



Inspection Report

Your Name

Property Address:

1234 No Where Ln
Plano TX 75024



Built Right Home Inspections

**Brian Ruiz Trec#10502
P.O. Box 687
Frisco, Tx 75034
903-495-1646**

PROPERTY INSPECTION REPORT

Prepared For: Your Name

(Name of Client)

Concerning: 1234 No Where Ln, Plano, TX 75024

(Address or Other Identification of Inspected Property)

By: Brian Ruiz Trec#10502 / Built Right Home Inspections 8/8/2014

(Name and License Number of Inspector)

(Date)

(Name, 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 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.

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; and
- lack of electrical bonding and grounding.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance: Customer and their agent	Type of building: Single Family (1 story)	Approximate age of building: Over 10 Years
Home Faces: South	Temperature: Over 65 (F) = 18 (C)	Weather: Clear, Hot and Humid
Ground/Soil surface condition: Dry	Rain in last 3 days: Yes	

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

I NI NP D

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.

☒ ☒ ☐ ☒ A. Foundations

Type of Foundation (s): Poured concrete

Comments:

- (1) Foundations on clay -based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier and beam foundation, periodic leveling may be required.
- (2) The visible portions of the concrete slab-on-grade foundation appeared to be in serviceable condition at the time of the inspection. Most of the slab was not visible due to floor coverings, and foilage on exterior.
- (3) The slab on grade foundation appears structurally supported as evidenced by exposed framing (attic), drywall condition, window/door alignments and floor levels. This is a visual inspection on the day of inspection no instrument measurements were taken.
- (4) Foundation post tension cables are visible and show signs of rust. Recommend sealing cable ends to prevent further rusting and damage to foundation.



A. Item 1(Picture)

☒ ☐ ☐ ☒ B. Grading and Drainage

Comments:

- (1) High soil levels in front yard. The foundation is not visible in some areas. There should be 4-6" of foundation visible to help prevent water or pest intrusion.

I	NI	NP	D
I	NI	NP	D



B. Item 1(Picture) Front of home

(2) The downspout is loose and needs securing to the wall at multiple locations around the home.



B. Item 2(Picture) Multiple locations

(3) Gutter down spouts should empty onto a splash block several feet from the foundation to prevent water intrusion and/or erosion. There are multiple locations around the home that need improvement.

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I	NI	NP	D



B. Item 3(Picture) S/W corner



B. Item 4(Picture) S/E corner

(4) Some gutters empty into drains below the ground level. Unable to determine if the drains will operate as intended. Recommend observing area during heavy rain to assure the drains are operating as intended.

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I NI NP D



B. Item 5(Picture) Front of home

(5) Gutter damaged near garage, could cause obstruction and cause gutter to not drain.



B. Item 6(Picture) N/W corner

☒ ☐ ☐ ☐ C. Roof Covering Materials

Types of Roof Covering: Architectural
Viewed from: Ground, Binoculars, Pole Camera
Roof Ventilation: Ridge vents, Soffit Vents
Comments:

Note: Not all roofs are walked on during the inspection due to height, slope of roof, type of Roofing material, weather, and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures, etc.) affect all roofing

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materials day to day. Periodic observations by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)

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C. Item 4(Picture)



C. Item 5(Picture)

☒ ☒ ☐ ☒ D. Roof Structures and Attics

Method used to observe attic: Walked, Inaccessible

Viewed from: Attic, Binoculars

Roof Structure: Stick-built

Attic Insulation: Blown

Approximate Average Depth of Insulation: 13 inches

Attic info: Attic access, Pull Down stairs, Storage, Light in attic

Comments:

(1) Portions of the attic could not be accessed for inspection. Mechanical equipment and ducts blocked some areas of attic.

