



# Inspection Report

## Sample Report

**Property Address:**

1234 Sample  
Houston TX 77069



## HomeGauge Sample Report

Sample Inspector Texas Professional Home Inspector  
Sample TREC Report

## PROPERTY INSPECTION REPORT

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**Prepared For:** Sample Report

\_\_\_\_\_  
(Name of Client)

**Concerning:** 1234 Sample, Houston, TX 77069

\_\_\_\_\_  
(Address or Other Identification of Inspected Property)

**By:** Sample Inspector Texas Professional Home Inspector / HomeGauge Sample  
Report 10/12/2016

\_\_\_\_\_  
(Name and License Number of Inspector)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

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**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](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard 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. 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.

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Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000  
(<http://www.trec.state.tx.us>).

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

<b>Standards of Practice:</b> TREC Texas Real Estate Commission	<b>In Attendance:</b> Customer	<b>Type of building:</b> Single Family (2 story)
<b>Style of Home:</b> Contemporary	<b>Approximate age of building:</b> Over 25 Years	<b>Home Faces:</b> NW

Temperature:

Over 80(F)

Weather:

Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



2x6 stick built with radiant barrier



14 inches blown insulation

COMPONENTS AND MATERIALS

<b>Type of Foundation (s):</b> Poured concrete	<b>Floor Structure:</b> Slab	<b>Floor System Insulation:</b> NONE
<b>Wall Structure:</b> Wood	<b>Method used to observe Crawlspace:</b> No crawlspace	<b>Types of Roof Covering:</b> 3-Tab fiberglass Architectural
<b>Viewed from:</b> Walked roof Attic	<b>Roof Ventilation:</b> Ridge vents	<b>Method used to observe attic:</b> Walked
<b>Viewed from:</b> Attic Walked roof	<b>Roof Structure:</b> Stick-built 2 X 6 Rafters	<b>Ceiling Structure:</b> 6" or better
<b>Attic Insulation:</b> Blown	<b>Approximate Average Depth of Insulation:</b> 13 inches	<b>Approximate Average Thickness of Vertical Insulation:</b> less than 6 inches
<b>Attic info:</b> Attic access Pull Down stairs	<b>Chimney (exterior):</b> Brick	<b>Operable Fireplaces:</b> One
<b>Types of Fireplaces:</b> Vented gas logs	<b>Number of Woodstoves:</b> None	



SYSTEM/COMPONENT

A. Foundations

INSPECTION STATUS: Inspected, Deficient

(1) The foundation is showing some minor signs of movement. I recommend consulting with a foundation professional.



A. (Picture) (1)

(2) Visible signs of water intrusion in the basement are present from dampness. Water intrusion if not corrected can lead to other problems including mold and cause excessive moisture to floor system that can lead to deterioration and increased repair cost.. I recommend repair or replace as needed.

B. Grading and Drainage

INSPECTION STATUS: Inspected, Deficient

(1) There is a negative slope towards the front of home. This area does not appear to drain water away from home and needs landscaping and drainage corrected to show a minimum of 4 inches of slab.



B. (Picture) (1) left side of garage



B. (Picture) (2) Right side of garage

(2) The area in front of the garage appears to hold water. Deterioration will occur if not corrected. A qualified person should repair or replace as needed.



B. (Picture) (3)



B. (Picture) (4)

(3) The gutter is damaged at the covered porch. Erosion can continue or become worse if not corrected. A qualified person should repair or replace as needed.



B. (Picture) (5)

### C. Roof Covering Materials

**INSPECTION STATUS:** Inspected, Deficient

(1) The roof covering is nearing the end of its life cycle at the "entire roof". Roof covering will need replacing before 5 years. A qualified person should repair or replace as needed.



C. (Picture) (1) worn ridge shingles



C. (Picture) (2) missing shingle front of home





C. (Picture) (3) missing shingles



C. (Picture) (4) missing shingles back side of home

(2) The flashing is loose at skylight and and rear of home needs repair. I recommend having a qualified person make repairs as needed.



