



INVESTIGATOR HOME INSPECTIONS

Cliff@InvestigatorHI.com

<https://www.InvestigatorHI.com>



PROPERTY INSPECTION REPORT

404 Somewhere Lane
Weatherford TX 76087

Bob & Sue Client

MAY 30, 2019



Inspector

Cliff Snyder

Pro. Real Estate Inspector TREC # 23321

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PROPERTY INSPECTION REPORT

Prepared For: Bob & Sue Client

(Name of Client)

Concerning: 404 Somewhere Ln., Weatherford TX 76087

(Address or Other Identification of Inspected Property)

By: Cliff Snyder - Pro. Real Estate Inspector TREC # 23321

(Name and License Number of Inspector)

05/30/2019 4:00 pm

(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

In Attendance: Buyer, Inspector(s) Only

Occupancy: Occupied

Additional Information:

Equipment Age Information

This report may contain information provided as a courtesy about equipment age located in their respective sections of the report. Equipment age interpreted from component labels is deemed reliable, but not guaranteed, and should be confirmed.

Location Information

This report may contain information about the location of some defects and is provided as a courtesy.

Secondary Reader Of This Report?

If you are reading this report but did not hire Investigator Home Inspections to perform the original inspection, please note that it is likely that conditions related to the home have probably changed even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Do not rely on old information about one of the biggest purchases you will ever make.

Plus, with a full buyer home inspection from Investigator Home Inspections, you automatically receive at no cost:

- Over \$10,000 in FREE protection
- 90 day structural and mechanical warranty - \$2000 in free coverage - INCLUDED
- 90 day warranty on underground sewer and water lines - \$4000 in free coverage - INCLUDED
- 90 day warranty for protection against new signs of visible mold - \$2000 in free coverage - INCLUDED
- 5 year roof warranty - \$3000 in free coverage - INCLUDED
- All major appliances and mechanical equipment checked for recalls - INCLUDED

Protect your family and your investment. Please call us directly at 817-752-5974 to discuss the report you're reading for this property so that we can arrange for a re-inspection. Thank you!

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Method Used To Observe Crawlspace: No crawlspace

Location of Crawlspace Access: Not Applicable

Foundation Performing As Intended:

It is the opinion of the inspector that at the time of inspection the foundation was performing its intended function of supporting the structure.

B. Grading and Drainage

1: Splash Blocks Missing/Damaged

 Maintenance Item

One or more splash blocks are missing or damaged at downspouts. Splash blocks help absorb the force of the water exiting the downspout to help prevent erosion.

Recommendation: Recommended DIY Project



C. Roof Covering Materials

Types of Roof Covering: Architectural Asphalt/Fiberglass

Viewed From: Walked roof

1: Coverings Damaged

 Deficient

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.



2: Fasteners Exposed

⊖ Deficient

Under-driven or exposed nails or staples were found in areas of the roof coverings and is a potential source of water intrusion. Repair as needed.

Recommendation: Contact a handyman or DIY project



3: Installation Improper

⊖ Deficient

This area of the roof coverings were installed with a uncommon practice. The drop in the roof structure design could lead to premature wear of shingles. Monitor or have A qualified contractor repair

Recommendation: Contact a qualified roofing professional.

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D. Roof Structure & Attic

Viewed From: Attic

Type of Insulation: Loose Fill

Approximate Average Depth of Insulation: 12-14 inches

1: Insulation touching fireplace flue pipe

⊖ Deficient

The insulation in attic is in contact with the fireplace flue pipe. There should be at least 2 inches of clearance around flu pipe from combustibles. Have a qualified contractor repair as needed

Recommendation: Contact a qualified professional.



E. Walls (Interior and Exterior)

Type of Exterior Wall Covering: Brick

1: Exterior Caulking

🔧 Maintenance Item

One or more areas at the exterior such as around windows, doors, wood trim, expansion joints, and exterior penetrations require minor caulking improvements. This is a maintenance item that will need to be done periodically.

Recommendation: Recommended DIY Project

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2: Trim piece broken

🟡 Deficient

A piece of exterior trim is broken. It appears done during installation. Repair is needed.

Recommendation: Contact a qualified professional.



- F. Ceilings and Floors**
- G. Doors (Interior and Exterior)**
- H. Windows**
- I. Stairways (Interior and Exterior)**
- J. Fireplaces and Chimneys**
Type of Fireplaces: Insert
- K. Porches, Balconies, Decks, and Carports**
- L. Other**

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels
Panel Capacity: 200 AMP

1: Screw in Breaker to Sub Panel

➔ Deficient

The breaker supplying sub panel had a screw set in the middle of breaker. This is not standard practice. Have a electrical contractor repair as needed

Recommendation: Contact a qualified professional.



