

Property Inspection Report



, Sample Report, TX
Inspection prepared for:
Date of Inspection: 8/9/2022
Age of Home: 56 Size: 3270

This file represents a portion of an actual Property Inspection Report produced by Milepost Home Inspection, edited and annotated as an example. All inspections and reports performed as part of a real estate transaction are completed according to the current Texas Real Estate Commission Standards of Practice and use the full REI 7-6 form promulgated by TREC. Please contact Tim Howell at Milepost Home Inspection with any questions.

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MILEPOST HOME INSPECTION

Professional Houston-area Home Inspections and Consultations



PROPERTY INSPECTION REPORT FORM

<i>Name of Client</i>	<u>8/9/2022</u>
Sample Report, TX	<i>Date of Inspection</i>
<i>Address of Inspected Property</i>	
Timothy Howell	TX License #24309
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

Introduction pages required by TREC

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today’s standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Introduction pages required by TREC

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspector may add additional information about the inspection in this area, such as weather conditions, who was present, and limitations to the inspection.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Concrete slab on grade.

Comments:

Foundation was performing as intended at the time of inspection, in Inspector's opinion.

Inspector did not observe characteristics that would suggest non-performing foundation, including but not limited to: significant unevenness in floors, cracks in exterior and/or interior walls, doors and windows binding in their frames, separation of roof framing members or soffits.

Weather conditions, drainage, leakage and other adverse factors are able to affect structures and differential movements are likely to occur. The Inspector's opinion was based upon visual observations of accessible and unobstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted.

Written opinion regarding foundation performance, as required by TREC

Item(s) that were Unsafe, Not Performing as Intended, or otherwise Deficient, at the time of inspection:

Deficiencies observed by Inspector

Patched concrete, Exterior Right. Size, shape, and location of patch were consistent with possible previous foundation repair. Recommend Buyer ask Seller about any known foundation repair.

Minor crack(s) observed in Garage floor slab. This was typical for the age and construction of the house.

Damaged foundation or slab. Exterior Rear

Trees in close proximity to foundation. Vegetation near the foundation can remove soil moisture, leading to foundation movement. Large trees may have roots that directly damage foundation. A root barrier may help protect foundation from tree roots; unable to determine if a root barrier was present at time of the inspection.



Patched concrete, Exterior Right.



Tree in close proximity to foundation.



Damaged foundation or slab. Exterior Rear

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D. Roof Structure and Attics

Viewed from: Attic

Approximate Average Depth of Insulation: 5-6 inches as measured by inspector..

Comments:



Inspection of Roof Structure and Attic was limited by one or more of the following: access, headroom, walking path, insulation, mechanical equipment, personal possessions, or other factors. Not all areas and components of roof structure and attic were inspected. Additional deficiencies may have been present.

Attic access location: Hall

Cathedral ceiling observed over Living Room. Inspector was unable to view the ceiling and roof structure in this area, unable to determine if the structure, insulation, and ventilation met current standards for this type of construction. Improper framing, insulation, and ventilation may lead to condensation and potential water damage.

Item(s) that were Unsafe, Not Performing as Intended, or otherwise Deficient, at the time of inspection:

Attic access ladder or hatch was not weatherstripped or insulated. This may promote movement of conditioned air into attic space, leading to higher energy costs and possible damage due to condensation.

Wood shakes/shingles over slats observed from attic. Roof covering was composition shingles. Current standards and shingle manufacturers recommend composition shingles be installed on solid sheathing (plywood or OSB) directly attached to roof framing. Composition shingles should not be installed over wood shingles/shakes.

Evidence of water penetration: multiple stains observed on underside of roofing and at vent penetration(s).

Stains on underside of roofing. Multiple locations. Unknown if active leaks present.

Damaged underlayment at vent penetration. Wood was dry to inspector's touch, unknown if active leak was present.

Any or all of these deficiencies were observed: purlins smaller than the supported rafters, purlin brace(s) missing, rafter heels falling below ridge beam. These were typical for the age of the home but did not meet current standards.

Rafter heels fell below ridge beam. Current standards recommend ridge board be as deep as the cut end of rafters.

Purlins too small. Current standards recommend purlins be same size as supported rafters.

Missing purlin brace(s).

Wood framing improperly in contact with chimney. Current standards recommend wood members be separated from chimneys to minimize risk of fire.

Opening not firestopped or insulated. Attic.

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Consequences of a deficiency

Missing or inadequate insulation. Amount of insulation observed did not meet current standards. Lack of insulation may promote movement of conditioned air into attic space, leading to higher energy costs and possible damage due to condensation.

Recessed lighting fixture(s) observed in living space(s). These fixtures were not visible in attic. Unable to determine if these fixtures were properly rated for contact with insulation.

Improper Attic ventilation. Attic ventilation was provided by gable and ridge vents. Current standards recommend soffit vents be provided with ridge vents. Proper attic ventilation may reduce energy costs, reduce condensation in the attic, and prolong the useful life of the roof covering.



Stains on underside of roofing.



Missing purlin brace(s).



Wood shakes/shingles.



Stains on underside of roofing.



Missing purlin brace(s).



Insulation depth.

Photos of selected deficiencies



Wood framing improperly in contact with chimney.



Opening not firestopped or insulated. Attic.



Stains on underside of roofing.

