

Beneficial Home Inspections

Your Home Inspection Report

Customer Name - John Doe

Inspection Date - 10/16/2002

Address - 2222 Sample Street
Sample TX 00000



Beneficial Home Inspections
11901 Spring Hill Dr.
Austin, TX. 78753
512-719-5090 512-719-5058 Fax

PROPERTY INSPECTION REPORT

Prepared For: John Doe
(Name of Client)

Concerning: 2222 Sample Street Sample, TX
(Address or Other Identification of Inspected Property)

By: Robert Gonzalez TREC # 5990 00/00/0000
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions, which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

THE HOUSE IN PERSPECTIVE

This is a well-built 16-year-old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

NOTE: For the purpose of this report, it is assumed that the house faces south.

THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" sections within this report.

This inspection is visual only. Representative samples of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS DURING INSPECTION

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 65 degrees F. Occasional rain has been experienced in the days leading up to the inspection.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-0

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. The inspector may provide comments whether or not an item is deemed in need of repair.

| I=Inspected | | NI=Not Inspected | | NP=Not Present | R=Not Functioning or In Need of Repair | Inspection Item |
|-------------|----|------------------|---|----------------|--|-----------------|
| I | NI | NP | R | | | |

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

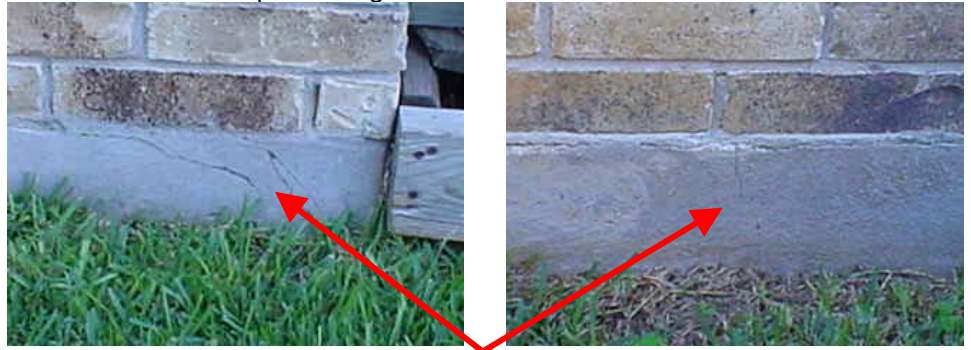
A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Type of foundation: Slab-on grade

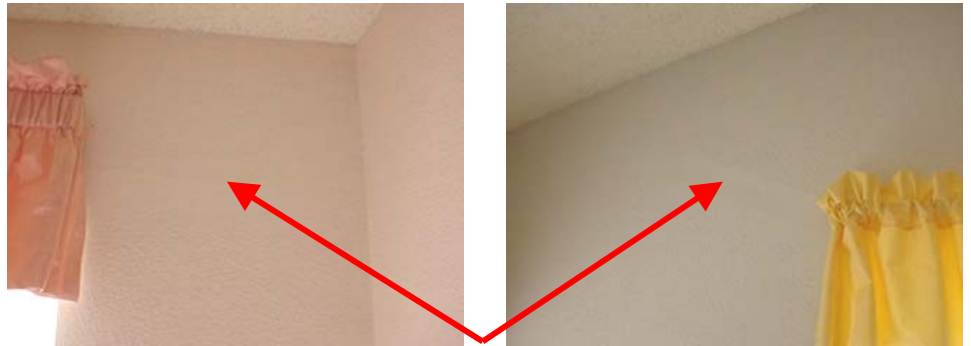
Method of inspection: Visual inspection of exterior

Comments (An opinion on performance is mandatory.):

The foundation is not performing as intended. See additional comments below.



Common minor cracks were observed in the foundation walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.



Patching was observed in various areas next to windows and doors where sheetrock cracks were located on the interior walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.

Sloping floors were observed at the front of the house in dining room. This implies that some structural movement of the building has occurred, as is typical of most houses. However the movement appears to be greater than normal, therefore I recommend further investigation as to the movement and possible repairs of the foundation.

| I | NI | NP | R | Inspection Item |
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☒ ☐ ☐ ☐ **B. Grading & Drainage**
Comments:

☐ ☐ ☐ ☒ **C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)
Type of roof covering: Asphalt composition shingle
Method of inspection: Walked on roof

Comments:



Minor repairs to the roofing are recommended. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.