C. (Picture) (5) Loose flashing at skylight

**D. Roof Structures and Attics**

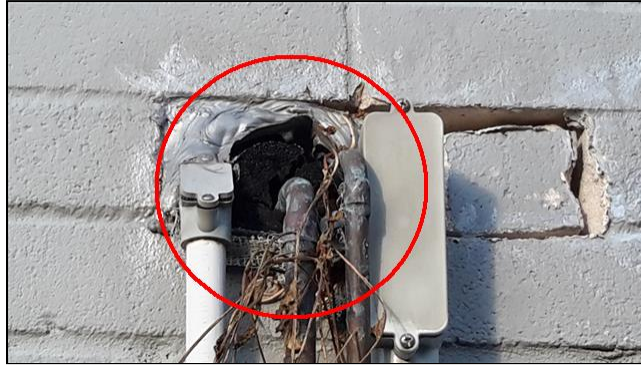
**INSPECTION STATUS:** Inspected

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

**INSPECTION STATUS:** Inspected, Deficient



(1) Areas where piping or wiring pass through walls should be sealed. I recommend having a qualified person make repairs as needed.



E. (Picture) (1)

(2) The sheetrock on the wall is damaged at the garage. This damage is considered cosmetic. A qualified person should repair or replace as needed.



E. (Picture) (2)

(3) The Brick siding Cement board and Wood trim at the right side (facing front) is over grown with vegetation. There may be framing damage behind the siding. Further deterioration will occur if not corrected. A qualified person should repair or replace as needed.

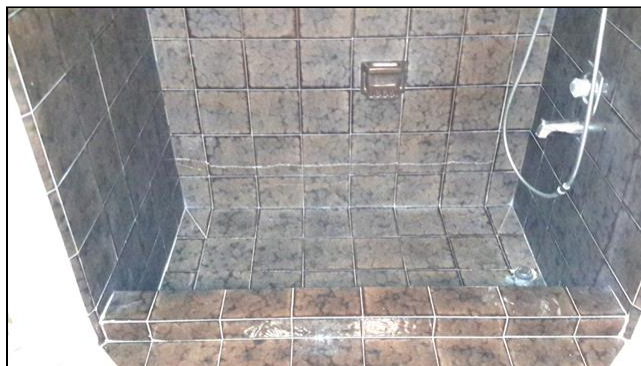


E. (Picture) (3)



E. (Picture) (4)

(4) The tile surround at the bathtub wall is deteriorated and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend repair or replace using a qualified contractor.



E. (Picture) (5) Master bath

(5) The sheetrock on the wall shows wet stains indicating moisture or intrusion did or still may occur at the Hall Bath. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.

