



**American Patriot
Home Inspection**

TREC #20449

PO Box 913

Haslet, TX 76052

Phone 817-403-5180 Fax 817-306-1388



**1234 Anywhere St.
USA, TX 12345**

PROPERTY INSPECTION REPORT

Prepared For: John Smith
(Name of Client)

Concerning: 1234 Anywhere St., USA, TX 12345
(Address or Other Identification of Inspected Property)

By: Rodney W Collette, Lic #20449 03/26/2014
(Name and License Number of Inspector) (Date)

(Name, 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.

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. 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, bathroom, 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; and
- lack of electrical bonding and grounding.

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 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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier & Beam - Crawlspace

Comments:

- The foundation appears to have had movement that may be beyond normal. It would be advisable to consult a professional foundation repair company concerning the current integrity of the foundation and any repairs that may be necessary. Most reputable foundation companies will provide a free inspection and cost estimate for any work required. The observations made to support the rendering of this opinion are listed but not limited to the following:
 - Stress cracks observed in the exterior foundation perimeter beam.
 - Deflection cracks observed in the exterior veneer.
 - Interior sheet rock cracks and/or stress indicators.
 - Misalignment of interior doors due to foundation movement.
 - Interior doors sticking and/or not closing due to foundation movement.
 - Separation of the exterior veneer and window frames.
 - Floor slopes and/or unlevelness observed.
- Foundation rebar is visible at the edge of the foundation beam on the south side of the house and needs to be properly covered.



- Substantial foundation cracking was observed in various locations. This implies that some structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A professional foundation repair company or a structural engineer should be consulted to further evaluate this condition.

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- There was evidence of moisture and water ponding observed in the crawl space under the house. This should be further investigated and repairs made as necessary.



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B. Grading and Drainage

Comments:

- Negative site drainage was observed in various locations. The general topography of the area is such that it may be difficult to control storm water entirely. During heavy rains the accumulation of storm water on the lot may be unavoidable. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation area. Under today's building standards, the grade away from the foundation walls should fall a minimum of six-inches (6") within the first ten feet (10ft.). If adding soil to the perimeter to create positive drainage, remember to keep the soil level about 4 inches BELOW any brick veneer and 6 inches below any wood or composite siding.
- In areas where expansive or collapsible soils are known to exist, all dwellings should have a controlled method of water disposal from the roof that will collect and discharge all roof drainage to the ground surface at least 5 feet from the foundation walls or to an approved drainage system. It is recommended that gutters be added around the roof structure to properly discharge water away from the foundation walls and to prevent erosion around the base of the foundation.



C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Walked some roof surface

Comments:

- The roofing is nearing the end of its life cycle. Replacement will become necessary in the near future and should be budgeted for. Minor repairs are recommended in the short term to maintain the weather tightness of the roof. Damaged or missing roofing material should be repaired or replaced. All roof penetrations should be examined and sealed as necessary. You are encouraged to have your insurance company and/or properly certified roofing contractor physically inspect the roof, prior to closing, to fully evaluate the insurability and condition of the roofing material.
- Composition shingle tab granules observed to be thinning in various locations. This should be monitored and repaired as necessary.

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- Tree branches should be trimmed back from the roofing material to prevent damage and premature wear and tear on the shingles.



- The felt paper was observed to be installed under the lower metal drip edge flashing. The manufactures installation requires the felt paper to be installed over the top of the metal drip edge flashing in shingle like fashion to help prevent water intrusion and/or damage to occur behind the fascia board and soffit/eave areas. This is a condition that cannot be remedied at this time but when a new roof is applied attention should be paid to this detail.
- The roof level turbine was observed to be rusted at the time of this inspection. This should be monitored and repaired as necessary

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- Roof turbine is not functioning properly. This should be repaired to provide proper ventilation for the attic area.
- Two or more layers of composition roofing observed to be in place at the time of this inspection.



- Penetrations through roof need re-caulked to ensure no water intrusion.