Note these areas are located in front of the garage, they are suspected to be channeling water into the garage walls causing water stains and eventual water damage. The scope of the visual home inspection can not reveal any extensive water damage that is located within the walls.

Note loose flashing, should be re-secured and all exposed nails should be sealed.



| I | NI | NP | R | Inspection Item |
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The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

The roofing is considered to be in fair condition.
(more issues on picture pages)

☐ ☐ ☐ ☒

D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)

Method of inspection: Entered attic and performed a visual inspection

Approximate depth of insulation: 8 inches

Comments:

The level of ventilation is considered marginal. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials.

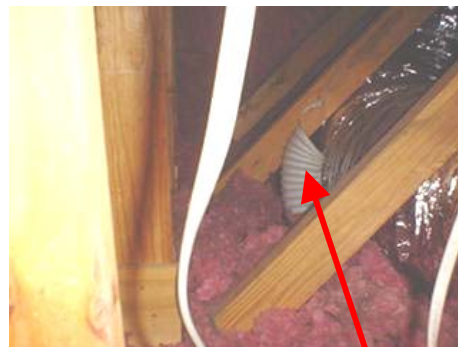
Note the gray flex duct that has since been replaced, it shows signs that it had suffered heat damage.

The addition of a ridge vent, power ventilator or gravity vents is recommended to help in ventilating the attic.



Ideally, the attic access hatch should be better insulated.

| I | NI | NP | R | Inspection Item |
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Exhaust vent pipes in the main attic should be insulated and vented to the building exterior.



Note observed the decking with signs of water damage to a small area located near the front entrance.



Note hole in decking, under-layment is torn as well. This should be repaired to help prevent failure of the roofing material.

- ☐ ☐ ☐ ☒

E. Walls (Interior & Exterior)

Comments:

Water damage was noted in the family room. Repairs should be undertaken to prevent further damage to the structure.

Evidence of patching was detected in various locations.

| I | NI | NP | R | Inspection Item |
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Water staining was noted in the garage. The cause for the staining should be determined and repairs undertaken, if necessary, to prevent structural damage.

Possible cause identified refer to exterior wall section.

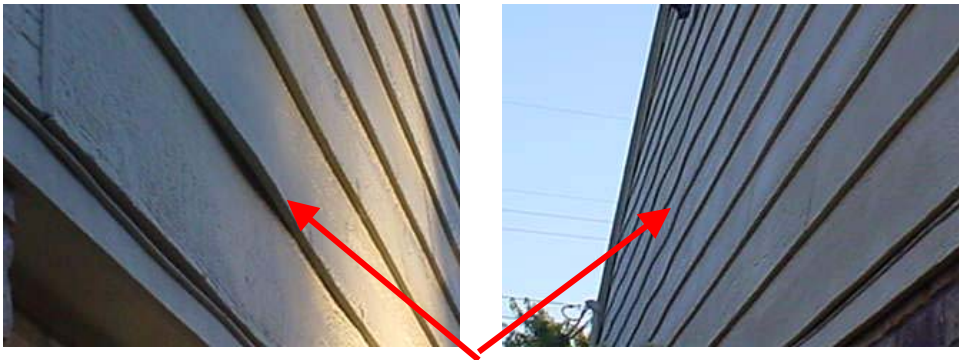


The interior wall shows signs of deflection.



Although hard to see in the photograph, there is evidence of patching along the bottom of this wall where directly opposite this wall is plumbing fixtures that show signs of damage. (See Plumbing Section)

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Siding shows signs of deflection (Wavy) and bowing, repairs should be undertaken.



The expansion joint should be filled.



Openings where brick and siding meet should be sealed.

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- ☐

F. Ceilings & Floors
Comments:



Water staining was noted in the west bedroom. The cause for the staining should be determined and repairs undertaken, if necessary, to prevent structural damage.

Evidence of patching was detected in various locations.

Floor slopes are apparent in the dining room. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary.

The installation of the vinyl flooring in various locations is not ideal and may be in need of repair or replacement.

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G. Doors (Interior & Exterior)

Comments:



Water damage was observed adjacent to the door at the rear of the house. The cause should be determined and repaired to ensure proper operation of the door.

It is suspected that the water intrusion is coming from the bottom of the door, note that the threshold is not sealed properly therefore allowing water to enter underneath and wicking through the wooden trim boards.

