



RESIDENTIAL INSPECTION REPORT

1234 Main St.
Friendswood TX 77546

Buyer Name
12/30/2018 9:00AM



Inspector
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PROPERTY INSPECTION REPORT

Prepared For: Buyer Name

(Name of Client)

Concerning: 1234 Main St. Friendswood TX 77546

(Address or Other Identification of Inspected Property)

By: Devin Evans - TREC #22225, TPCL #0777554

(Name and License Number of Inspector)

12/30/2018 9:00AM

(Date)

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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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, bathrooms, 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;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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 license holders 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 require 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.

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

Type of Building: Attached

Access provided by:: Supra

In Attendance: Buyer, Buyer Agent

Occupancy: Occupied

Temperature (approximate): 68 Fahrenheit (F)

Weather Conditions: Clear

Thank you for choosing Bryan & Bryan Inspections

Thank you for reviewing our Sample Residential Inspection Report! We're committed to using the latest web technology to provide you with a easy to read report that is viewable on almost any platform, from desktop computers to mobile devices. This browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this webpage (upper right side) includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please let us know if you have any questions, we look forward to working with you!

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab on Grade

Comments:

Performance Opinion: No deficiencies were noted at the time of inspection. The foundation appeared to be functioning as intended. -

Note: The statements included in this report regarding the foundation are the inspector's OPINION. If buyer desires a second opinion or further analysis a foundation company or structural engineer should be contacted.

☒ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

Drainage system not flow tested:

The inspector does not determine effectiveness or condition of any below grade downspout extension(s) or drainage system(s), nor does the inspector determine the location of a discharge outlet.

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of Roof Covering: Composition Shingles

Viewed From: Walking the roof surface, Binoculars

Roof fastening not verified:

The roof fastening method was not verified as determining this may have caused damage to the roofing material.

1: Flashing: Lifted

🔴 Recommendation

Front Slope

Flashing sections are lifted. Remedy as needed.

Recommendation: Contact a qualified roofing professional.



2: Patched roofing materials

🔧 Maintenance Item/Note

Previous repairs or patched areas of the roofing were observed. Repair documentation from the seller/property owner is recommended in case warranty protections apply.



☒ ☐ ☐ ☒ **D. Roof Structure and Attic**

Viewed From: Attic

Approximate Average Depth of Insulation: 12 Inches

Comments:

Attic Access Method: Pull down ladder(s)

Type of Attic/Roof Ventillation: Soffit vent, Ridge vent

Type of Insulation Material: Blown Fiberglass

Only accessible areas were entered:

Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

1: Pulldown stairs/ladder: Missing/loose nuts and bolts

🔧 **Recommendation**

Pulldown stairs/ladder was missing or had loose nuts or bolts. All missing/loose nuts and bolts on the attic access ladder should be tightened or replaced.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Comments:

1: Exterior: Seal Wall Fixtures

🔧 **Maintenance Item/Note**

Light Fixture(s), Vent Cover(s) -

Fixtures/Electrical boxes were not properly sealed. Remedy as needed.

Note: Modern building practices recommend sealing around components that are mounted on or pass through the exterior wall to limit moisture intrusion.

Recommendation: Recommended DIY Project

2: Interior: Active Water Damage

🔧 **Recommendation**

Garage and Front Entry

Active moisture was identified on the drywall at the time of inspection. The exact cause could not be determined.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

1: Ceiling: Evidence of Water Intrusion

🔴 **Recommendation**

Master Bedroom

Discolored drywall ceiling indicates water contact. Active moisture was detected at the time of inspection using a surface moisture meter. The cause could not be determined.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Comments:

1: Door Doesn't Latch

🔴 **Recommendation**

Master Bedroom, and Hallway Closet

Door did not latch properly. Handyman repair of latch and/or strike plate is recommended.

Recommendation: Contact a qualified handyman.