- The lead jack flashings on the roof need to be checked, reset and/or repaired as necessary. The lead jack flashing observed to be improperly damaged at one or more of the roof level plumbing vent pipes. The lead flashing should run full length of the vent pipe and turn down into the top of the vent pipe to help prevent water

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intrusion at this point.

- The roof level plumbing jack flashing has some damage to the rubber protective seal around the stack. This should be repaired to prevent moisture from entering the attic around the plumbing stack.



- Roof flashing was observed to be lifting and/or pulling loose in a couple of locations and should be re-secured to prevent moisture intrusion and damage to the underlying structure.



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- Roof fasteners (nails and/or staples) were observed to be exposed in various locations and should be properly sealed at the ridge caps and flashing areas.



- Old furnace flue missing cap. Water able to go straight into attic.



D. Roof Structures and Attics

Viewed From: Walked safe area. (Decking)

Approximate Average Depth of Insulation: 3"-4"

Type of insulation: Loose fill & Bat

Ventilation observed: Yes

Condition: Marginal ventilation/soffitt vents congested with paint or insulaion

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Comments:



- Insulation improvements may be cost effective, depending on the anticipated term of ownership. Ten plus inches of insulation will provide an R-30 energy efficiency rating which would be adequate for this region of the country.
- The attic fold down door or the attic hatch should be insulated for better efficiency.
- The attic insulation has been placed over the fascia vents . This condition should be corrected to help improve the cross ventilation that is required for the attic space.



- The pull down attic ladder was not properly installed to the manufacture's installation instructions. The manufacture requires the attic ladder to be installed with 16d nails and/or ¼ X 3-inch lag screws. The attic ladder in place was installed with screws which do not have the sheer strength to support the weight that the ladder is rated for. This condition should be corrected for reasons of safety.

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E. Walls (Interior and Exterior)

Prevalent exterior siding: Masonary/Brick/Stone ; Wood siding on garage.

Comments:

- Pronounced exterior wall cracks were observed in various locations . This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A professional foundation repair company or structural engineer should be consulted to further evaluate this condition.



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- Window trim was observed to be pulling away or separated from the exterior brick veneer in various locations. This could be an indication of movement in the structure and should be monitored for any further movement and repaired as necessary.



- Exterior wood trim was observed to have some deterioration and/or damage Various Locations. These areas should be repaired to prevent further moisture intrusion into the underlying structure.



- Wood veneer was observed to have some deterioration and/or damage Various Locations. These areas should be repaired to prevent further moisture intrusion into the underlying structure.

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- Wood to soil contact at the base of the siding on garage and shed should be eliminated. Rotted or damaged siding that is uncovered should be repaired.
- The exterior masonry veneer has been painted which tends to hide visual defects and limits the inspector's visual observations.
- Larger than typical sheet rock cracks were noted [Various Locations](#). This condition could indicate greater than normal movement within the structure. This should be further investigated and repaired as necessary.



- Evidence of painting and patching to the interior finish and prior sheetrock repairs were observed in various locations .

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F. Ceilings and Floors

Crawl space inspected from: Access opening

Comments:

- Minor ceiling sheetrock cracks were observed in various locations . This condition is mainly cosmetic in nature and should be repaired as necessary.
-
- Possible water stain was observed on the ceiling in one location (master bedroom). The cause and remedy should be further evaluated and corrected as necessary.



- Uneven, sloping and sagging floors were observed in various locations. This condition may indicate movement in the structure but is fairly typical of older pier and beam foundations and does not necessarily indicate foundation problems. Normal settling and movement in the structure of the piers and beams cause variations in the floors. These types of foundation and flooring systems can be adjusted with shims which can level the floors. This should be further investigated and repaired as necessary.
- Some cracking of the garage concrete floor finish was observed. This is usually a normal function of the curing of the concrete but the cracks should be monitored for any further movement in the future.

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G. Doors (Interior and Exterior)

Comments:

- Weather stripping around the rear exit door needs improvement.
- The door was not latching properly to the rear exterior .