Doors should be trimmed or adjusted as necessary to work properly.

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H. Windows

Comments:

A window is inoperative in the family room. Improvement can be undertaken to allow normal operation of the window.

It may be desirable to replace window screens in various locations where missing. The owner should be consulted regarding any screens that may be in storage.

(see picture pages)

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I. Fireplace/Chimney

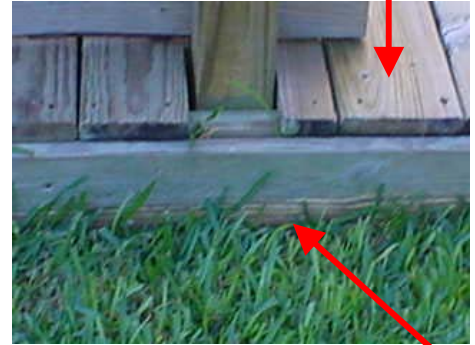
Comments: No significant issues were noted.

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☐ ☐ ☐ ☒ J. Porches, Decks and Carports (Attached)

Comments:

The deck at the rear of the house should be painted or stained to improve durability.



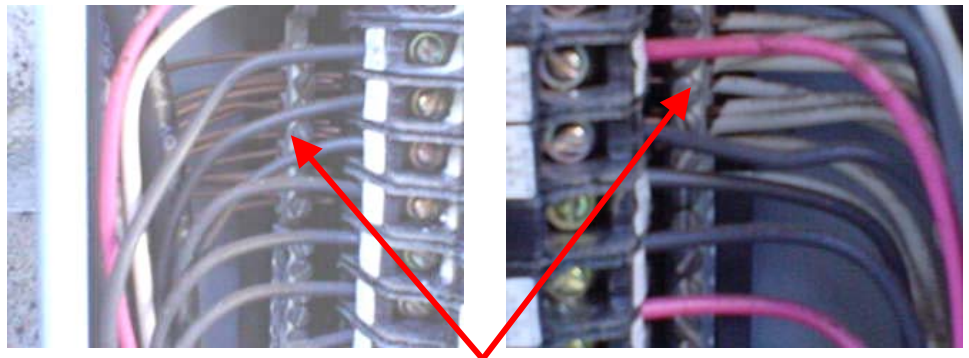
The deck at the rear of the house has been built at grade level. Repairs should be undertaken as this configuration is prone to rot and insect activity.

II. ELECTRICAL SYSTEMS

☐ ☐ ☐ ☒ A. Service Entrance and Panels

Comments:

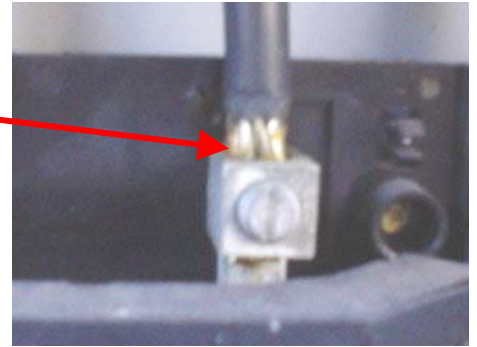
The grounding of the electrical service is ineffective. The service should be grounded to the main water supply and a driven ground rod. I could not verify the proper ground connection.



Note the ground and neutral wires are bunched together under just a few lugs. It is recommended that the full bus bar be used to its capacity before doubling these wires.

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It is recommended that a qualified electrician verify that the proper torque is in use and that an adequate amount of antioxidant is applied to the aluminum wire termination.

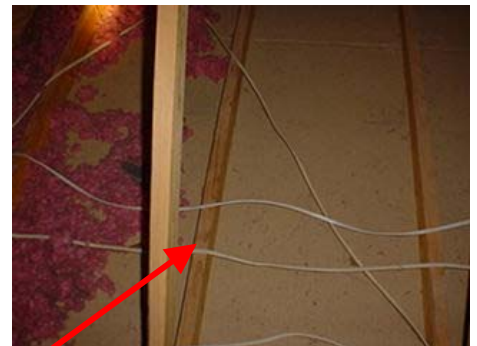


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B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Type of branch circuit wiring: Copper

Comments:



Loose wiring in the attic should be secured.



It is recommended that all junction boxes be properly secured.

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An outlet in the dining room is damaged. It should be replaced.