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I	NI	NP	D



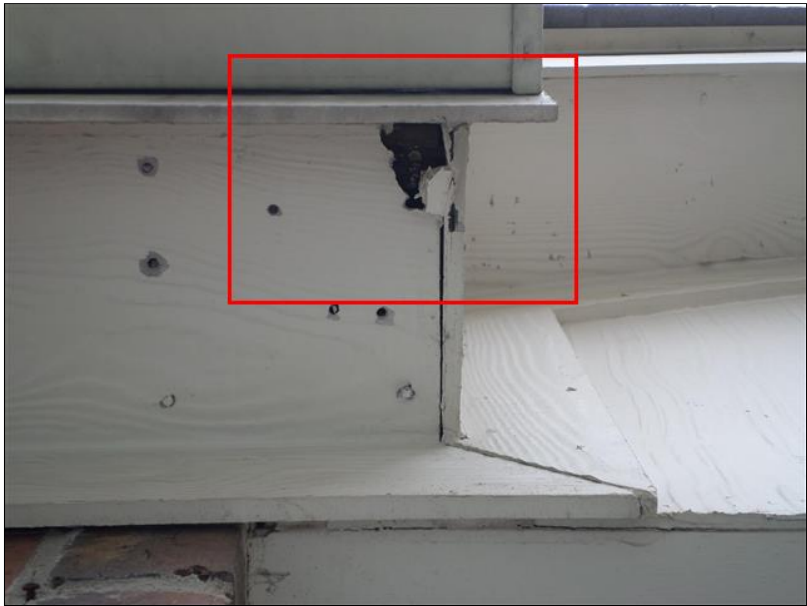
D. Item 1(Picture)



D. Item 2(Picture)

(2) Soffit had damage near south side of pool. Recommend repair to prevent pest from entering.

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I	NI	NP	D



D. Item 3(Picture) South side pool area

(3) The east attic access does not make a good seal. Recommend qualified contractor insulates door to prevent heat and cooling loss.



D. Item 4(Picture)

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

Wall Structure: Brick

Comments:

(1) All drain's or anything exiting through exterior wall should be properly sealed.

I	NI	NP	D
I	NI	NP	D



E. Item 1(Picture) East side of home



E. Item 2(Picture) West side of home

(2) Multiple areas around exterior need painting and/or caulking around windows and trim.

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I	NI	NP	D



E. Item 3(Picture) Front of home



E. Item 4(Picture) Around garage

I	NI	NP	D
I	NI	NP	D



E. Item 5(Picture)



E. Item 6(Picture) Near garage door

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I	NI	NP	D



E. Item 7(Picture)

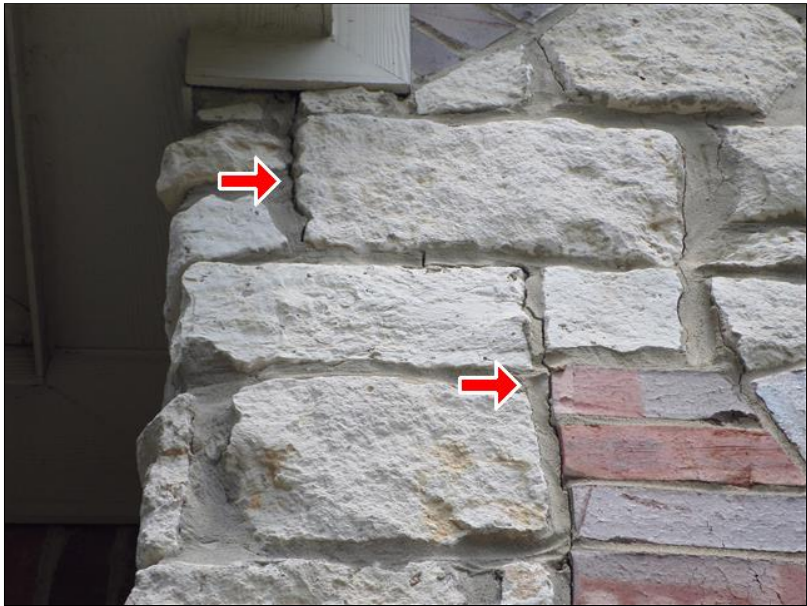
(3) Due to thick foilage, some areas were able to be seen. Recommend keeping foilage trimmed back away from the exterior walls.



E. Item 8(Picture) Front of home

(4) Brick exterior walls had stepped cracking visible in mortar joints. The inspector recommends patching cracks with an appropriate material to avoid continued damage from freezing moisture. This condition is cosmetic only at this time.

