Inspection Report

National Property Inspections
Sean Green TREC# 8266
2201 Hazy Meadows
Flower Mound, TX 75028
972-489-5245

11 Month Warranty Inspection

REPORT PREPARED FOR:
Sample Report

INSPECTED PROPERTY ADDRESS:
123 Any Street
Any City TX

Date: 2/22/2010	**Time:** 11:00 AM	**Report ID:**
Property: 123 Any Street Any City TX	**Customer:** Sample Report	**Real Estate Professional:**

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. This report may be electronically distributed by NPI and changes, deletions or amendments to the report of any type are strictly prohibited. It is recommended that you ask the seller to update the sellers' disclosure document to reflect the most current condition of the home at the time of closing. It is also recommended that you obtain receipts and warrantees for repairs resulting from this inspection. A re-inspection to verify repairs is available for an additional fee.

- **Regarding Photographs:** Photographs have been included in this report to provide examples of items deficient and/or to help provide a better understanding of a condition. Photographs may not represent every location and/or condition discovered during time of inspection. There may be some conditions and/or deficiencies not represented with photographs. **Please completely read your inspection report before closing.**

Conditions, Attendance, Status and Additional Inspections Performed

Weather: Cloudy	**Type of Building:** Single Family (1 story)	**Approximate Temperature:** Below 40 Degrees
Building Status: Owner Occupied	**Pool/Spa Inspection:** No	**Rain in last 3 days:** Yes
Building Faces: North	**Water Test:** No	**In Attendance:** Client(s)
Approximate Age of Building: Under 1 Year	**Radon Test:** No	

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

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**
Type of Foundation(s): Slab
Comments:

Foundation appears to be performing as intended at time of inspection.

☒ ☐ ☐ ☒ **B. Grading & Drainage -** *Comments:*

Poor drainage noted on both sides of the structure near the property and/or fence line with standing water observed. Today's standards require that surface drainage be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. A surface drain or other approved landscaping solution may be necessary to channel water away to the storm drains. Recommend further evaluation and repair by a qualified landscaping contractor. Note: This standard is required independent of a roof gutter system.


B. Picture 1 Right side


B. Picture 2 Right side


B. Picture 3 Left side

☒ ☐ ☐ ☐ **C. Roof Covering Materials**
Type(s) of Roof Covering: Composition Shingles
Viewed From: Surface (walked)
Percentage of Roof Viewed: 100 Percent
Skylights: No
Comments:

Roof covering appears to be performing as designed at time of inspection.

☒ ☐ ☐ ☒ **D. Roof Structure & Attic**
Viewed From: Decked Area, 80 Percent Viewed
Attic Insulation: Loose Fill Fiberglass
Approximate Average Depth of Insulation: 12-14 inches
Approximate Average Thickness of Vertical Insulation: Not Visible
Roof Structure: Stick-Built
Attic Ventilation: Soffit Vents (intake), Passive Vents (exhaust)
Comments:

(1) The roof structure appears to be performing as intended.

(2) Structure does not appear to have adequately placed attic ventilation along the soffits. For proper attic ventilation, it is recommended that one cubic foot of venting be obtained for every 300 feet of attic space. Half of this ventilation from the soffits (intake) and half at the roof line (exhaust). Although there may have been enough soffit vents installed to meet this standard, the placement was not equally spaced along the rear, right rear nor the front to provide adequate airflow for these areas. Also, only five passive vents found on the roof. This is improper. Considering that the attic is approximately 2100 square feet (garage and porch attic included), a total of nine vents should be present as this is a minimum standard.

I NI NP D

Recommend further evaluation by a qualified roofing contractor and/or ventilation specialist. Please see the attachment page for more information regarding ventilation.


D. Picture 1 Rear


D. Picture 2 Right rear


D. Picture 3 Front

☒ ☐ ☐ ☒ **E. Walls (Interior & Exterior)**
Material (exterior): Siding
Comments:

(1) Noted sealant separation along the beam at the front porch area. Recommend new sealant be applied.


E. Picture 1

(2) The lap siding was not fully secured at the left rear corner with misapplied sealant observed. Recommend repair by a qualified contractor.


E. Picture 2

(3) There were several holes in the right side fascia. This appears to be due to previous mounting of antenna equipment.


E. Picture 3

I NI NP D

(4) The cement board at a lower portion of a right side window was no longer secured to the structure. Recommend securing.