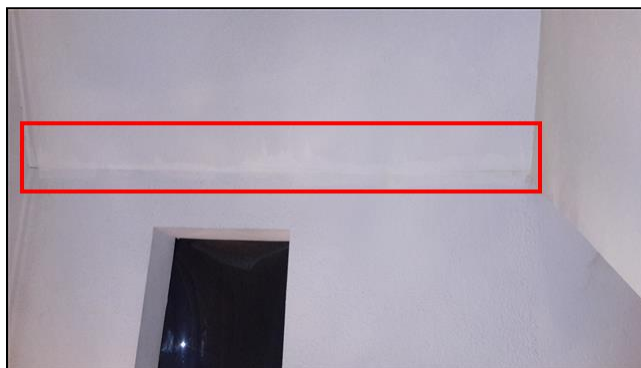


E. (Picture) (6) No current moisture

## F. Ceilings and Floors

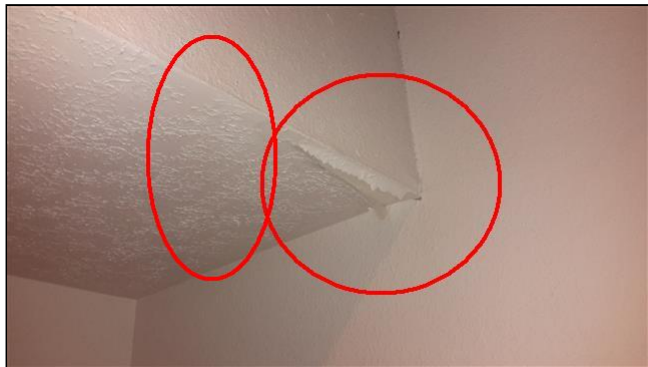
**INSPECTION STATUS:** Inspected, Deficient

(1) The Drywall on the ceiling reveals tape and nail bed areas (cosmetic) at the Living Room. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.

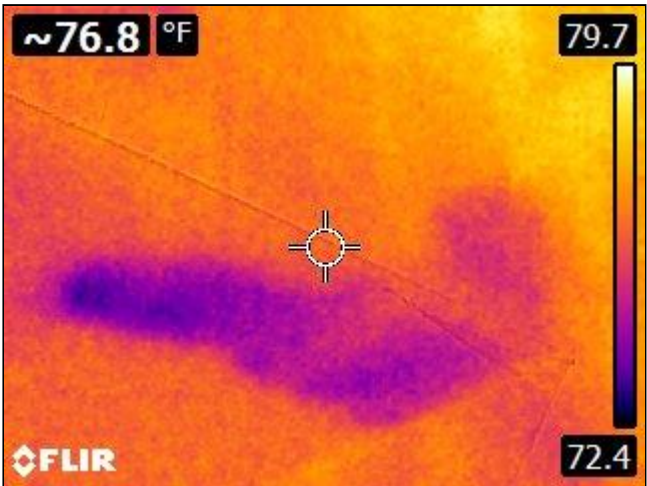


F. (Picture) (1)

(2) The Sheetrock on the ceiling reveals a water stain indicating a still exists at the Master Bedroom. Repairs are needed. A qualified person should repair or replace as needed. (flir 150)



F. (Picture) (2)



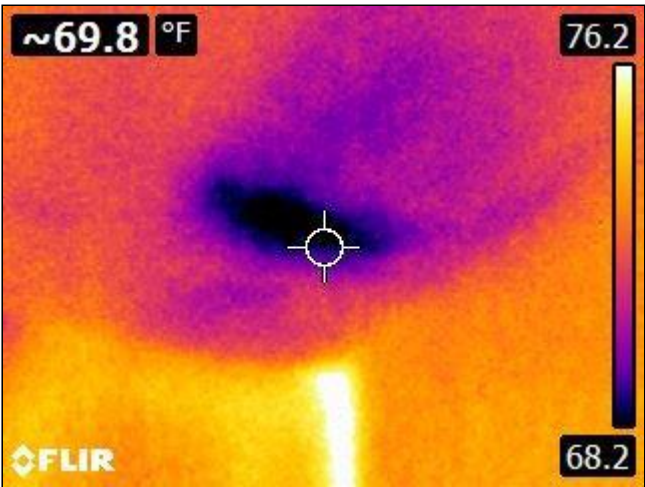
F. (Picture) (3)



(3) The Drywall on the ceiling reveals a water with thermal imaging camera indicating a leak still exists at the Guest Bedroom (top of stairs right side) the closet also shows moisture with fungal growth. Repairs are needed. A qualified person should repair or replace as needed.