- The door was observed to be sticking to the master bath room .
- NE bedroom closet doors not installed.



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- The master bedroom closet, master bedroom, door was dragging the carpet. This should be repaired to allow proper ventilation of room and less wear on the carpet.



- When an automatic garage door opener is in use, the manual locks should be disabled or removed to prevent damage if a lock should be accidentally engaged before the garage door opener is activated.
- Some damage to the top panel on the garage overhead door was observed at the garage door opener arm connection. This should be repaired before continued use of the door opener to prevent further damage to the door.



H. Windows

Comments:

- Cracked and/or broken window glass was observed in the garage .
- Window will not stay in the open position in the garage . This should be further investigated and repaired as necessary.

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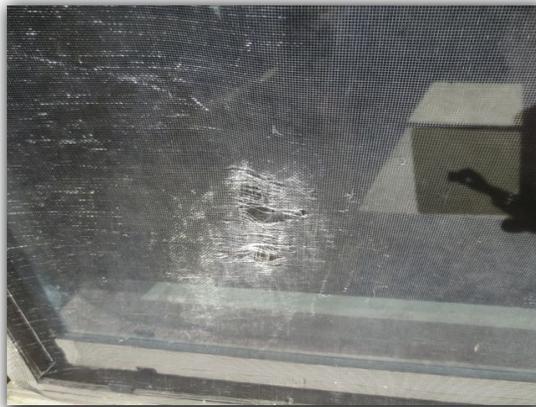
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- One or more of the window screens were observed to be missing at the time of this inspection. The current owner should be consulted regarding any screens that may be in storage.



- One or more of the window screens were observed to be damaged at the time of this inspection.



I. Stairways (Interior and Exterior)

Comments:

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J. Fireplaces and Chimneys

Type: Type *Fuel source* *Acceptable, Missing*

Chimney: *Galvanized Flue* Chimney condition

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

- Minor cracks and/or defects were observed in the driveway. These should be monitored and repaired as necessary.

L. Other

Comments:

- Water damaged observed on kitchen counter backsplash and caulking needed.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Panel location: *South Exterior Wall* *Acceptable* *Copper*

Grounding Electrode present: *Yes* *ARC Fault missing:* *Dining Rooms, Living Rooms, Bedrooms, Hallways*

Comments:

- Damaged or frayed service wires should be repaired or replaced as necessary.

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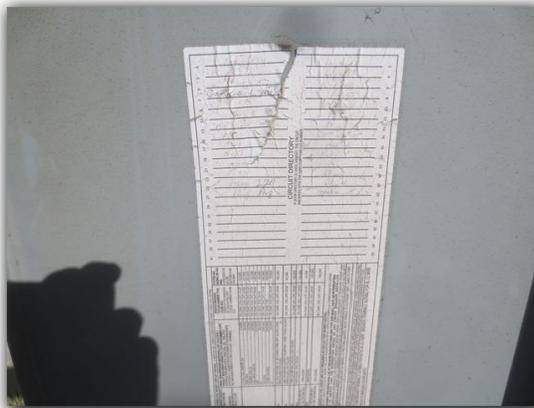
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- The breakers (overcurrent devices) in the panel box are not properly/completely labeled. Without proper labeling it is difficult to know which breakers serve individual circuits in the house.



- There are no arc-fault circuit interrupting (AFCI) devices located in the breaker box.
- Notice: Under current electrical standards arc-fault circuit interrupting devices are required at the following locations; family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. The lack of this protection is a recognized hazard. Homes not equipped with arc-fault circuit interrupting devices are not required to convert to them but doing so protects from electrical fires.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Receptacle Type: 2 Prong, 3 Prong

GFCI Reset Location(s): Kitchen, Hall bath, Mst Bath

Comments:

- Not all of the receptacles in the garage are connected to a ground fault circuit interrupter (GFCI) circuit.
Notice: Under current electrical standards GFCI receptacles are required at the

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following locations; all exterior receptacles, all kitchen counter top receptacles, all bathroom receptacles, wet bar area receptacles, laundry room sink receptacles, garage receptacles and pool equipment receptacles. Older homes not equipped with GFCI plugs are not required to convert to them but doing so protects from electrical shock.

