Home Inspection Report

1234 Example Street, Lubbock , TX 79423

Inspection Date:

Tuesday, November 2, 2021

Prepared For:

John Doe

Prepared By:

Bentley Home Inspections
1421 Oxford Street
Slaton, TX 79364
8063461101
Bentleyhomeinspections@gmail.com

Report Number:

Example

Inspector:

Andy Bentley

License/Certification #:

23633

Inspector Signature:

PROPERTY INSPECTION REPORT

Prepared For: John Doe
(Name of Client)

Concerning: 1234 Example Street, Lubbock , TX 79423

By: Andy Bentley 23633 Nov. 02, 2021
(Name and License Number of Inspector) (Date)

(Name and License Number of Sponsoring Inspector)

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 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. 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 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 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 licensees 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 TERMS CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

No comments

Report Overview

Scope of Inspection

General inspection.

Main Entrance Faces

South.

State of Occupancy

Vacant.

Weather Conditions

Warm and sunny.

Recent Rain

No.

Ground Cover

Damp.

Approximate Age

Built in 1963. Recently remodeled.

Report Identification: 1234 Example Street, Lubbock , TX 79423

Receipt/Invoice

Bentley Home Inspections
1421 Oxford Street
Slaton, TX 79364
8063461101

Date: Tue. Nov. 2, 2021 9:00

Inspected By: Andy Bentley

Client: John Doe

Property Address
1234 Example Street
Lubbock , TX 79423

Inspection Number: Example

Payment Method: Cash

Inspection	Fee
Home Inspection	$350.00
Total	**$350.00**

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundations(s): Slab-on grade

The Foundation is: performing as intended. No significant problems were observed

Comments:

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments: The grading should be improved to promote the flow of storm water away from the house. The ground should slope 6" per 10' from the structure.

Photos

Grading improvements could be made on the west side of the home. There is some negative grading.

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

Types of Roof Covering: Composition Roofing Material

Viewed From: Walked On Roof

Comments: There are areas of the roof that show evidence of hail indentions on the shingles. The inspector recommends that a qualified roofing contractor be called for further evaluation.

There are damaged shingles on the roof.

The edges of the shingles on the roof are showing fiberglass. This is common in the area and is due to abrasive sand and dirt being blown by the wind and onto the roof shingles.

Photos

Hail indentions were noted on the south and west sides of the roof.

There are damaged shingles on the east side of the garage.

The edges of the shingles are showing fiberglass. Dust and wind can cause this.

☐ ☐ ☐ ☐ **D. Roof Structures and Attics**

Viewed From: Interior of Attic

Approximate Average Depth of Insulation: 4" to 6"

Comments: Insulation improvements may lower utility bills and could be cost effective, depending on the anticipated term of ownership.

There is one or more cracked rafters in the attic.

A damaged rung was observed on the attic access ladder.

Photos

The insulation in that attic could be improved.

A cracked roof rafter was noted above the kitchen.

The attic access ladder has a damaged rung.

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

Comments: There is an area of suspected termite damage. The inspector recommends further evaluation by a pest inspection specialist.

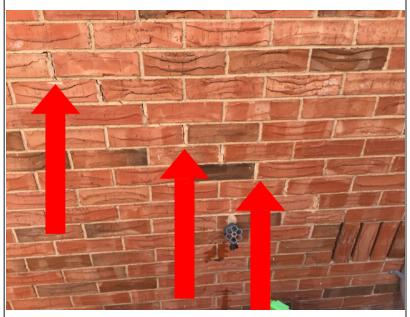
There areas of the exterior brick veneer that needs to be re-pointed (mortar needs to be added.)

Typical minor cracking was observed on the exterior walls of the house. This implies that some movement of the building has occurred, as is typical of most houses.

Photos

Damage from WDI (wood destroying insects) was noted in the garage.

The brick veneer on the south side of the home has deteriorated mortar.



Typical cracking was noted on the east side of the home.

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments: A cracked floor tile was observed in the home.

Photos

A single cracked floor tile was noted in front of the guest bathroom entrance.

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

Comments: A damaged or non-functional exterior door was noted in the home.

Damaged or non-functional door hardware was noted in the home.

Photos

The rear entry door is damaged.

The deadbolt for the rear entry door is missing.

☒ ☐ ☐ ☒ **H. Windows**

Comments: There is a broken window in the home. Further evaluation is recommended.

Photos

A damaged window pane was noted on the east side of the home.

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

Comments: .

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

Comments: .

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

Comments: .

☐ ☒ ☒ ☐ **L. Other**

Comments: .

II. ELECTRICAL SYSTEMS

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

Comments: Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or

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I	NI	NP	D

A. Service Entrance and Panels cont.

Comments: cont.

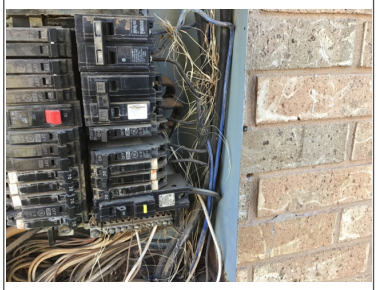
breaker.

