

PRO-ACTION

HOME INSPECTIONS

106 N. DENTON TAP RD. SUITE 210 PMB 303

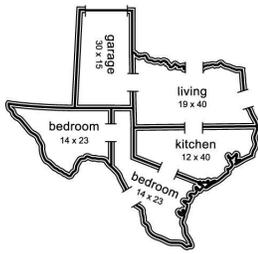
COPPELL, TEXAS 75019

(972)333-7641

PROPERTY INSPECTION REPORT



9000 EXCELLENT SERVICE LANE
HONESTVILLE, TEXAS 99999



PRO-ACTION

HOME INSPECTIONS
106 N. DENTON TAP RD. SUITE 210 PMB 303
COPELL, TEXAS 75019
(972)333-7641

PROPERTY INSPECTION REPORT

Report #: Sample

Prepared For: Completely Satisfied
(Name of Client)

Concerning: 9000 Excellent Service Lane, Honestville, TX 99999
(Address of Inspected Property)

By: Brandon C Brown, #7424 01/01/1001
(Name and License Number of Inspector) (Date)

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

Time of Inspection: 9:00 am

Temperature: 77 degrees

Direction of House: South

Status of Property: Occupied Vacant New Construction Pre-owned

Weather Conditions: Sunny Cloudy Rainy/Drizzle Snow/Ice/Sleet

Pro-Action Home Inspections appreciates the opportunity to inspect this property. Should you have any questions with the content of this report, please do not hesitate to contact us. Our licensed professionals are more than willing to provide you any information that will assist you in making your home purchase.

Thank you for using Pro-Action Home Inspections.

Brandon C. Brown

I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need Of Repair	
I	NI	NP	R	Inspection Item			

Observed from: Roof top Ground with Binoculars Eaves with Ladder

Roof: Exposed nail heads were noted in several locations on the roof ridges, flashing and at roof penetrations. Wood siding was in contact with the roof on the East side of house. Note: Wood siding should not be in contact with the roof due to the moisture from rain causing wood rot. Signs of wood rot were also observed at the siding on the East side of the house. Trim above gutter at rear patio not sealed. Corrections recommended.



Exposed nail heads



Siding in contact with roof



Unsealed trim above patio

Flashing: No problems were observed at the time of inspection.

Gutters: No splash blocks were present at the down spouts. Several areas contained bricks instead of splash blocks. Splash blocks are used to prevent erosion of the soil under the down spouts. Corrections recommended.

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

Comments:

Observation Method: Inside Attic Attic Opening No access

Framing: Conventional Web Truss Combination

Insulation: Fiberglass Blown Rockwool Blown
 Fiberglass Batt Rockwool Batt

Ventilation: Ridge Vents Soffit Vents Power Vents
 Wind Turbines Gable Vents

Attic: Loose bolts were noted at attic pull-down. Corrections recommended.

Roof Structure: No problems observed at time of inspection.

Insulation: Attic pull-down access door is missing insulation board. This is recommended to limit the radiant heat from attic penetrating into the home. Coverage for the rest of the attic appeared sufficient at time of inspection.



I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need Of Repair
I	NI	NP	R	Inspection Item		

Missing insulation board at pull-down

þ " " þ

E. Walls (Interior and Exterior)

Comments:

Exterior: On the West side of the structure, it was noted a lack of sufficient weep holes present. Weep holes are important in allowing moisture between the brick veneer and vapor barrier a method of draining. This will aid in keeping the framing members from absorbing the moisture and rotting. Wood rot was noted at the siding of the South bay window and also at the North wall below the living room window. There was a slight warping of the siding under the rear patio. Minor crack in brick veneer was noted at the Northeast bay window. Corrections recommended.



Wood rot at lower portion of siding

Interior: No problems observed at time of inspection.

þ " " "

F. Ceilings and Floors

Comments:

No problems observed at the time of inspection.

þ " " þ

G. Doors (Interior and Exterior)

Comments:

Interior: Doors at upstairs North bedroom (office) and Southeast bedroom drag carpet. It is recommended to trim doors to prevent unnecessary wear on carpet. Missing door stops were observed in several areas, corrections area recommended to prevent damage to wall surfaces.

Exterior: Observed signs of past patching on garage door due to a hinged door stop. Damaged weather stripping was noted at both rear patio doors. Corrections recommended to prevent air loss and water penetration. Double keyed deadbolts were noted on all exterior doors. It is recommended to replace this type of locking device due to the difficulty it causes in exiting the premises in an emergency situation.

I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need Of Repair	
I	NI	NP	R	Inspection Item			

Gas Line: Accessible Not accessible
 Iron Flex

Scale buildup was noted below the heat exchanger. A full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection. Recommend evaluation by a licensed H.V.A.C. technician.

B. Cooling Equipment:

Type and Energy Source: Central, Electric

Comments:

The optimal range of temperature differential for purposes of this inspection is between 15 - 20 degrees Fahrenheit. This is based on suggestions from the nations leading manufacturers and may vary depending upon the manufacturer or installer. If you have questions regarding the adequacy or condition of the HVAC system contact the manufacturer or the installer of the system.

Number of Units: One Two Three or more
 Temperature Diff. Unit One 13 degrees South Unit
 Temperature Diff. Unit Two 22 degrees East Unit

Condenser (Exterior Unit): Noted open areas in the insulation at suction line by both of the exterior units. Recommend repair. Open wire splice for thermostat was also noted.