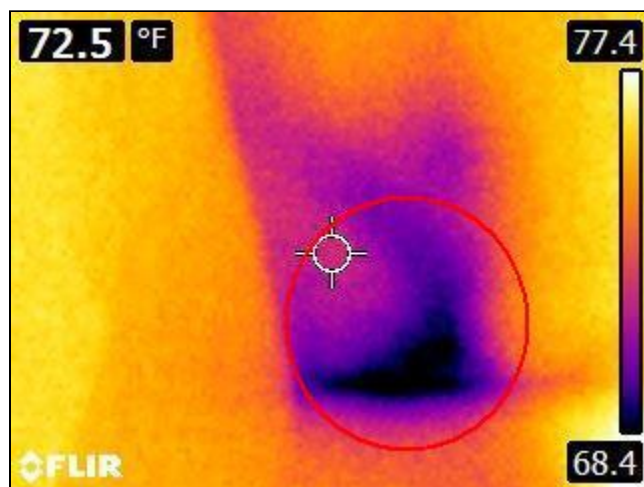
F. (Picture) (4) flir (151)



F. (Picture) (5)



F. (Picture) (6) flir (152)



F. (Picture) (7)

**G. Doors (Interior and Exterior)****INSPECTION STATUS:** Inspected, Deficient

(1) The side entry sliding door does not lock. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



G. (Picture) (1)

(2) The Entry door missing strike-plate hardware at the garage. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



G. (Picture) (2) garage door

(3) Sliding glass doors at main entry door deteriorated at bottom of jamb (s). This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



G. (Picture) (3)

(4) The Entry door deteriorated at bottom of jamb (s) at the main entry. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



G. (Picture) (4)



G. (Picture) (5)

(5) The Entry door missing knob hardware at the Master Bedroom. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



G. (Picture) (6)

#### H. Windows

**INSPECTION STATUS:** Inspected, Deficient



The window frame damaged at rear of home. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



H. (Picture) (1)

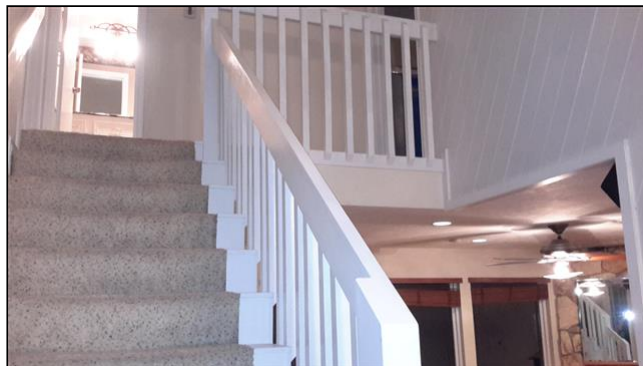
#### I. Stairways (Interior and Exterior)

**INSPECTION STATUS:** Inspected, Deficient

The pickets on the guard rail at the stairs to lower level are spaced to far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. A qualified person should repair or replace as needed..



I. (Picture) (1)



I. (Picture) (2)

#### J. Fireplaces and Chimneys

**INSPECTION STATUS:** Inspected

#### K. Porches, Balconies, Decks and Carports

**INSPECTION STATUS:** Inspected, Deficient

(1) The 2x6 decking and supports on the boat house deck and upper level deck at the rear of home is deteriorated. This is a safety hazard until corrected. A general replacement is likely. The maximum space between pickets should be four inches. A qualified contractor should repair or replace as needed.



K. (Picture) (1)



K. (Picture) (2)



K. (Picture) (3)



K. (Picture) (4)



K. (Picture) (5)



K. (Picture) (6)

(2) The rock floor on the patio at the rear of home has cracked in some areas (which are cosmetic). Further deterioration can occur if not repaired. A qualified person should repair or replace as needed.