E. Picture 4

☒ ☐ ☐ ☒ **F. Ceilings & Floors -** *Comments:*

Noted a hairline drywall ceiling crack in the living room. This did not appear to be structural but cosmetic. Recommend repair by a qualified contractor.

F. Picture 1

☒ ☐ ☐ ☒ **G. Doors (Interior & Exterior) -** *Comments:*

The left master bedroom door was difficult to latch. Recommend repair/adjustment.

G. Picture 1

☒ ☐ ☐ ☒ **H. Windows**
Condition of Screens: One or more damage/missing
Comments:

(1) Windows were tested in a random sampling and appear to be operating as intended.

(2) Improper flashing detail noted along the top of several windows. There was no drip cap/head flashing present like several other windows throughout the structure. Flashing is necessary for long term performance as these areas are potential entry points for moisture. Recommend repair by a qualified contractor. Note: The eave at the front does not have the proper dimensions (depth) to eliminate the flashings for this area.

I NI NP D


H. Picture 1


H. Picture 2

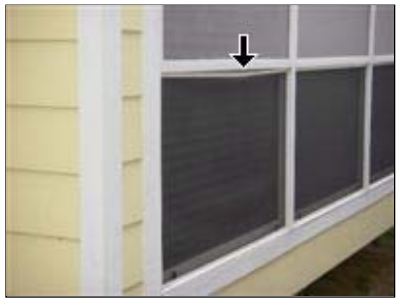

H. Picture 3

(3) Missing and/or misapplied sealant was observed at several windows around the structure. These are potential entry points for moisture. Recommend new sealant be applied.


H. Picture 4


H. Picture 5

(4) One or more screens were damaged or missing. Recommend replacement.


H. Picture 6


H. Picture 7

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

☒ ☐ ☐ ☐ **J. Fireplace / Chimney**
Chimney Material (exterior): Metal Flue Pipe
Condition of Fireplace Flue: Was relatively clean but not fully visible by design
Comments:

(1) The fireplace appears to be performing as intended at time of inspection.

(2) Per the Standards of Practice, only the visible portion of the fireplace flue(s) were inspected.

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

☒ ☐ ☐ ☒ **L. Other -** *Comments:*

(1) The kitchen had cracked grout/sealant along the countertop/backsplash transition. Recommend repair by a qualified contractor.

I NI NP D

L. Picture 1

L. Picture 2

(2) Portions of the garage walls and floor could not be fully viewed due to sellers contents.

- **Regarding Foundations**: It is our understanding that there is no widely accepted formal standard available for the determination of post-construction foundation performance. The large number of variables that can affect such determinations change and may impede the development of such standards. Structural opinions represent a summary of visible and accessible conditions seen at the time of inspection. The opinions given on the performance of the foundation(s) are subjective and based on the knowledge and experience of the inspector and as such may vary from the opinion of other inspectors. The inspector's comments are comprised of opinion and not fact. Factual determinations are available via specialized engineering studies that you can obtain from engineering firms. The future performance of the foundation is not warranted. It usually is not possible within the time frame of a single observation to determine the future stability of a foundation. Foundation movements are common in North Texas, therefore, as time passes some movements may occur. These movements could be indicated by small cracks or sticking doors. If however, you notice large cracks or unusual movements, you should consult with a structural engineer or foundation expert as soon as possible. To reduce the risk of future movement, a consistent watering maintenance/foliage control program should be maintained. It is important to maintain good drainage around the structure while keeping the soils consistently moist. Rainy seasons and droughts are particularly risky periods. Failure to maintain expansive soils at a consistent moisture level can result in foundation movements.
- **Regarding Roof Coverings:** When, in the judgment of the inspector, attempts made to fully view all roof surfaces would create an unsafe condition for the inspector (ex: excessive pitch, excessive height, rain water, ice, etc.), the roof covering will be inspected from the edge of the roof with a ladder and/or from the ground. If portions of the roof, flashings, and penetrations cannot be viewed from a ladder or the ground, the percentage of the roof inspected will be less than 100 percent. When this occurs, we recommend that a qualified roofing contractor be consulted to fully evaluate the roof covering. Per the standards of practice, remaining life expectancy and/or insurability is not determined. In most cases, we cannot tell if the roof will leak unless it is raining during the time of the inspection. All roofs in North Texas are hit by a variety of hail from time to time. The inspector is not a certified hail damage assessment expert. The inspector is not assessing the roof for hail/storm damage or insurability. You should consult with your insurance company to ensure that your roof meets insurance underwriting guidelines before closing. Storm damage can result between inspection and closing. Please refer to the seller's disclosure for information about the age and performance history (leaks) of the roof**.**
- **Regarding Attic Accessibility and Roof Structure**: When, in the judgment of the inspector, attempts made to fully view all components of and within the roof structure and attic would create an unsafe condition for the inspector (ex: inadequate decking and/or accessibility), the report will indicate what percentage was inspected. When the percentage is less than 100 percent, it is recommended that a qualified specialist be consulted to fully inspect all of the components of and within the roof structure and/or attic before closing. Components within the attic may include: Heating and air conditioning ductwork, electrical lighting and wiring, insulation, etc.
- **Regarding Wall Systems**: Exterior and interior wall damage (ex. mortar cracks, tape cracks, holes, etc.) related to thermal expansion, appearance or aesthetics, and not related to structural performance, operability, or water penetration are considered cosmetic and may not be reported by the inspector.
- **Regarding Windows:** There is no guarantee or warranty, expressed or implied, regarding the current and/or future performance of window vacuum seals. A visual inspection does not take into account the changes in barometric and/or atmospheric conditions, and therefore, cannot be fully reliable. Vacuum seal failure does not adversely affect the energy efficiency of a window and is considered cosmetic in nature. If concerned, recommend a window professional be consulted.