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I	NI	NP	D



E. Item 9(Picture) Near front entry



E. Item 10(Picture) Front of home

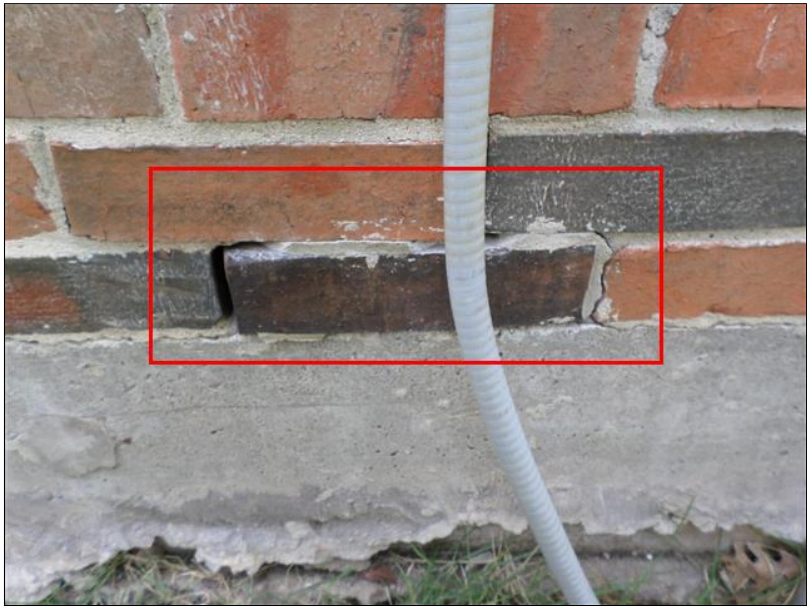
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I	NI	NP	D



E. Item 11(Picture) N/W corner

(5) Multiple bricks were loose at lower wall in several locations, east and west walls. Recommend qualified contractor repair to prevent water intrusion.

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I	NI	NP	D



E. Item 12(Picture)



E. Item 13(Picture) East wall

(6) Expansion joint needs to be re-sealed on west side of home.

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



E. Item 14(Picture) West side of home

(7) Several areas of wood rot on exterior near door ways. Recommend qualified contractor repair.

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I	NI	NP	D



E. Item 15(Picture) Near garage door



E. Item 16(Picture) Door at south side of pool

(8) Steel lintels installed to support brick above a door or window openings had significant rust which has affected the wall structure in these areas. Further damage will occur unless this condition is corrected. There are multiple locations around home that need this corrected to prevent future damage.

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I	NI	NP	D



E. Item 17(Picture) North side of home

(9) Trim has been pulled loose from bricks at N/E corner of home. This area has gutter attached and could cause further damage if not corrected. Recommend qualified contractor repair.



E. Item 18(Picture) N/E corner of home

(10) Several areas on interior need painting and/or caulking around window sills.

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



E. Item 19(Picture)



E. Item 20(Picture)

(11) Walls around master bath tub need to be re-sealed to prevent water intrusion.

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I NI NP D



E. Item 21(Picture) master bath

☒ ☐ ☐ ☐

F. Ceilings and Floors
Floor Structure: Slab
Ceiling Structure: Not visible
Comments:

☒ ☐ ☐ ☒

G. Doors (Interior and Exterior)
Comments:
(1) Weather striping on multiple doors is damaged. Recommend repair to keep home efficient and to keep pest out.