K. (Picture) (7)

L. Other

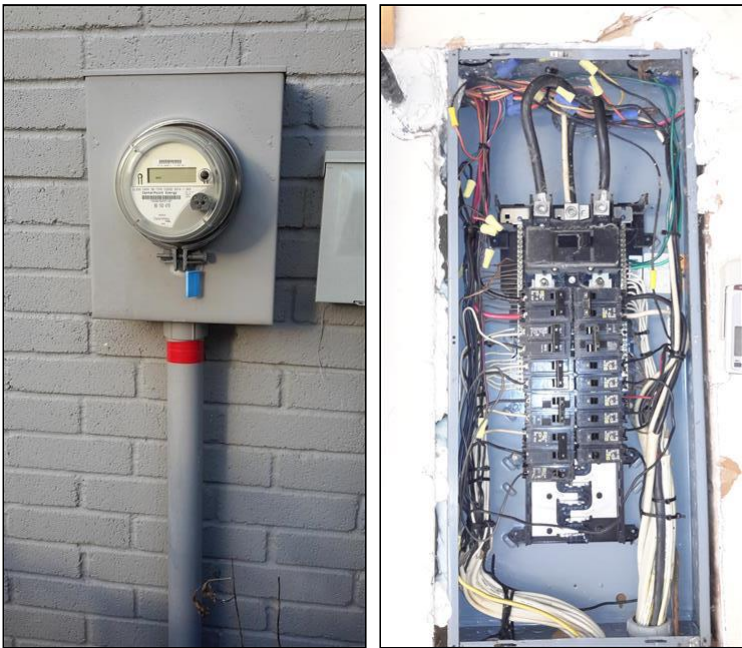
**INSPECTION STATUS:** Not Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Below ground service right side of home

200 amp main panel in garage

COMPONENTS AND MATERIALS

Type of Wiring:	Electrical Service Conductors:	Panel Capacity:
Romex	Below ground	200 AMP
Panel Type:	Electric Panel Manufacturer:	Branch wire 15 and 20 amperage:
Circuit breakers	Square D	Copper

SYSTEM/COMPONENT

A. Service Entrance and Panels

INSPECTION STATUS: Inspected, Deficient



Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.

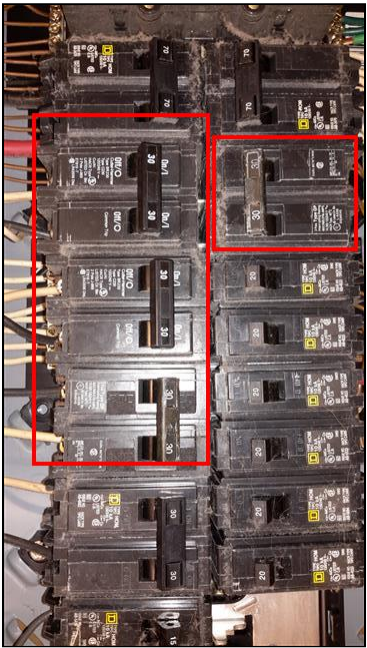


A. (Picture) (1)

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

**INSPECTION STATUS:** Inspected, Deficient

(1) Several circuit breakers in main panel are of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label.



B. (Picture) (1)

(2) The light fixture does not work (try bulb first) at the . Electrical issues are considered a hazard until repaired. I recommend repair as needed.



B. (Picture) (2) left of front door

(3) There are no GFCI protected circuits in required area's. This is not considered to be today's standard. I recommend having a qualified electrician make repairs as needed.

(4) The exterior outlet at the rear of home loose in the wall, and needs to be secured properly. Electrical issues are considered a hazard until repaired. I recommend repair as needed.



B. (Picture) (3) Back porch

(5) There are light switches in master bathroom and living room that do not operate anything i could find.. FYI



B. (Picture) (4)



B. (Picture) (5)

(6) The light fixture is missing at the Master Bedroom. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



B. (Picture) (6)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Gas furnace in attic

COMPONENTS AND MATERIALS

Type of Systems: Forced Air Air conditioner unit	Energy Sources: Gas	Heat System Brand: American Standard
Number of Heat Systems (excluding wood): One	Type of Systems: Air conditioner unit	Central Air Manufacturer: Goodman Serial # : comfort star unit for garage
Number of AC Only Units: Two	Ductwork: Insulated	Filter Type: Disposable
Filter Size: N/A		

SYSTEM/COMPONENT

A. Heating Equipment

INSPECTION STATUS: Inspected, Not Inspected

The outside temperature is over 80 ( f ) degrees and deferential were unable to be tested.