- Two ground fault circuit interrupter (GFCI) receptacle located in the kitchen were observed to be inoperative. This circuit and receptacle should be repaired and/or replaced.

Notice: Under current electrical standards GFCI receptacles are required at the following locations; all exterior receptacles, all kitchen counter top receptacles, all bathroom receptacles, wet bar area receptacles, laundry room sink receptacles, garage receptacles and pool equipment receptacles. Older homes not equipped with GFCI plugs are not required to convert to them but doing so protects from electrical shock.



- Receptacles were observed to be missing cover plates in the attic, garage . The cover plates should be replaced for safety reasons.



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- Receptacles was observed to be loose at the wall mount in the master bedroom .



- The light fixture in the various locations were observed to be inoperative.



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- Light fixture pull string was observed to be missing in the front living room .



- Smoke Alarm in the NW bedroom was not responding when tested. This should be further investigated and repaired as necessary.
- Master bedroom smoke alarm wouldn't stay mounted to the ceiling.



- Receptacle was observed to have an open ground connection in the master bedroom, NW bedroom, SW bedroom . This receptacle should be further investigated and repaired as necessary.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Forced Air Furnace

Energy Sources: Electric

Unit 1: *Thermostat Location: hallway* *Acceptable*
 Missing *Unknown* *Missing*

Comments:

- The HVAC system air filter was observed to be missing and should be installed to provide for more efficient operation and to extend the life of the unit.



B. Cooling Equipment

Type of Systems: Central - Air Conditioner

Comments:

Unit 1: Return_62__*F Supply_45__*F 3 1/2 ton
High/Low differential (Temperature differential should fall between 15°F-20°F for proper cooling)

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- The temperature differential reading for this unit measured between 16 to 18 degrees.

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

- The Texas Real Estate Commission recommends that the primary condensate drain line that runs off the indoor coils be insulated. By insulating the drain line, this will help prevent moisture from condensing on the exterior of the drain line and dripping onto the attic floors and/or ceilings of other surrounding structure.
- The emergency condensate drain pan under the coil housing has a rust build up. This indicates that the primary condensation drain line has been clogged in the past and the secondary drain has drained water into the pan. This should be further investigated by a qualified HVAC technician and repaired as necessary.



C. Duct Systems, Chases, and Vents

Comments:

- Duct work in the house was observed to be dirty and full of lint and other air borne debris. A thorough cleaning of the ducts is recommended.

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: front

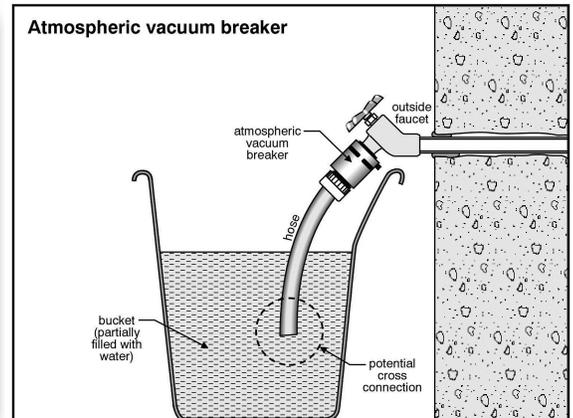
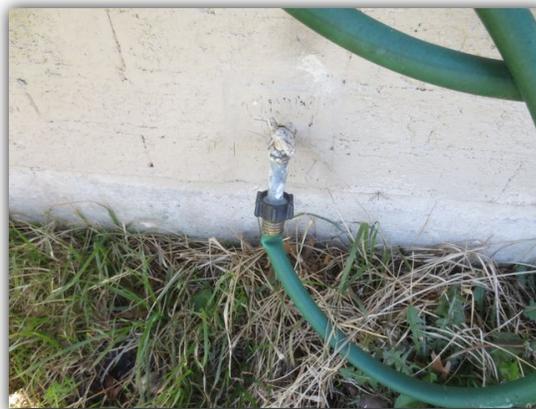
Location of main water supply valve: Unable to locate