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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ **A. Service Entrance and Panels**

Electrical Service Conductors: Below Ground - 110V/220V
Main Panel Location(s): Garage Wall
Number of Panels/Subpanels: One
Panel Type: Circuit Breakers
Panel Manufacturer: Square D
Main Panel Disconnect/Service: 200 Amp
Panel(s) Labeled: Yes
Comments:

Electrical main panel appears to be performing as intended at time of inspection.

I NI NP D

☒ ☐ ☐ ☒ **B. Branch Circuits - Connected Devices, and Fixtures**
Type of Wiring: Copper, Non-Metallic Sheathing (Romex)
Smoke Detectors: Present
Comments:

(1) A representative number of lighting fixtures and receptacles/outlets tested were performing as intended.

(2) The cover for the attic light was broken. Also, several receptacles were missing covers. Recommend new covers be installed.

B. Picture 1


B. Picture 2

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**
Type of System: Forced Air
Energy Source: Natural Gas
Heating Equipment Manufacturer: Carrier
Number of Mechanical Heating Systems: One
Comments:

(1) Heating equipment appears to be operating as intended at time of inspection.

(2) Thermostat located in master bedroom. This was not installed in an appropriate location. To properly monitor temperature, thermostats should be located in common areas on an inside wall not adjacent to the exterior. Ex. (hallway), or at a room that has a return vent. Recommend further evaluation and repair by a qualified heating and air conditioning contractor.


A. Picture 1

☒ ☐ ☐ ☒ **B. Cooling Equipment**
Type of System: Air Conditioner - Powered by Electricity
Cooling Equipment Manufacturer: Carrier
Number of Mechanical Cooling Systems: One
Comments:

I NI NP D

(1) Cooling equipment was visually inspected but not tested for proper operation due to the outside air temperature being 60 degrees or less. For proper condenser lubrication, the air temperature should be above 60 degrees for several hours. If not, damage could result.

(2) The hose in the guest bathroom used for the cooling equipment condensate line was narrowed due to a kink in the hose. A kink in the hose can contribute to a backup of condensate over time. Recommend repair by a qualified contractor.

B. Picture 1

☒ ☐ ☐ ☐ **C. Duct System, Chases, and Vents**
Ductwork: Insulated
Filter Type: Disposable
Filter(s) Present: Yes
Comments:

- **Regarding Heating System Inspection:** When gas furnace(s) are present, the integrity of the heat exchanger(s) cannot be ascertained due to excessive disassembly.
- **Regarding Cooling System Testing:** Temperature differential readings are a fundamental, non-invasive standard for testing the proper operation of the cooling system. The normal acceptable range is considered to be approximately between 14-22 degrees (Fahrenheit) total difference between the supply air and return air. Unusual conditions such as excessive humidity, low outdoor temperature, and restricted air flow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate proper operation in spite of an equipment malfunction.