B. Cooling Equipment

INSPECTION STATUS: Inspected, Deficient



(1) The secondary unit for garage has a foam sleeve on suction line is missing foam sleeve in area(s). This can cause damage to the unit or shorten its life span. A licensed HVAC contractor should service or repair unit.



B. (Picture) (1)



B. (Picture) (2) Right side of home

(2) Secondary garage unit. The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 80 degrees, and the return air temperature was 82 degrees. This indicates that the unit is **not** cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.



B. (Picture) (3)

(3) Main house unit: The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 59 degrees, and the return air temperature was 75 degrees. This indicates the range in temperature drop is normal.

(4) The emergency overflow drain pan for the HVAC system is showing signs of deterioration. Further deterioration may occur if not corrected. I recommend having a qualified person make repairs as needed.



B. (Picture) (4)

C. Duct Systems, Chases, and Vents

INSPECTION STATUS: Inspected

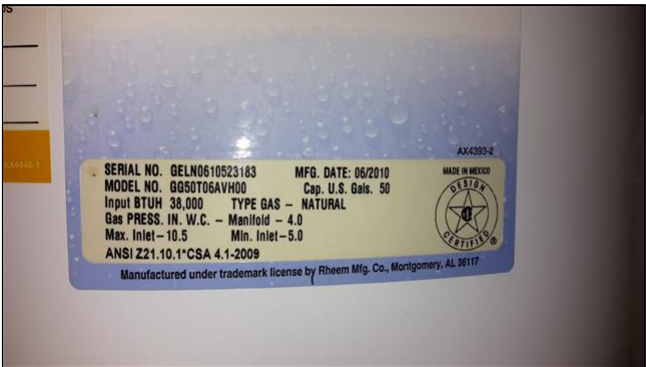
The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IV. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Water meter front left



COMPONENTS AND MATERIALS

Location of water meter: Front	Location of main water supply valve: Unknown (cannot locate)	Static water pressure reading: 40 pounds/square inch
Water Source: Public	Plumbing Water Supply (into home): Not visible	Plumbing Water Distribution (inside home): Galvanized
Water Filters: (We do not inspect filtration systems)	Washer Drain Size: 2" Diameter	Plumbing Waste: PVC
Energy Sources: Gas (quick recovery)	Capacity (Water Heater): 50 Gallon (2-3 people)	Water Heater Manufacturer: General Electric
Water Heater Location: Attic		

SYSTEM/COMPONENT

A. Plumbing Supply Distribution Systems and Fixtures

INSPECTION STATUS: Inspected, Deficient

(1) The shower head at the master bath does not function properly. I recommend having a qualified person make repairs as needed.



A. (Picture) (1)

(2) The wet bar sink does not work properly. I recommend having a qualified person make repairs as needed.



A. (Picture) (2)

#### B. Drains, Waste, and Vents

**INSPECTION STATUS:** Inspected, Deficient



(1) The toilet won't flush unless lever is held down briefly at the master bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



B. (Picture) (1)

(2) The upstairs bathroom tub is slow to drain. I recommend having a qualified person make repairs as needed.



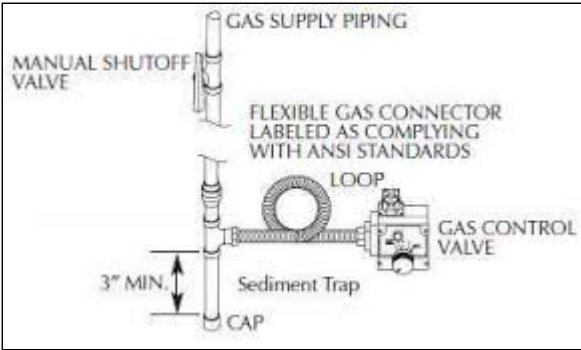
B. (Picture) (2)

### C. Water Heating Equipment

**INSPECTION STATUS:** Inspected, Deficient



The water heater is installed without the recommended sediment trap or "drip leg" that is designed to extend the life of the unit. This is not considered to be today's standard. I recommend having a qualified plumber make repairs as needed.