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ A. Heating Equipment

Type of Systems: Forced-air furnace
Energy Sources: Gas

Comments:

Safety information

Carbon monoxide is a colorless, odorless, and poisonous gas that results from the incomplete combustion of many fuels. Carbon monoxide poisoning can cause a range of symptoms ranging from minor illness to death. Carbon monoxide may be present in a home when a natural gas appliance malfunctions or is not vented properly. See also note(s) in Electrical Systems regarding smoke and carbon monoxide alarms.

Recommend regular maintenance and cleaning of HVAC system(s) by licensed HVAC contractor at beginning of heating season and beginning of cooling season each year. Proper maintenance of system(s) will maintain efficiency of the system(s) and prolong the life of the equipment.

Furnace location(s): Attic

Brand: Lennox. Model: (withheld). Serial #: (withheld).

Appliance information provided, where possible

Based on information on the dataplate, the furnace may have been manufactured in 1999. Useful life spans of appliances can vary greatly. The typical useful life of a furnace is approximately 15-20 years.

Limitations to inspection

Inspection of heating equipment limited due to: straps hindered access to service panel, panel was not removed. Additional deficiencies may have been present.

Inspection of heat exchanger(s) was limited by lack of accessibility. To properly inspect the heat exchanger, the unit must be physically dismantled and heat exchanger removed for examination. This is beyond the scope of a standard home inspection. You may consult a licensed HVAC specialist for detailed inspection of the heat exchanger.

Thermostat location: Hall

Item(s) that were Unsafe, Not Performing as Intended, or otherwise Deficient, at the time of inspection:

Straps hindered access to service panel.



Thermostat location: Hall



Furnace location(s): Attic

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B. Cooling Equipment

Type of Systems: Split-system air-conditioning

Comments:

Recommend regular maintenance and cleaning of HVAC system(s) by licensed HVAC contractor at beginning of heating season and beginning of cooling season each year. Proper maintenance of system(s) will maintain efficiency of the system(s) and prolong the life of the equipment.

Maintenance recommendation

Evaporator coil located adjacent to furnace at: Attic

Evaporator Coil Brand: Amana. Model: (withheld). Serial #: (withheld).

Based on information on the dataplate, the evaporator coil may have been manufactured in 1999. Useful life spans of appliances can vary greatly. The typical useful life of an evaporator coil is approximately 8-15 years.

Condensing unit location(s): Exterior Rear

Unable to determine Model and/or Serial numbers of condensing unit. Useful life spans of appliances can vary greatly. The typical useful life of a condensing unit is approximately 8-15 years.

Performance of air conditioning system, as required by TREC

Temperature differential (delta T) at supply and return registers as measured with infrared thermometer was within current recommended standards of 15-22F as determined by TREC. Proper delta T for a specific system may vary depending on the equipment, the ambient conditions, and other factors. This measurement does not guarantee that the cooling system will perform properly under all conditions.

Temperatures as measured by inspector at:
Supply registers: 40-45F. Return air registers: 61F Delta T: 16-21F.

Maintenance information

Location of secondary condensate line(s): Exterior Rear. If water is seen dripping from this line, there may be a problem with the HVAC system; if this happens, it is recommended that the air-condition system be shut down and a licensed, qualified HVAC specialist be contacted for further evaluation of the system.

Item(s) that were Unsafe, Not Performing as Intended, or otherwise Deficient, at the time of inspection:

Corrosion and/or debris in the condensate drain pan.

Missing or damaged insulation at refrigerant line(s).

Improper tape on evaporator and refrigerant line.

Corrosion and damage on condensing unit.

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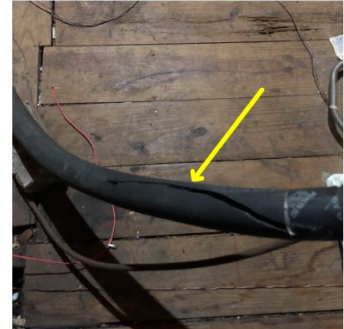
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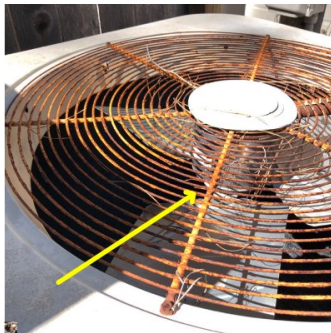
Improper tape on evaporator and refrigerant line.



Corrosion and/or debris in the condensate drain pan.



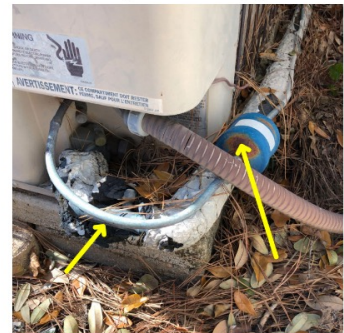
Missing or damaged insulation at refrigerant line(s).



Corrosion and damage on condensing unit.



Corrosion and damage on condensing unit.



Corrosion and damage on condensing unit.



Condensate line terminations.

Summary

Every report includes a Summary of all observed deficiencies included in the report. The Summary is not a substitute for the main report, but it is provided as a courtesy to clients that want a more concise list of items that may need attention.

Inspector recommends that client thoroughly read and understand the entire report.

Client is welcome to contact Tim Howell at Milepost Home Inspection at any time, with any questions about your home.

Even after moving in, feel free to call, text or email with any questions about maintenance, safety, remodeling, or anything else.

Visit MilepostHome.com and Like/Follow Milepost Home Inspection on social media for more maintenance and safety information.



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