Dead vegetation was found in the main breaker panel. This is a potential fire hazard and the inspector recommends that it be removed.

The inspector recommends a licensed electrician be called for further evaluation of the breaker panel.

Photos

Double taps were noted on a breaker in the main panel.



The breaker box is filled with dead vegetation.

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

Type of Wiring: Copper and aluminum

Comments: An outlet has an open neutral reading. This outlet either does not work or the current is returning through the ground, which is considered unsafe.

The installation of a ground fault circuit interrupter (GFCI) is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. These are typically installed to protect all kitchen counter top outlets, outlets within 6' of a sink, all bathroom outlets, and all ground level exterior outlets.

Photos

The front porch outlet was found to have an open neutral reading.

It is recommended that all exterior outlets, kitchen outlets, bathroom outlets, and outlets within 6' of a non-kitchen sink be GFCI protected.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☒ ☐ ☐ **A. Heating Equipment**

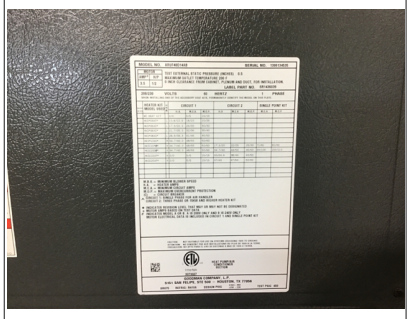
Type of Systems: Central Forced Air Furnace

Heat Pump

Energy Sources: Gas

Comments: The heat pump was not tested at the time of the inspection. The temperature outside was too high and running a heat pump in that weather could possibly damage the reversing valve. The inspector departs from this portion of the home inspection.

Photos



Furnace tag.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Central Forced Air System

Comments: The outdoor unit of the air conditioning system is noisy. Further evaluation is recommended.

B. Cooling Equipment cont.

Comments: cont.

The insulation on the Freon line is damaged and missing.

The inspector recommends that a licensed HVAC professional be called to further evaluate the AC compressor (outdoor unit.)

Photos

The outdoor unit is making a loud electrical humming noise when its running.

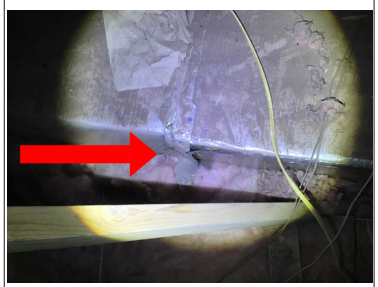
The freon line insulation is damaged.

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

Comments: There are areas of the ductwork that have loose foil tape. Conditioned air is escaping.

A ductwork junction in the attic was loose at the time of the inspection. The conditioned air is escaping into the attic space.

Photos



The foil tape is loose on parts of the plenum in the attic. Air is escaping.

The ductwork is loose at this junction. Air is escaping.

IV. PLUMBING SYSTEM

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

Location of water meter: In the alley behind the house.

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I	NI	NP	D

A. Plumbing Supply, Distribution, Systems, and Fixtures cont.

Location of main water supply valve: cont.

Location of main water supply valve: Inside the water meter box.

Static water pressure reading: 104 PSI

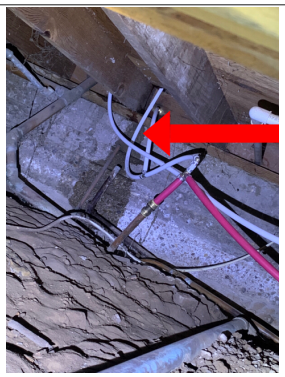
Comments: The water pressure in the home exceeded 80 PSI. This is considered high but is common in this area. No water pressure reducing device was found at the time of the inspection.

An active leak of the supply water was noted in the crawlspace.

The inspector recommends that a licensed plumber be called to evaluate the active water leaking.

Photos

The water pressure was 104 PSI.



An active supply water leak was noted underneath the kitchen sink.

☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**

Comments: The waste piping is actively leaking in the crawlspace underneath the shower.

The inspector recommends a licensed plumber be called to evaluate the active leaks.

Photos

There is an active leak of underneath the bathroom shower.

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Gas

Capacity: 40 gallons

Comments: The secondary drain for the pan is improperly installed. These pan drain line should go to a fixed drain or to the exterior of the home.

Photos

The secondary drain for the water heater pan is capped.

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

Comments: .

☐ ☒ ☒ ☐ **E. Other**

Comments: .

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments: .

☐ ☒ ☒ ☐ **B. Food Waste Disposers**

Comments: .

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

Comments: .

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

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I	NI	NP	D

D. Ranges, Cooktops, and Ovens cont.

Comments: cont.

Comments: The oven failed the 350 degree test. When set at 350 degrees the oven should be +/- 25 degrees. This oven was 246 degrees. Further evaluation is recommended.

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments: .

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

Comments: The bathroom exhaust fan(s) vent to the attic rather than to the exterior of the building. The city does not require that these vent to the exterior due to our dry climate.

Photos

The bathroom exhaust fans vent into the attic.