C. (Picture) (1)



C. (Picture) (2)

D. Hydro-Massage Therapy Equipment  
INSPECTION STATUS: Not Present

E. Other  
INSPECTION STATUS: Not Inspected

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



COMPONENTS AND MATERIALS

Dishwasher Brand:  
KitchenAide

Range/Oven:  
Jenn Air

Disposer Brand:  
In Sink Erator

Built in Microwave:  
None

Exhaust/Range hood:  
Vented

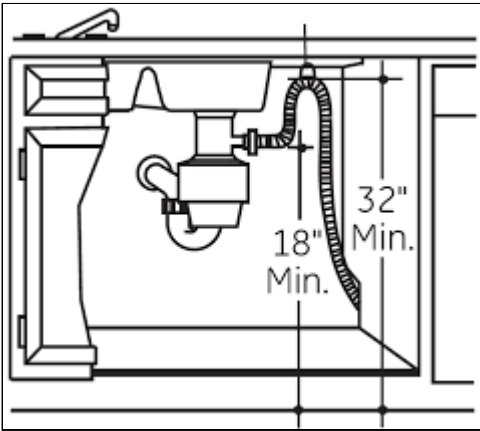
Trash Compactors:  
Whirlpool

SYSTEM/COMPONENT

A. Dishwashers

INSPECTION STATUS: Inspected, Deficient

The dishwasher drain hose did not perform a loop to create a trap under sink. I recommend repair as necessary.



A. (Picture) (1)



A. (Picture) (2)

B. Food Waste Disposers

INSPECTION STATUS: Inspected

Tested and working properly at the time of inspection.

C. Range Hood and Exhaust Systems

INSPECTION STATUS: Inspected, Deficient

The range hood fan did not work when tested. I recommend repair or replace as needed.



C. (Picture) (1)

#### D. Ranges, Cooktops and Ovens

**INSPECTION STATUS:** Inspected

Tested and working properly at the time of inspection.

#### E. Microwave Ovens

**INSPECTION STATUS:** Not Present

#### F. Mechanical Exhaust Vents and Bathroom Heaters

**INSPECTION STATUS:** Inspected, Deficient

Exhaust fan is missing in upstairs hall bath. This is not considered to be today's standard. I recommend having a qualified person make repairs as needed.

#### G. Garage Door Operator(s)

**INSPECTION STATUS:** Inspected

(1) The garage door will reverse when met with resistance.

(2) The sensors are in place for garage door(s) and will reverse the door.

#### H. Dryer Exhaust Systems

**INSPECTION STATUS:** Inspected, Deficient



The weather cover for the dryer vent is not adequately installed. I recommend having a qualified person repair as needed.



H. (Picture) (1)

#### I. Other

##### INSPECTION STATUS: Not Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

VI. OPTIONAL SYSTEMS



pool



spa

COMPONENTS AND MATERIALS

Type of Construction:	Style:	Shape:
Concrete	In ground	Freeform
Gunite (concrete)		

SYSTEM/COMPONENT

A. Landscape Irrigation (Sprinkler) Systems

INSPECTION STATUS: Inspected, Deficient

Sprinkler system will not activate and is in need of repair. I recommend having a qualified person make repairs as needed.



A. (Picture) (1)



A. (Picture) (2) left side of home

B. Swimming Pools, Spas, Hot Tubs, and Equipment

INSPECTION STATUS: Inspected

(1) There is no Pool Heater for this pool.



