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## PROPERTY INSPECTION REPORT

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**Prepared For:** Sample Report  
(Name of Client)

**Concerning:** 11736 Sample Report Rd  
(Address or Other Identification of Inspected Property)

**By:** Earl Stepp #8275 4/10/09  
(Name and License Number of Inspector) (Date)

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

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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.state.tx.us](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227-535.231 or 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 assessable 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP) and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1.

This property inspection is not an 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

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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

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 action, 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 or 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.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**



Report Identification:

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. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected		NI=Not Inspected		NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item	

**I. STRUCTURAL SYSTEMS**

X           

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

Type of foundation: Slab on grade

Method of inspection: Walked house from both directions, opened and closed doors.

*Comments (An opinion on performance is mandatory.):*

The foundation is performing as intended

X            X

**B. Grading & Drainage**

*Comments:* Ponding of water on the A/C side of House in the backyard.

*Guttering along the backside of the home would improve the drainage and direct rainwater off the house and away from the foundation.*



X            X

**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)

Type of roof covering: composition

Viewed From: Walking on roof

*Comments:* All exposed nails should be covered with roofing tar. All of the roof jacks on the roof have exposed nail holes that should be covered with roofing tar.

On the Air Condition side of the house (facing the house from the street-left side) there is roof decking deflection/sag. This is more than likely caused by the plumbing vent roof jack nails not being covered with tar, moisture getting in through nail hole then nail backing out, lifting roof jack up and rainwater getting into the area and

I	NI	NP	D	Inspection Item
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water damaging decking. A certified roofing company should be consulted to access the extent of damage and make necessary repairs to prevent further damage.



X

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

Viewed From: Inside attic

Approximate Average Depth of Insulation: 12 inches

Approximate Average Thickness of Vertical Insulation: 4 inches

*Comments:*

X   X

**E. Walls (Interior & Exterior)**

*Comments:* There are some rotted wood on some of the fascia boards, and trim around the windows and above front porch area. There is also some flaking of paint on the wall behind the refrigerator. The flaking appears to be in a straight line and is probably a poor quality of sheetrock being floated and taped.



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X                **F. Ceilings & Floors**  
*Comments:* There is a slight discoloration on the ceiling in the master bedroom. This appears to be where floating and taping of the sheet rock joints has been repaired and paint color was not a perfect match.

X                **G. Doors (Interior & Exterior)**  
*Comments:*

X                **H. Windows**  
*Comments:* Could not open windows due to metal clamps installed on windows to prevent opening.

X                **I. Stairways (Interior/Exterior)**  
*Comments:* Stairs to attic is rated for 250 lbs (people and equipment.)

X                **J. Fireplace/Chimney**  
*Comments: I operated this unit for 15 minutes today with no issues.*  
 This fireplace is a heatilator . The system is draws air through the bottom vents, heat it up, and send it back into the room through the upper vent. The unit has a glass that is not removable.  
 There are instructions for use under the bottom baffle (gold) which folds down.  
  
 To operate you turn the gas on using the key for the gas valve, there is also a switch on the wall that should be in the on position. To initially light off, there is a gas valve with an on off and pilot position just as if lighting a water heater or furnace. Follow the instructions and first establish a pilot,(you will turn the valve to pilot, depress the valve and press a red ignitor) until the pilot lights, keep the valve depressed for 1 minute and if the flame doesn't go out, then turn the valve to the **on** position. If the pilot goes out you have to turn to off, wait 5 min, then start again.  
  
 If the pilot does not go out after a minute, then turn the valve to the on position and the main flame should light in the fireplace.

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The fireplace is now working. Today, when testing I shot temperatures in the room. 74 degree air in the room and the hot air coming out the top baffle was around 120 degrees.

This is only what you have to do the first time, after which time you can shut off the gas and start the gas with the on off switch on the wall, because you would leave the pilot lit. Essentially you walk over to the wall and flip a switch and the fireplace lights.

\*Note Flues should always be open when operating fired equipment.



X    K. Porches, Balconies, Decks and Carports – Comments

X   L. Other – Comments

## II. ELECTRICAL SYSTEMS

X   X A. Service Entrance and Panels

*Comments:* 125 Amp Cutler Hammer Breaker Box.

There are two 30 amp breakers that are double tapped. (2 hot wires on one breaker)



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Double tapping is not allowed due to arcing that could occur. This can be repaired because there are 4 spare breaker spaces that are not being used. **An Electrician** would simply shut off the main breaker, pull out two of the non 30 amp breakers and would replace with 2 new Cutler Hammer 30 amp breakers, disconnect one of the hot wires from each of the double tapped breakers and attach the hot wire to the newly installed 30 amp breaker. Power would then be restored by energizing the main breaker.