Evaporator: East unit is not level. Corrections recommended. No drain pan present on either unit. Secondary drain lines tied together in attic resulting in a single line at the exterior. Upgrading is recommended to allow condensate proper drainage.



AC unit out of level



AC unit out of level



Missing drain pan

Thermostat: No apparent defects found. Visibly performing its intended function.

C. Ducts and Vents

Comments:

Noted air loss at supply air plenums of both units. Recommend re-sealing connections to prevent air loss.

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Comments:

Water Supply Type: Copper Polybutylene (P.B. Plumbing)
 Iron PVC/CPVC
 Water Meter: Located Not located
 Main Disconnect: Located Not located

I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need Of Repair	Inspection Item
I	NI	NP	R				

Sink Plumbing: Corrosion was noted under the master bath sinks and upstairs North bathroom. No leaks were present at time of inspection, further monitoring is recommended.

Toilet/Bidet Plumbing: Corrosion was noted under the toilet at water supply line in upstairs South bathroom. No leaks were present at time of inspection, further monitoring is recommended.



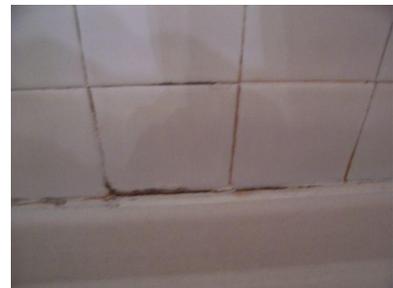
Corrosion at toilet supply line

Tub/Shower Plumbing: Shower plumbing line in master bathroom loose in the wall. Shower diverters in both upstairs bathrooms not fully diverting water. Corrections recommended.

Tub/Shower Enclosure: Open grout joints were noted in the hall bath and master shower. Master shower tiles were soft to the touch. Further evaluation is recommended to determine the extent of damage to wall behind tiles. **Note:** Routine maintenance should be performed to keep the grout and caulk joints sealed to prevent water penetration.



Rust at overflow drain



Open grout in master shower

Exterior Plumbing: No anti-siphon protection was present at the time of inspection on the South exterior faucet/hose bibb. This is a basic safety attachment to the end of the faucet that will protect from back-flow of water into the house. Recommend upgrading.

Other Plumbing:

␣ " " "

B. Drains, Wastes, Vents

Comments:

Material Type: ␣ PVC " Copper " Other:

Drain on right side sink in upstairs South bathroom is slow to drain. Corrections recommended.

I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need Of Repair	
I	NI	NP	R	Inspection Item			

Oven:

Fuel Source:	.. Gas	Ⓟ Electric
Gas Shut-off:	.. Present	.. Not Present

Oven temperature when set on 350 degrees for 20 minutes: Upper unit 360 degrees
Lower unit 358 degrees

Ⓟ

E. Microwave Cooking Equipment

Comments:

No defects were observed during a limited trial run of the appliance. Microwave not tested for radiation leaks.

.. .. Ⓟ ..

F. Trash Compactor

Comments:

Ⓟ

G. Bathroom Exhaust Fans and/or Heaters

Comments:

No defects were observed during a limited trial run of the appliance.

Ⓟ

H. Whole House Vacuum Systems

Comments:

Ⓟ Ⓟ

I. Garage Door Operators

Comments:

Auto reversing did not engage when tested with hand. Corrections recommended.

Ⓟ

J. Door Bell and Chimes

Comments:

No defects were observed during a limited trial run of the appliance.

Ⓟ

K. Dryer Vents

Comments:

No defects were observed during a limited trial run of the appliance.

.. .. Ⓟ ..

L. Other Built-in Appliances

Comments:

VI. OPTIONAL SYSTEMS

Ⓟ Ⓟ

A. Lawn Sprinklers

Comments:

Type of Controls:	.. Manual	Ⓟ Automatic
-------------------	-----------	-------------

Zone 1 Front beds

I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need Of Repair
I	NI	NP	R	Inspection Item		

				Zone 2 South yard	Head in front of AC unit not fully engaging. Heads along alleyway over spraying alley.	
				Zone 3 Front yard and Parkway	Head on right side of walkway in the parkway need adjusted to 1/4 head	
				Zone 4 Back yard and beds	Head at Northeast corner under bedroom window spraying house, head in beds near house over spraying into pool	
				Zone 5 Back yard East		
				Zone 6 South beds		
				Zone 7 Pool faucet		

Pressure should be check to minimize over spraying of walk ways and alley.

␣ ⋮ ⋮ ␣

B. Swimming Pools and Equipment

Comments:

Type of Pool: ␣ Gunitite ⋮ Vinyl ⋮ Other:

Gunitite surface was worn in several areas. Tiles were missing around pool trim below waterfall. Child safe pool drain not present.



Worn gunitite



Cracked and missing tiles

␣ ⋮ ⋮ ␣

C. Gas Lines

Comments:

Exterior gas line on East wall is missing a cap. Corrections recommended. Also see comments in Fireplace/Chimney and Water Heating Equipment.



Uncapped exterior gas line

⋮ ␣ ⋮ ⋮

D. Security Systems

Comments:

Recommend consulting your local security provider.

I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need Of Repair	
I	NI	NP	R	Inspection Item			

␣ " " ␣

E. Fire Protection Equipment

Comments:

Number of Devices: 7

Locations: ␣ Hallways ␣ Bedrooms " Other:

Units are recommended in each sleeping room and outside of each separate sleeping area in the immediate vicinity of the bedrooms. No apparent defects found. Visibly performing its intended function.