B. (Picture) (1)

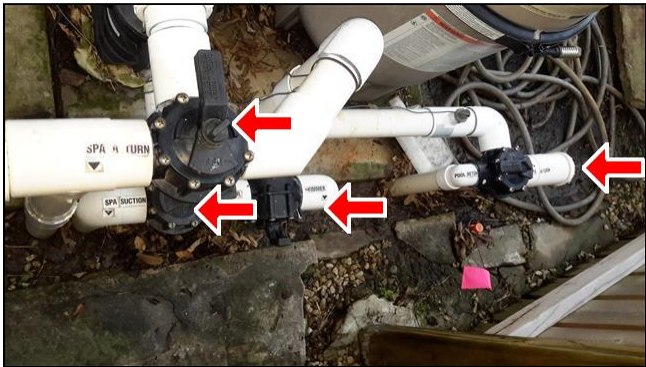
(2) The pool equipment has loose conduit connectors, is not properly bonded and many of the valves are not marked clearly. I recommend requesting copies of all pool maintenance and having a qualified pool professional service pool and spa.



B. (Picture) (2) Loose conduit



B. (Picture) (3) improper bonding



B. (Picture) (4) valves?



(3) The pool bottom is discolored and has what appears to be minor damage. I recommend having a qualified pool professional evaluate and repair as needed.



B. (Picture) (5) discolored



B. (Picture) (6)



B. (Picture) (7) damage to pool bottom

C. Outbuildings

INSPECTION STATUS: Not Present

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

INSPECTION STATUS: Not Present

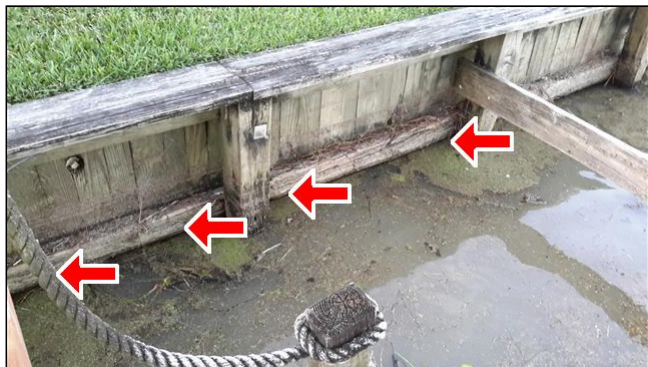
E. Private Sewage Disposal (Septic) System

INSPECTION STATUS: Not Present

F. Other

INSPECTION STATUS: Inspected, Deficient

(1) The bulk head is showing signs of deterioration. Further deterioration may occur if not corrected. A qualified person should repair or replace as needed.



F. (Picture) (1)



F. (Picture) (2)



(2) Back up generator is flashing all warning lights. I recommend having a qualified person make repairs as needed.

G. Outdoor Cooking Equipment

INSPECTION STATUS: Not Present

## VII. Home Warranty Information

SYSTEM/COMPONENT

A. This home is eligible for a one year Home Warranty offer!

**Items included in the one year home warranty if purchased are:** *Furnaces, Boilers, Heat Pumps, Central Air Conditioners, Electrical System, Thermostats, Water heater System, Plumbing, Polybutylene lines, Sump Pump, WhirlPools, Dishwasher, Food Waste Disposer, Cooking Range/Oven, Microwave, Kitchen Refrigerator, Trash Compactor, Plumbing Fixtures and Faucets, Domestic Water Softener, Clearing of Line Stoppage, Well Water System, Refrigerant Recapture and Disposal, Permits in conjunction with a covered repair, Code Violations in conjunction with a covered repair, Improper installation or modification, Removal of defective equipment, Fireplace gas burner, Attic and Exhaust fans, Humidifiers, Dehumidifiers, Electronic Air Filtering Devices, Door bell System, Lighting Fixtures, Septic Lines, Ejector pump.* **For more information and to compare warranties or purchase this warranty, please click on the Warranty offer beside your uploaded report.**



HomeGauge Sample Report

Sample TREC Report

## 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.

[WDI T4 - 9-1-07\(TX\)](#)