Static water pressure reading: 80 PSI

Type of lines: Copper

Comments:

- There were no back-flow or anti-siphon devices (vacuum breakers) located at the outside water hose bibs (faucets). These devices were not required at the time this house was built but may be added to existing bibs if so desired.
- All exterior hose bibs (faucets) and supply piping should be properly insulated from freezing.



- The bath faucets hot and cold orientation was backwards in the master bath room, hallway bath room .

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- The shower spout was observed to be leaking at the neck connection in the hallway bathroom .



B. Drains, Wastes, and Vents

Comments:

- Drain line in crawl space from kitchen and laundry disconnected and draining under crawl space.
- Main sewer stack has hole in the side in the attic.

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C. Water Heating Equipment

Energy Sources: [Water Heating Energy Sources](#)

Unit 1:

Capacity: 40

Location: *Kitchen Closet*

Comments:

- There is no emergency pan installed under the water heater. Under today's residential building code standards, where water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connection will cause damage, the tank or water heater should be installed in a galvanized steel pan. The pan should be drained by an indirect waste pipe to a suitably located indirect waste receptor or should extend to the exterior of the building and terminate not less than 6 inches and not more than 24 inches above the ground surface.
- Heating element access cover plates not installed.



- Missing insulation on hot water line.

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D. Hydro-Massage Therapy Equipment

GFCI condition: [GFCI condition](#) *GFCI reset location:* [Reset Locations](#)

Underside of tub readily accessible: [Yes/No](#)

Comments:

E. Other

Comments:

- Master bath toilet tank lid was incorrect size.



V. APPLIANCES

A. Dishwashers

Comments:

- Rust and/or corrosion was observed on the dishwasher interior rack.

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B. Food Waste Disposers

Comments

C. Range Hood and Exhaust Systems

Comments:

- Range exhaust vent filter dirty.



D. Ranges, Cooktops, and Ovens

Range Source: *Oven Source:* Fuel source *Range:* Fuel source *Cooktop:* Fuel source

Thermostat set to 350°F Achieved: Oven 1 375°F Oven 2 Temperature

High/Low differential:

Comments:

- There was no anti-tip device installed on the range and it could be easily tipped over. An anti-tip device should be installed for safety reasons.
- Oven light switch inoperable.

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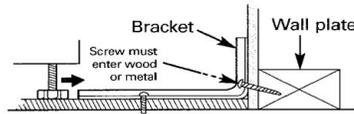
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9 ANTI-TIP DEVICE INSTALLATION

An **Anti-Tip bracket** is supplied with instructions for installation in a variety of locations. The instructions include all necessary information to complete the installation. Read the **Safety Instructions** and the instructions that fit your situation before beginning installation.



Typical installation of anti-tip bracket attachment to wall

⚠ WARNING:

- Range must be secured by **Anti-Tip bracket** supplied.
- If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.
- See instructions to install (supplied with bracket).
- Unless properly installed, the range could be tipped by stepping or sitting on the door. Injury may result from spilled hot liquids or from the range itself.



E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Exhaust vent fan in the master bath room was inoperative at the time of this inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
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G. Garage Door Operators

Comments:

- The garage door opener did not automatically reverse under reasonable 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 corrected as soon as possible.
- When an automatic garage door opener is in use, the manual locks should be disabled or removed to prevent damage if a lock should accidentally be engaged before the garage door opener is activated.

H. Dryer Exhaust Systems

Comments:

- The dryer observed to be venting into the crawl space area. Under current building standards the dryer should vent to the exterior of the structure. This condition should be corrected as necessary.