☐ ☐ ☐ ☐ **G. Garage Door Operators**

Comments: The auto reverse feature on the garage door operator does work. However the sensitivity is very low and should be adjusted to reverse when less resistance is present.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments: .

☐ ☒ ☒ ☐ **I. Other**

Comments: .

VI. OPTIONAL SYSTEMS

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

Comments: .

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

Type of Construction: .

Comments:

☐ ☒ ☒ ☐ **C. Outbuildings**

Comments: .

☐ ☒ ☒ ☐ **D. Private Water Wells (A coliform analysis is recommended.)**

Type of Pump: .

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I	NI	NP	D	

D. Private Water Wells (A coliform analysis is recommended.) cont.

Type of Storage Equipment: cont.

Type of Storage Equipment:

Comments:

☐ ☒ ☒ ☐ **E. Private Sewage Disposal (Septic) Systems**

Type of System: .

Location of Drain Field:

Comments:

☐ ☒ ☒ ☐ **F. Other:**

Comments: .

Summary Page

The Summary Page is for informational purposes only and will not contain all of the information that is in the actual report. Items of concern may have been left off of the Summary Page and be in the actual report. It is recommended that the client, client representatives and all interested parties read the entire report to ensure a complete understanding of the condition of the house and its components. Please contact the inspector with any questions or concerns.

STRUCTURAL SYSTEMS

Foundations

The foundation is performing as intended. No significant problems were observed.

Grading and Drainage

The grading should be improved to promote the flow of storm water away from the house. The ground should slope 6" per 10' from the structure.

Roof Covering Materials

There are areas of the roof that show evidence of hail indentions on the shingles. The inspector recommends that a qualified roofing contractor be called for further evaluation.

There are damaged shingles on the roof.

The edges of the shingles on the roof are showing fiberglass. This is common in the area and is due to abrasive sand and dirt being blown by the wind and onto the roof shingles.

Roof Structures and Attics

Insulation improvements may lower utility bills and could be cost effective, depending on the anticipated term of ownership.

There is one or more cracked rafters in the attic.

A damaged rung was observed on the attic access ladder.

Walls (Interior and Exterior)

There is an area of suspected termite damage. The inspector recommends further evaluation by a pest inspection specialist.

Summary Page

Walls (Interior and Exterior)

There areas of the exterior brick veneer that needs to be re-pointed (mortar needs to be added.)

Typical minor cracking was observed on the exterior walls of the house. This implies that some movement of the building has occurred, as is typical of most houses.

Ceilings and Floors

A cracked floor tile was observed in the home.

Doors (Interior and Exterior)

A damaged or non-functional exterior door was noted in the home.

Damaged or non-functional door hardware was noted in the home.

Windows

There is a broken window in the home. Further evaluation is recommended.

ELECTRICAL SYSTEMS

Service Entrance and Panels

Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.

Dead vegetation was found in the main breaker panel. This is a potential fire hazard and the inspector recommends that it be removed.

The inspector recommends a licensed electrician be called for further evaluation of the breaker panel.

Branch Circuits, Connected Devices, and Fixtures

An outlet has an open neutral reading. This outlet either does not work or the current is returning through the ground, which is considered unsafe.

The installation of a ground fault circuit interrupter (GFCI) is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. These are typically installed to protect all kitchen counter top outlets, outlets within 6' of a sink, all bathroom outlets, and all ground level exterior outlets.

Summary Page

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Heating Equipment

The heat pump was not tested at the time of the inspection. The temperature outside was too high and running a heat pump in that weather could possibly damage the reversing valve. The inspector departs from this portion of the home inspection.

Cooling Equipment

The outdoor unit of the air conditioning system is noisy. Further evaluation is recommended.

The insulation on the Freon line is damaged and missing.

The inspector recommends that a licensed HVAC professional be called to further evaluate the AC compressor (outdoor unit.)

Duct Systems, Chases, and Vents

There are areas of the ductwork that have loose foil tape. Conditioned air is escaping.

A ductwork junction in the attic was loose at the time of the inspection. The conditioned air is escaping into the attic space.

PLUMBING SYSTEM

Plumbing Supply, Distribution, Systems, and Fixtures

The water pressure in the home exceeded 80 PSI. This is considered high but is common in this area. No water pressure reducing device was found at the time of the inspection.

An active leak of the supply water was noted in the crawlspace.

The inspector recommends that a licensed plumber be called to evaluate the active water leaking.

Drains, Wastes, and Vents

The waste piping is actively leaking in the crawlspace underneath the shower.

The inspector recommends a licensed plumber be called to evaluate the active leaks.

Summary Page

Water Heating Equipment

The secondary drain for the pan is improperly installed. These pan drain line should go to a fixed drain or to the exterior of the home.

APPLIANCES

Ranges, Cooktops, and Ovens

The oven failed the 350 degree test. When set at 350 degrees the oven should be +/- 25 degrees. This oven was 246 degrees. Further evaluation is recommended.

Garage Door Operators

The auto reverse feature on the garage door operator does work. However the sensitivity is very low and should be adjusted to reverse when less resistance is present.

OPTIONAL SYSTEMS