There are also two white wires that are being used as hot wires. White wires being used as ungrounded conductors (hot wires) should have a black piece of tape on them to signify them as hot wires and not neutral wires.

There are also no ARC Fault breakers installed in the Breaker Box. ARC fault breakers are usually found only in the newer houses unless the homeowner has changed these out. These breakers provide protection against electrical fires from arcing. When the breaker detects a small drop in amps such as from an arc, the breaker will trip and stop the arcing from continuing.

While originally only being required in bedrooms now these breakers are required for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. ( See Attachment- **Texas Real Estate Consumer Notice Concerning Hazards Or Deficiencies**)

X                **B. Branch Circuits - Connected Devices and Fixtures**

Type of wiring: copper

*Comments:* The outside porch receptacles in the front and back are not GFCI protected. Ground Fault Circuit interrupters are installed and operate properly in the kitchen and bathroom areas but not the porch. Receptacles in the garage were not accessible due to boxes, mattresses, etc...

The air conditioner unit calls for a Breaker between 33.1 amp minimum and a 50 amp maximum. Determined the breaker size installed to be 40 amp which is correct.

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

X                **A. Heating Equipment**

Type of system: Central in attic

Energy source: gas

*Comments:* Nice Blue Flame – No issues

X                **B. Cooling Equipment**

Type of system: central

*Comments:* Checked temperature differential between return air across evaporator and supply air to rooms. Return air 69 degrees, supply air 49 degrees. Difference equals 20 degrees. A 15-20 degree difference is considered good.

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X    **C. Duct System, Chases and Vents - Comments:**

#### IV. PLUMBING SYSTEM

X    **A. Water Supply System and Fixtures**  
Location of water meter: Right side of driveway near street  
Location of main water supply valve: Facing house from street – right front corner of house  
Static water pressure reading: 58 psi  
*Comments:*

X   X **B. Drains, Wastes, Vents - Comments:** Checked all sinks for leaks under the sink cabinets – no leaks found. The drain stops in both sinks in the master bathroom will not stay in the closed position and allow the sinks to hold water.

All commodes flush as intended.

X    **C. Water Heating Equipment**  
Energy source: gas  
Capacity: 40 gallon  
*Comments:* Bradford White unit located in the attic. No corrosion / galvanic action noticed on dissimilar metals.

X    **D. Hydro- Massage Therapy Equipment - Comments:** Operated unit in master bath no issues found. Checked the GFCI for the spa. The GFCI Operates properly and the reset for the spa is in the master bath commode room.

#### V. APPLIANCES

X    **A Dishwasher - Comments:** Checked dishwasher on normal mode. Soap dispenser opened as intended during the cycle, heater works, racks slide open and close easily. There were no leaks.

X    **B. Food Waste Disposer - Comments:**

X    **C. Range Exhaust Vent - Comments:** Range Vent operates as intended on both speeds. Light works as well.

X    **D. Ranges, Cooktops, Ovens - Comments:** All burners for cooktop light easily. I tested oven at 350 degrees with separate oven thermometer. My thermometer reads 340 degrees. This is within the 25 degree + or – tolerance allowed.

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**E. Microwave Oven** - *Comments:* Tested microwave by heating water.

**F. Trash Compactor** - *Comments:*

**G. Mechanical Exhaust Vents and Bathroom Heaters** - *Comments:* Exhaust vents for bathrooms should terminate outside so hot moist air is not discharged into the attic.



**H. Garage Door Operator(s)** - *Comments:* Tested Garage Door Opener auto reverse. Operates as intended.

**I. Doorbell and Chimes** - *Comments:*

**J. Dryer Vents** - *Comments:*

## VI. OPTIONAL SYSTEMS

**A. Lawn and Garden Sprinkler Systems** - *Comments:* Operated Sprinkler System in test mode. All zones are operational.(Front Yard, Flower Beds, Side yard, and both areas of the back yard.) No issues.



Report Identification:

I	NI	NP	D	Inspection Item
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- B. Swimming Pools, Spas, Hot Tubs, and Equipment - Comments:**
- C. Outbuildings - Comments:**
- D. Outdoor Cooking Equipment**  
Energy Source:  
Comments:
- E. Gas Supply Systems - Comments:**
- F. Private Water Wells (A coliform analysis is recommended.)**  
Type of Pump:  
Type of Storage Equipment:  
Comments:
- G. Private Sewage Disposal (Septic) Systems**  
Type of System:  
Location of Drain Field:  
Comments:
- H. Whole-House Vacuum Systems - Comments:**
- I. Other Built in Appliances - Comments:**