B. Branch Circuits, Connected Devices, and Fixtures
Type of Wiring: Romex type

1: Ceiling Fan Controlled By Pull Chain Only

➔ Deficient

One or more ceiling fans are controlled by a pull chain only. Repair as needed.

Recommendation: Contact a qualified electrical contractor.



2: Ceiling Fan Inoperable

➔ Deficient

One or more ceiling fans do not work. Repair as needed.

Recommendation: Contact a handyman or DIY project



3: Ceiling Fan Wobbles

⊖ Deficient

One or more ceiling fans wobble and may need balancing or replacement. Repair as needed.

Recommendation: Contact a handyman or DIY project



4: Light Inoperable

⊖ Deficient

One or more light fixtures were not operating. A new light bulb, repair, or replacement is possibly needed.

Recommendation: Recommended DIY Project

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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment
Type of Systems: Heat Pump (also provides cool air)
Energy Sources: Electric
Heating System(s) Age: 2 year old Trane
Furnace Performance Adequate:
The noted heating systems performed adequately during testing.

B. Cooling Equipment
Type of Systems: Air Conditioner Unit
Location of Thermostat: 1st floor hallway
Cooling System(s) Age: Attic unit 2 year old trane, out side 1 year old trane
Cooling Performance Adequate:
The above specified cooling systems registered a temperature differential within the expected range indicating the systems were cooling as intended.

C. Duct System, Chases, and Vents

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems, and Fixtures
Location of Water Meter: Front of home
Location of Main Water Supply Valve : Front of home -
Water supply valve not located. Contact qualified contractor to locate contact qualified contractor to locate

Static Water Pressure Reading: 90 psi
Water Source: Public
Location of main fuel shutoff valve: Not Applicable

1: Aerator Clogged/Damaged
[🔧 Maintenance Item](#)
The aerator on or more faucets were clogged or damaged and need to be cleaned or replaced. This is a small repair. Repair as needed.

Recommendation: Contact a handyman or DIY project

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2: Shower Head Drips onto Ledge

☹ Deficient

The shower head drips onto the shower structure. It only drips shortly after the shower is turned off but the ledge that it drips onto could allow water to drip onto the bathroom. This is for your information.

Recommendation: Contact a handyman or DIY project



3: Water Pressure High

☹ Deficient

A water pressure test was performed and measured a higher than normal water pressure (above 80 PSI). The acceptable range for water pressure inside the home is 40-80 pounds/square inch (PSI). If the water pressure is above 80 PSI, adjustment of the water pressure regulator (if present) or the installation of a water pressure regulator may be required to reduce the water pressure throughout the home. Excessive water pressure may reduce the life span of plumbing, fixtures, joints, and appliances.

Recommendation: Contact a qualified professional.

B. Drains, Wastes, & Vents

C. Water Heating Equipment

Energy Source: Electric

Capacity: 50 Gallons

Water Heater(s) Age: 1 year old Rheem

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1: Corrosion

▲ Safety Hazard and/or Needs Attention

Corrosion was noted at one or more water heater joints or valves. There was moisture present at time of inspection. A licensed plumber should repair as needed.

[Here is a helpful video](#) in case you DIY.

Recommendation: Contact a qualified plumbing contractor.



- D. Hydro-Massage Therapy Equipment
- E. Other

V. APPLIANCES

- A. Dishwashers
- B. Food Waste Disposers
- C. Range Hood and Exhaust Systems
- D. Ranges, Cooktops, and Ovens
- E. Microwave Ovens
- F. Mechanical Exhaust Vents and Bathroom Heaters
- G. Garage Door Operators
Garage Door Type: Garage Door Opener
- H. Dryer Exhaust Systems
- I. Other

VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems



SUMMARY

404 Somewhere Ln., Weatherford TX
76087

Bob & Sue Client
May 30, 2019

Cliff Snyder
Pro. Real Estate Inspector TREC...
Investigator Home Inspections
817-752-5974
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The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(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.

5.3.1 C. Water Heating
Equipment
CORROSION



Safety Hazard and/or Needs Attention

Corrosion was noted at one or more water heater joints or valves. There was moisture present at time of inspection. A licensed plumber should repair as needed.

[Here is a helpful video](#) in case you DIY.

Recommendation

Contact a qualified plumbing contractor.