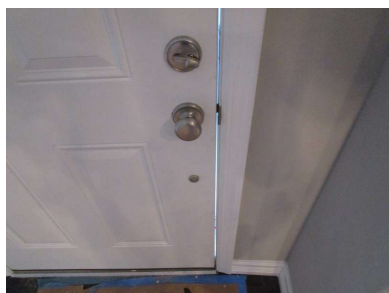
2: Weatherstripping Insufficient

🔴 **Recommendation**

Back Door

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

Recommendation: Recommended DIY Project



☒ ☐ ☐ ☒ **H. Windows**

Comments:

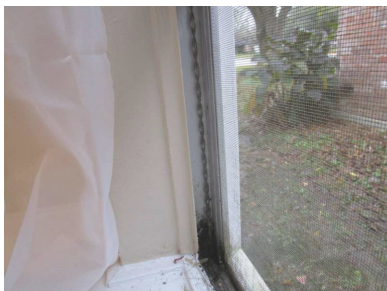
1: Window ballasts/springs are broken

🔴 **Recommendation**

Living Room

Window ballasts (or guidesprings depending on the window style) were detached or damaged. These mechanisms serve to hold the window sash up, and if they are damaged the window may not stay open. Remedy as needed.

Recommendation: Contact a qualified window repair/installation contractor.



☒ ☐ ☐ ☐ **I. Stairways (Interior and Exterior)**
Comments:

☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**
Comments:

1: Damper: No clip

🔧 Recommendation

No apparent safety clip on the damper. Typically when gas logs are present, a safety clip must be installed on the damper to keep it from closing fully. Remedy as needed.

Recommendation: Contact a handyman or DIY project

☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**
Comments:

II. ELECTRICAL SYSTEMS

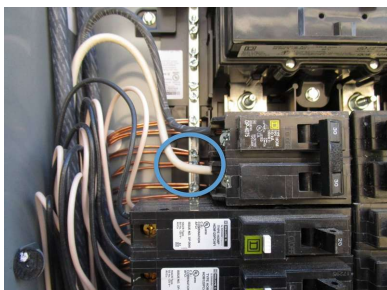
☒ ☐ ☐ ☒ **A. Service Entrance and Panels**
Main disconnect/service box type and location: Breakers -exterior wall
Service entrance cable location: Underground (cable material type not visible)
Service size: 200 Amps

1: White wires not marked

🔧 Recommendation

White wires connected to breakers are not marked with black or red electrical tape to indicate that they are "hot". Remedy as needed.

Recommendation: Contact a qualified professional.

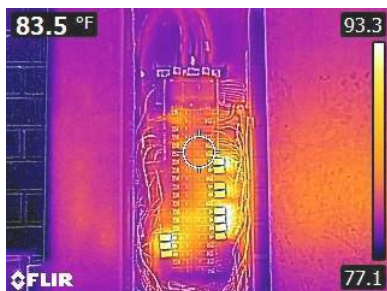


2: Infrared Camera Inspections

🔧 Maintenance Item/Note

Our inspectors are equipped with high-quality Infrared Cameras. Our standard home inspection includes a review of the electrical panel, the shower pan, and HVAC components with the IR camera. If you'd like a full thermal scan of the entire home, ask us for more details!

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☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments:

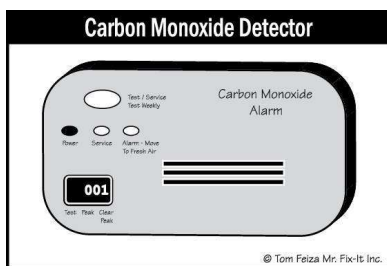
1: Carbon Monoxide Detector Missing

🔴 Recommendation

Bedrooms

A carbon monoxide detector was not present. As gas appliance(s) were installed in the living portion of the home, installation of carbon monoxide detectors is recommended for safety. Remedy as needed.

Recommendation: Recommended DIY Project



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2: Light Inoperable

🔴 Recommendation

Front Exterior

One or more lights were not operating. New light bulb possibly needed. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.

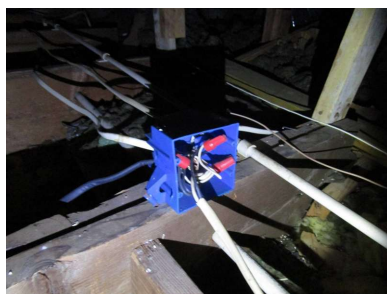
3: Open Junction Box

🔴 Recommendation

Attic

An open junction box was present. Remedy as needed.

