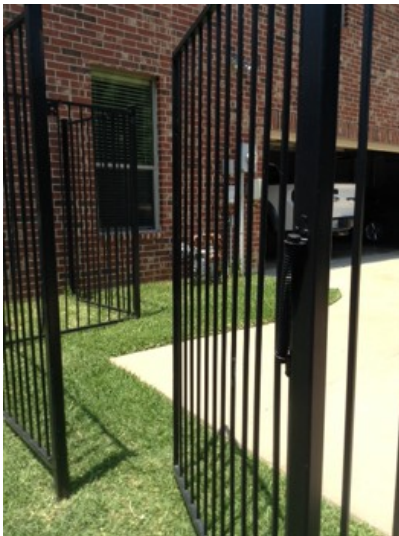
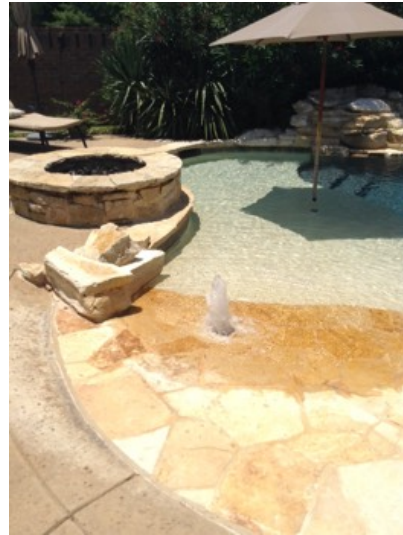
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Summary

STRUCTURAL SYSTEMS		
Page 3 Item: B	Grading & Drainage	<p>B.3. The retaining wall has a large crack near the pool equipment. This should be repaired by a qualified contractor.</p> <p>B.4. Due to the height of the retaining wall a fence should be installed for safety concerns.</p>
Page 6 Item: D	Roof Structure & Attic	D.3. Ideally, the attic access hatch should be better insulated and weather stripped when inside the building envelope. The ladder is not cut to fit properly. This s a safety concern.
Page 6 Item: E	Windows	E.2. Windows have tint that has failed. The window pane will have to be replaced.
Page 7 Item: F	Porches, Balconies, Decks, and Carports	F.2. For improved safety, it is recommended that a railing be provided for the steps.
OPTIONAL SYSTEMS		
Page 16 Item: A	Landscape Irrigation (Sprinkler) Systems	<p>A.1. Missing sprinkler heads were noted. This condition should be remedied to ensure adequate spray coverage for the entire sprinkler system.</p> <p>Zone 3</p>
Page 17 Item: B	Swimming Pools, Spas, Hot Tubs, and Equipment	<p>B.2. The seller stated that repairs to the pool are being scheduled. The pool heater, pool lights, support post for the control panel and the gas fire pit are part of these repairs.</p> <p>B.3. The fence gate needs to be self closing and self latching.</p> <p>B.4. All exterior doors to the pool require alarms that can only be turned off manually.</p>