I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction: [Pool Construction Types](#)

Comments:

C. Outbuildings

Comments:

- Outbuilding has wood to soil contact and has deteriorating siding.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump: [Water Pump Types](#)

Type of Storage Equipment: [Water Storage Equipment](#)

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System: [Septic Systems](#)

Location of Drain Field: [On the side](#)

Comments:

F. Other

Comments:

ADDENDUM: REPORT SUMMARY

The "Report Summary" section is intended to be a tool to assist our clients and their representatives in preparing a repair/update request, if and when applicable. The Report Summary is intended to follow the flow of the main body of the Property Inspection Report and is not a suggested priority repair/update list. The order of repair/update priority is left up to the sole discretion of the client, and the inspector will not be able to assist you in specifying order of importance. There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding them to your repair/update request if and when applicable. We strongly encourage you to read and understand the entire Property Inspection Report prior to completing any repair/update request. This report contains technical information. If you do not understand or are unclear about some of the information contained in the body of this report please call our office to arrange a verbal consultation with the inspector.

MAJOR CONCERNS

- The foundation appears to have had movement that may be beyond normal. It would be advisable to consult a professional foundation repair company concerning the current integrity of the foundation and any repairs that may be necessary. Most reputable foundation companies will provide a free inspection and cost estimate for any work required. The observations made to support the rendering of this opinion are listed but not limited to the following:
 - Stress cracks observed in the exterior foundation perimeter beam.
 - Deflection cracks observed in the exterior veneer.
 - Interior sheet rock cracks and/or stress indicators.
 - Misalignment of interior doors due to foundation movement.
 - Interior doors sticking and/or not closing due to foundation movement.
 - Separation of the exterior veneer and window frames.
 - Floor slopes and/or unlevelness observed.
- The roofing is nearing the end of its life cycle. Replacement will become necessary in the near future and should be budgeted for. Minor repairs are recommended in the short term to maintain the weather tightness of the roof. Damaged or missing roofing material should be repaired or replaced. All roof penetrations should be examined and sealed as necessary. You are encouraged to have your insurance company and/or properly certified roofing contractor physically inspect the roof, prior to closing, to fully evaluate the insurability and condition of the roofing material.

SAFETY ISSUES

- The pull down attic ladder was not properly installed to the manufacture's installation instructions. The manufacture requires the attic ladder to be installed with 16d nails and/or ¼ X 3-inch lag screws. The attic ladder in place was installed with screws which do not have the sheer strength to support the weight that the ladder is rated for. This condition should be corrected for reasons of safety.
- There are no arc-fault circuit interrupting (AFCI) devices located in the breaker box.
- Not all of the receptacles in the garage are connected to a ground fault circuit interrupter (GFCI) circuit.
- ground fault circuit interrupter (GFCI) receptacle located in the kitchen were observed to be inoperative. This circuit and receptacle should be repaired and/or replaced.
- Smoke Alarm in the NW bedroom was not responding when tested. This should be further investigated and repaired as necessary.
- There was no anti-tip device installed on the range and it could be easily tipped over. An anti-tip device should be installed for safety reasons.

- Oven light switch inoperable.
- The garage door opener did not automatically reverse under reasonable 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 corrected as soon as possible.