The installation of a ground fault circuit interrupter (GFCI) in the kitchen receptacles serving all counter spaces is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

The light at the front of the house is inoperative. If the bulbs are not blown, the circuit should be investigated.

A ceiling fan in the southwest bedroom shows excessive wobble and should be repaired.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type And Energy Source:

Type of heating system: Central Forced Air Furnace

Energy source: Gas

Comments: Working as intended at the time of inspection.

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B. Cooling Equipment

Type And Energy Source:

Type of cooling system: Central Forced Air System

Energy source: Electricity

Comments:

As is not uncommon for homes of this age and location, the air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

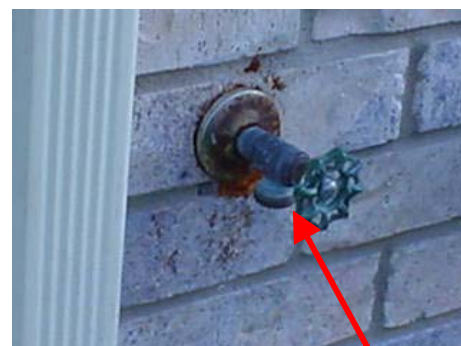
The discharge location of the condensate line for the air conditioning system could not be determined.

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- ☐ ☐ ☐ ☒ **C. Ducts and Vents**
Comments:



The supply air boxes should be better insulated to prevent condensation buildup causing water stains on the sheetrock ceiling.



It is recommended that an anti-siphon device be added to the hose bib(s).

IV. PLUMBING SYSTEM

- ☐ ☐ ☐ ☒ **A. Water Supply System and Fixtures**
Comments:

It is advised that drinking water supply piping bypass the water softener. Sodium rich water can be harmful to plants and to your health.



The hot and cold faucets in the master bathroom are reversed and should be repaired.

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The showerhead in the master bathroom is in poor condition. Replacement may become necessary.

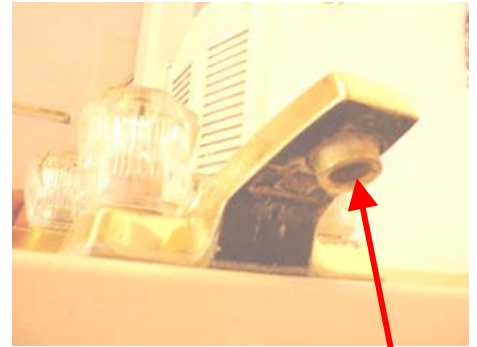


Note it is recommended that the faucet for the master tub be replaced with a longer fixture to prevent splash back. Also it is evident that the tub has been re-caulked. Note that directly opposite this wall in the family room there is a vent that has been installed.



Note that the main bathroom's tub is damaged, cracked and rusted. This should be repaired to prevent further damage to the structure. Note that directly opposite this wall is the family room where the wall shows signs of deflection and a prior repair to the sheetrock. (See Interior Walls and Picture pages)

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Note that the faucets are missing the screens to help provide a uniform flow

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B. Drains, Wastes, Vents

Comments: No significant issues were noted.

☐ ☐ ☐ ☒

C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Energy Source:

Energy source: Gas

Comments:

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.



It is recommended that a sediment trap be installed on the gas line for the water heater.

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

V. APPLIANCES

☐ ☐ ☐ ☒ **A Dishwasher**
Comments:

The dishwasher lacks an air gap device. Air gaps are now standard equipment to assure a separation between supply and wastewater. It is advised that one be installed.



The dishwasher drain connection at the waste piping is considered marginal. This should be investigated and repairs undertaken, if necessary.

☐ ☐ ☐ ☒ **B. Food Waste Disposer**
Comments:



The splashguard for the food waste disposer is damaged and in need of repair.

| I | NI | NP | R | Inspection Item |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. Range Hood <i>Comments:</i> <div data-bbox="1065 285 1529 630" data-label="Image"> </div> <p>The range hood fan should be repaired so as to discharge to the building exterior.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. Ranges/Ovens/Cook tops <i>Comments:</i> <div data-bbox="1065 831 1529 1176" data-label="Image"> </div> <p>A control knob on the gas range is damaged and should be repaired.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. Microwave Cooking Equipment <i>Comments:</i> Working as intended at the time of inspection. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Trash Compactor <i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | G. Bathroom Exhaust Fans and/or Heaters <i>Comments:</i> <p>The bathroom exhaust fan should be repaired so as to discharge to the building exterior.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | H. Whole House Vacuum Systems <i>Comments:</i> |

| I | NI | NP | R | Inspection Item |
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- ☐ ☐ ☐ ☒ **I. Garage Door Operators**
Comments:



For safety reasons it is recommended that the addition of auto sensor device be installed for the garage door.