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IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ **A. Water Supply System and Fixtures**
Location of water meter: Right front corner of property
Location of main water supply valve: Unknown (cannot locate)
Static water pressure reading: 60-65 pounds/square inch
Anti-siphon at hose bibbs: Yes
Water Source: Public
Water Supply (into home): Not visible due to slab foundation
Water Distribution (inside home): PEX (Cross Linked Polyethylene)
Gas Shut Off Location: At Gas Line (right side of structure)
Comments:

(1) The water supply system and fixtures appear to be operating as designed at time of inspection.

(2) The water shut off for the structure could not be found. Often times, the shut off is hidden/buried in a flower bed or behind an interior wall panel. Recommend consulting with seller/builder for location. Today's standards require the ability to shut off water to the structure without any specialized tools. If no shut off is present, recommend repair by a qualified contractor.

I NI NP D

☒ ☐ ☐ ☐ **B. Drains, Waste, and Vents**
Plumbing Waste: Not visible due to slab foundation
Washer Drain Size: 2" Diameter
Comments:

☒ ☐ ☐ ☒ **C. Water Heating Equipment**
Energy Source: Gas
Capacity: 50 Gallon
Manufacturer: A.O. Smith
Water Heater Location(s): Garage
Approximate Age of Heater(s): One to three years old
Water Temperature: 130-135 degrees
Comments:

(1) Water heater(s) appear to be operating as intended at time of inspection.

(2) Water temperature was set too high. Temperature should be set below 125 degrees to help prevent scalding during shower and/or sink use. Recommend thermostat be adjusted.

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

- **Regarding Overflow Sink and Tub Drains:** We do not inspect for the presence of and /or testing of overflow sink and tub drains. To test these drains (when present), it is required to fill sinks and tubs to overflow. This level of inspection/testing is beyond the scope of the inspection. Any concerns regarding overflow drains should be directed to a licensed plumber for further evaluation.
- **Regarding Water Heater Temperature/Pressure Release Valves:** Within the inspection industry it has been documented that testing of temperature/pressure release valves can cause damage to a home. This can be due to improper installation of hidden discharge lines within walls, insulation etc. and/or due to the age of the valve(s). If in the reasonable judgment of the inspector, the discharge line(s) are hidden as previously mentioned or if the valve is over two years old, the valve will not be tested. Any concerns regarding water heater TPR valves should be directed to a licensed plumber for further evaluation.

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V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwasher**
Dishwasher Brand: General Electric
Backflow Prevention: No
Comments:

The dishwasher did not appear to have an anti-siphon device installed for the drain line. Anti-siphon devices should be installed to prevent wastewater within the disposer from being siphoned back into the dishwasher and contaminating its contents. Recommend repair by a qualified service technician. Note: In some cases, a high loop of the drain line will provide the same protection.

☒ ☐ ☐ ☐ **B. Food Waste Disposer**
Disposer Brand: Whirlaway
Comments:

☒ ☐ ☐ ☐ **C. Range Exhaust Vent**
Vent Brand: Vent was integrated into the microwave (See microwave)
Vent Termination: Re-Circulate
Comments:

I NI NP D

☒ ☐ ☐ ☒ **D. Ranges, Cooktops and Ovens**
Cooktop/Oven/Range Brand: Whirlpool
Anti-tip Device: No
Comments:

Oven/Range did not have an "Anti-tip device" installed. Children have been known to stand on an oven door and tip over the appliance. Recommend anti-tip hardware be added.

☒ ☐ ☐ ☐ **E. Microwave Oven**
Microwave Brand: Whirlpool
Comments:

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

☒ ☐ ☐ ☒ **G. Mechanical Exhaust Vents and Bathroom Heaters**
Fan Types: Vent
Vent Termination: Outside
Comments:

The cover for the exhaust vent in the guest bathroom was no longer positioned flush to the ceiling. Recommend securing.

G. Picture 1

☒ ☐ ☐ ☐ **H. Garage Door Operator(s)**
Number of Operators: One
Operator Brand: Overhead Door
Safety Reverse Operation: Yes, door(s) reversed
Comments:

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

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

There was no damper present at the dryer vent termination. Today's standards require that dryer vent terminations have a backdraft damper. Recommend repair by a qualified contractor.

I NI NP D

J. Picture 1

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VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒ **A. Lawn and Garden Sprinkler System**
System Brand: Irritrol
Zones labeled: No
Rain/Freeze Sensor: No
Comments:

(1) The sprinkler system did not have a rain/freeze sensor present. Recommend sensor be added.

(2) The sprinkler system did not have the zones labeled. Recommend zones be labeled for ease of use.

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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

Ventilation