REPAIR ITEMS

- The lead jack flashings on the roof need to be checked, reset and/or repaired as necessary. The lead jack flashing observed to be improperly damaged at one or more of the roof level plumbing vent pipes. The lead flashing should run full length of the vent pipe and turn down into the top of the vent pipe to help prevent water intrusion at this point.
- Roof fasteners (nails and/or staples) were observed to be exposed in various locations and should be properly sealed at the ridge caps and flashing areas.
- Insulation improvements may be cost effective, depending on the anticipated term of ownership. Ten plus inches of insulation will provide an R-30 energy efficiency rating which would be adequate for this region of the country.
- The attic fold down door or the attic hatch should be insulated for better efficiency.
- Wood to soil contact at the base of the siding on garage and shed should be eliminated. Rotted or damaged siding that is uncovered should be repaired.
- Possible water stain was observed on the ceiling in one location (master bedroom). The cause and remedy should be further evaluated and corrected as necessary.
- door was not latching properly to the rear exterior .
- The door was observed to be sticking to the master bath room .
- When an automatic garage door opener is in use, the manual locks should be disabled or removed to prevent damage if a lock should be accidentally engaged before the garage door opener is activated.
- Cracked and/or broken window glass was observed in the garage .
- Window will not stay in the open position in the garage . This should be further investigated and repaired as necessary.
- Damaged or frayed service wires should be repaired or replaced as necessary.
- Receptacles was observed to be loose at the wall mount in the master bedroom .
- The light fixture in the various locations were observed to be inoperable.
- Light fixture pull string was observed to be missing in the front living room .
- Receptacle was observed to have an open ground connection in the master bedroom, NW bedroom, SW bedroom . This receptacle should be further investigated and repaired as necessary.
- The Texas Real Estate Commission recommends that the primary condensate drain line that runs off the indoor coils be insulated. By insulating the drain line, this will help prevent moisture from condensing on the exterior of the drain line and dripping onto the attic floors and/or ceilings of other surrounding structure.
- There is no emergency pan installed under the water heater. Under today's residential building code standards, where water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connection will cause damage, the tank or water heater should be installed in a galvanized steel pan. The pan should be drained by an indirect waste pipe to a suitably located indirect waste receptor or should extend to the exterior of the building and terminate not less than 6 inches and not more than 24 inches above the ground surface.
- When an automatic garage door opener is in use, the manual locks should be disabled or removed to prevent damage if a lock should accidentally be engaged before the garage door opener is activated.

ITEMS TO MONITOR

- Evidence of painting and patching to the interior finish and prior sheetrock repairs were observed in various locations .
- Minor cracks and/or defects were observed in the driveway. These should be monitored and repaired as necessary.

American Patriot Home Inspection

INSPECTION AGREEMENT

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. Scope of Services

A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.

B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.

C. The inspector may indicate one of the following opinions of the Inspector regarding a particular item:

1. The item is performing its intended function at the time of the inspection;
2. The item is in need of replacement or repair; or
3. Further evaluation by an expert is recommended.

II. Inspection Report

A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.

B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and/or market value of the Property.

C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, pool systems and components, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. Disclaimer of Warranties

The inspector makes no guarantee or warranty, expressed or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. Digital Imaging: Any and all digital images or digital photographs which are taken during the course of the inspection become the exclusive property of American Patriot Home Inspection. Client acknowledges and agrees that the photographs may be used in any way deemed necessary by American Patriot Home Inspection including promotional advertisement, distribution through print, email, online forums, web site content and any other media available.

V. Your inspector may have an affiliation with a third party service provider ("TPSP") in order to offer you additional value-added services. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number) to the TPSP, (b) waive and release any restrictions that may prevent the TPSP from contacting you, and (c) authorize the TPSP to contact you regarding special offers.

VI. LIMITATION OF LIABILITY

By signing this Agreement, Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. Client acknowledges being given the opportunity to have this Agreement reviewed by counsel of his or her own choosing and further acknowledges the opportunity of hiring a different Inspector to perform the Inspection. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

VII. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector's expense) to re-inspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

VIII. Attorney's Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

IX. Exclusivity

The Inspection Report is to be prepared exclusively for the Client named and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Real Estate Agent.

BY RECEIVING THIS REPORT OR SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THE ATTACHED DOCUMENTS, IF ANY; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

| | | | |
|-------------------|------------------------------|-------|----------------|
| Client Signature: | John Smith | Date: | March 26, 2014 |
| Inspector: | Rodney Collette TREC # 20449 | Date: | March 26, 2014 |
| Property Address: | 1234 Anywhere St. | | |
| | USA, TX 12345 | | |

Fee \$0.00 Paid in Full
Due upon completion of inspection
The inspection report can not be released until payment is made in full.
This page serves as your receipt.
Thank you