Recommendation: Recommended DIY Project



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

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☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of System: Furnace

Energy Source: Gas

Comments:

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of System: Central Air Conditioner

Comments:

Temperature difference (delta) - First Floor: 17°

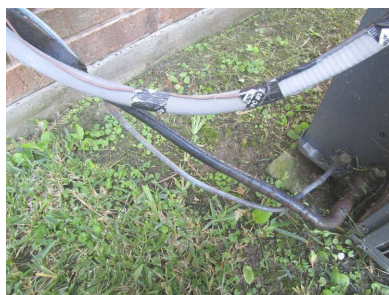
Temperature difference (delta) - Second Floor: 16°

1: Refrigerant Lines: Insulation Missing or Damaged

🔴 **Recommendation**

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Remedy as needed.

Recommendation: Contact a qualified HVAC professional.



☒ ☐ ☐ ☐ **C. Duct System, Chases, and Vents**

Comments:

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems, and Fixtures**

Location of water meter: Front yard near street

Location of main water supply valve: Exterior Wall - Right Side

Static water pressure reading: 50-55 psi

Comments:

Material - Distribution: Copper -

**This information is based upon visual inspection only, additional material types may be present and concealed behind walls, under insulation, etc.*

1: Faucet/Spout: Loose

🔧 Maintenance Item/Note

Half Bathroom

The faucet or spout was loose. Remedy as needed.

Recommendation: Contact a handyman or DIY project

2: Faucet: Stem leaking

🔴 **Recommendation**

Half Bathroom

The faucet stem leaked when operated. Remedy as needed.

Recommendation: Contact a qualified professional.



3: Gas piping: Un-capped gas supply

🔴 Recommendation

Utility Room

An uncapped gas supply pipe was present. Gas supply pipes should be capped for safety when not in use. Remedy as needed

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ **B. Drains, Wastes, & Vents**
Comments:

☒ ☐ ☐ ☒ **C. Water Heating Equipment**
Energy Source: Gas
Capacity: 40 Gallons
Comments:
Location: Attic

1: Venting System: Combustible Clearance

⚠️ Safety Hazard

The vent pipe (flue) is in direct contact with combustible materials. The required clearance should be 1" at minimum. This is a safety hazard, and should be further evaluated.

Recommendation: Contact a qualified professional.



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

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☐ ☒ ☐ ☐ **E. Main Line Sewer Scope Assessment**

Comments:

1: Sewer Scope Assessments

 [Maintenance Item/Note](#)

Bryan & Bryan Inspections offers a camera inspection of the main sewer line. Ask us for more details!

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Comments:

1: No Anti-Siphon Loop

 **Recommendation**

An anti-siphon loop was not installed at the drain hose under the sink. Most manufacturers specifications suggest that in the absence of an air gap, the drain be looped to prevent back washing from the sink.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

Exhaust Hood Type: Vented

☒ ☐ ☐ ☒ **D. Ranges, Cooktops, and Ovens**

Comments:

Range/Oven Energy Source: Gas

1: Missing Anti-Tip Device

 **Recommendation**

There was no anti-tipping device installed on the oven/range to prevent tipping if the door is climbed on while opened. This is a possible safety hazard. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:

1: Cleaning Vent Recommended

 [Maintenance Item/Note](#)

Cleaning of the dryer exhaust vent is recommended as normal maintenance and to prevent excessive lint build-up in the line.

Recommendation: Contact a qualified professional.

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

Control Location: Garage

Rain sensor: Not present/Not located

Shut Off Location: At backflow prevention device

Vacuum Breaker/Backflow Preventer: Installed

Zone Location: Entire perimeter of home

Tested in Manual Mode Only:

Inspection and operation of irrigation (sprinkler) systems under the scope of this inspection is limited to "manual mode" only. Timers and other functions are not operated.

1: Adjust heads aimed at structure

 [Maintenance Item/Note](#)

Sprinkler heads were spraying the structure. Sprinkler heads should be adjusted to spray away from the structure(s). Remedy as needed.

Recommendation: Contact a qualified professional.



2: No visible rain sensor

 [Recommendation](#)

Rain/moisture sensor is not visible/could not be located. These are water-conservation devices. Remedy as needed.

Recommendation: Contact a qualified professional.

☐ ☒ ☐ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Pool and Spa Safety Information::

Pool and Spa Safety Information:

For up to date pool safety recommendations go to the following:

[Pool Safely](#)

and

[Red Cross Pool Safety](#)

and

[Pool Safety Guidelines](#)

and

[Barrier Guidelines](#)

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Comments:

1: Pool Inspections

 [Maintenance Item/Note](#)

Bryan & Bryan Inspections offers a visual inspection of pool equipment and surface condition. Ask us for more details!