- ☒ ☐ ☐ ☐ **J. Door Bell and Chimes**
Comments: Working as intended at the time of inspection.

- ☐ ☐ ☐ ☒ **K. Dryer Vents**



Comments: It is suspected that the dryer vent is too long. This should be further evaluated and or repaired.

Picture Page for 17003 Columbine Street Pflugerville TX - Inspection #1016021



Water damage to vent cover



Corner cracking



Window needs to be re-caulked



Expansion joint should be filled



Seal transition from brick to siding



Siding deflection



Slab re-faced- small crack



Downspout tail missing



Loose decking- trip hazard. Repair needed.



Condensation buildup in roof valley



Insulation for refrigerant piping needs replacement



Wiring crowded on bus bar



Antioxidant adequate?



Wiring crowded on bus bar



Water intrusion?



Water intrusion?



Water intrusion behind flashing



Gutters need cleaning



Missing shingles



Damaged shingle



Mildew on vent cover



Recommend auto sensor for garage door opener



Junction box not secured



Hole in roof decking



Water heater flue vent in contact with combustible



Air supply box needs insulation



Old gray flex ducting shows evidence of attic overheating



Re-caulk soap dish in main bathtub.



Shower door bottom seal needs repair



Water damage trim in master bathroom



Condensation staining near supply air vents



Evidence of past water damage under bathroom sink



Gas piping for water heater should have sediment trap



Weather-stripping needs repair



With two 90 degree turns dryer vent suspected to be too long.



Smoke alarm loose



Trim damage



Water damage by
back door.



Threshold unsealed



Threshold loose



Screen door
damaged needs
repair.



Patching on
drywall



Window does not
operate as intended



Missing screens



Receptacle damaged



GFCI recommended
in kitchen



Water stained
ceiling in bedroom



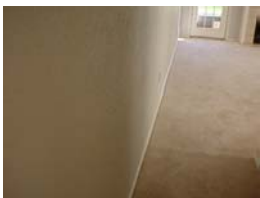
Window needs re-
sealing



Front light not
operating



Weather stripping
needs repair



Interior wall
deflection



Wall patching noted



Kitchen cabinets
loose

| I | NI | NP | R | Inspection Item |
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ADDENDUM: MAINTENANCE ADVICE

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- ☐ Change the locks on all exterior entrances, for improved security.
- ☐ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- ☐ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ☐ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ☐ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ☐ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ☐ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ☐ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ☐ Install rain caps and vermin screens on all chimney flues, as necessary.
- ☐ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

Regular Maintenance

EVERY MONTH

- ☐ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ☐ Examine heating/cooling air filters and replace or clean as necessary.
- ☐ Inspect and clean humidifiers and electronic air cleaners.
- ☐ If the house has hot water heating, bleed radiator valves.
- ☐ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ☐ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ☐ Repair or replace leaking faucets or showerheads.
- ☐ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ☐ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ☐ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ☐ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ☐ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.

| I | NI | NP | R | Inspection Item |
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| <input type="checkbox"/> | | | | Survey the basement and/or crawl space walls for evidence of moisture seepage. |
| <input type="checkbox"/> | | | | Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions. |
| <input type="checkbox"/> | | | | Ensure that the grade of the land around the house encourages water to flow away from the foundation. |
| <input type="checkbox"/> | | | | Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards. |
| <input type="checkbox"/> | | | | Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary. |
| <input type="checkbox"/> | | | | Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report. |
| <input type="checkbox"/> | | | | Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated. |
| <input type="checkbox"/> | | | | Test the Temperature and Pressure Relief (TPR) Valve on water heaters. |
| <input type="checkbox"/> | | | | Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home. |
| <input type="checkbox"/> | | | | Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors. |
| <input type="checkbox"/> | | | | Replace or clean exhaust hood filters. |
| <input type="checkbox"/> | | | | Clean, inspect and/or service all appliances as per the manufacturer's recommendations. |

ANNUALLY

- ☐ Replace smoke detector batteries.
- ☐ Have the heating, cooling and water heater systems cleaned and serviced.
- ☐ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ☐ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ☐ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ☐ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!