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I	NI	NP	D



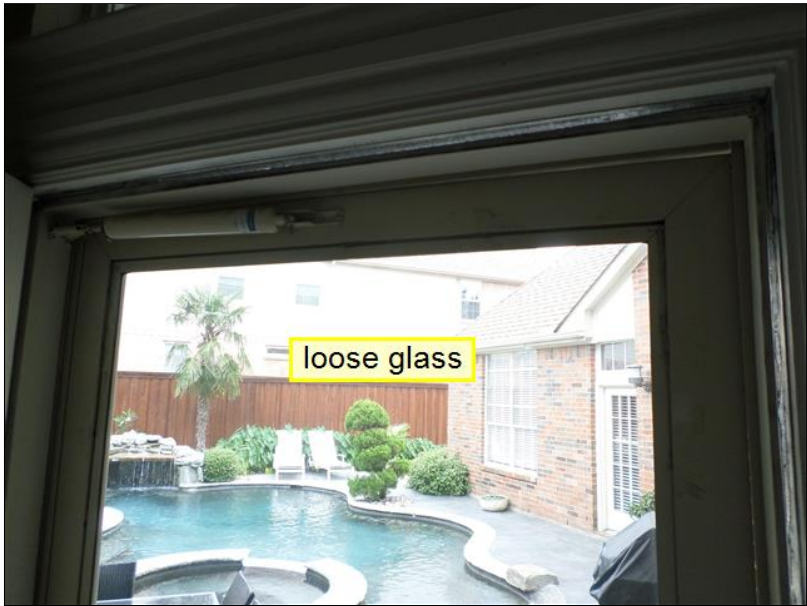
G. Item 1(Picture) Garage door



G. Item 2(Picture) Back door

(2) Screen door near pool has loose glass and does not close tightly due to broken latch.

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I	NI	NP	D



G. Item 3(Picture) Screen door near kitchen



G. Item 4(Picture) Screen door near kitchen

(3) Rear door near pool has damaged door frame.

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



G. Item 5(Picture) Rear door near pool, south wall

☒ ☐ ☐ ☒ H. Windows

Comments:

- (1) A few of the window screens were missing or damaged at the time of the inspection.

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



H. Item 1(Picture) Front of home



H. Item 2(Picture) Pool area

(2) Multiple windows are cloudy (lost seal) throughout the home. Some window are not as noticeable as others. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified contractor should inspect and repair as needed.

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I NI NP D



H. Item 3(Picture) Front of home

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

Comments:

☒ ☐ ☐ ☐ J. Fireplaces and Chimneys

Chimney (exterior): Metal Flue Pipe

Operable Fireplaces: One

Types of Fireplaces: Vented gas logs

Comments:

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

Comments:

☒ ☐ ☐ ☐ L. Other

Comments:

(1) There are multiple locations that wasp have active nest.

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I NI NP D



L. Item 1(Picture) Front of home

(2) The tree limbs that are in contact with roof or hanging near roof should be trimmed to prevent damage to roofing material.

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I	NI	NP	D



L. Item 2(Picture)



L. Item 3(Picture)

(3) House was occupied time of inspection. There were many areas not accessible to inspect due to stored items and furniture.

I	NI	NP	D
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L. Item 4(Picture)



L. Item 5(Picture)

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I NI NP D



L. Item 6(Picture)

☒ ☐ ☐ ☐ M. Fence

Comments:

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.

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I NI NP D

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.

☒☐☐☒

A. Service Entrance and Panels

Electrical Service Conductors:

Below ground, Aluminum, 220 volts

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

Challenger

Comments:

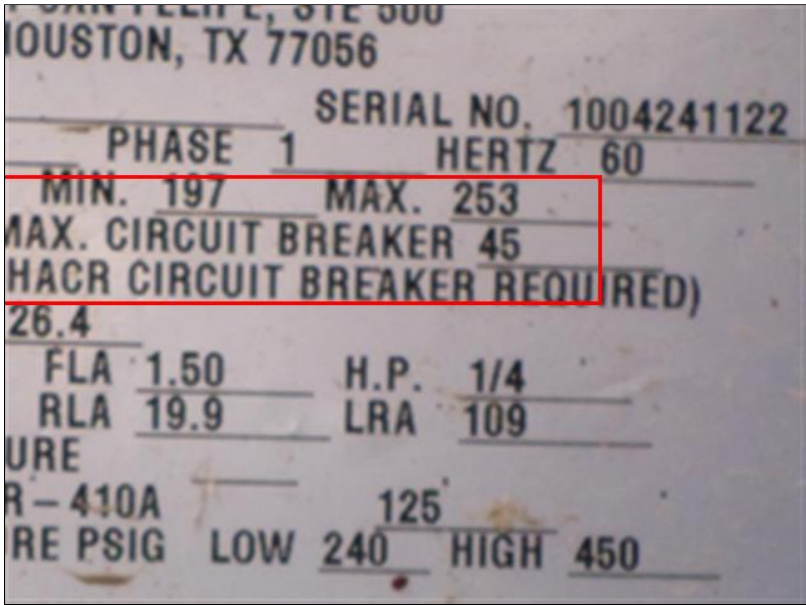
(1) A/C units have breakers that are too large for units installed in the main panel. Recommend qualified electrician assesses further and repairs.

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I NI NP D

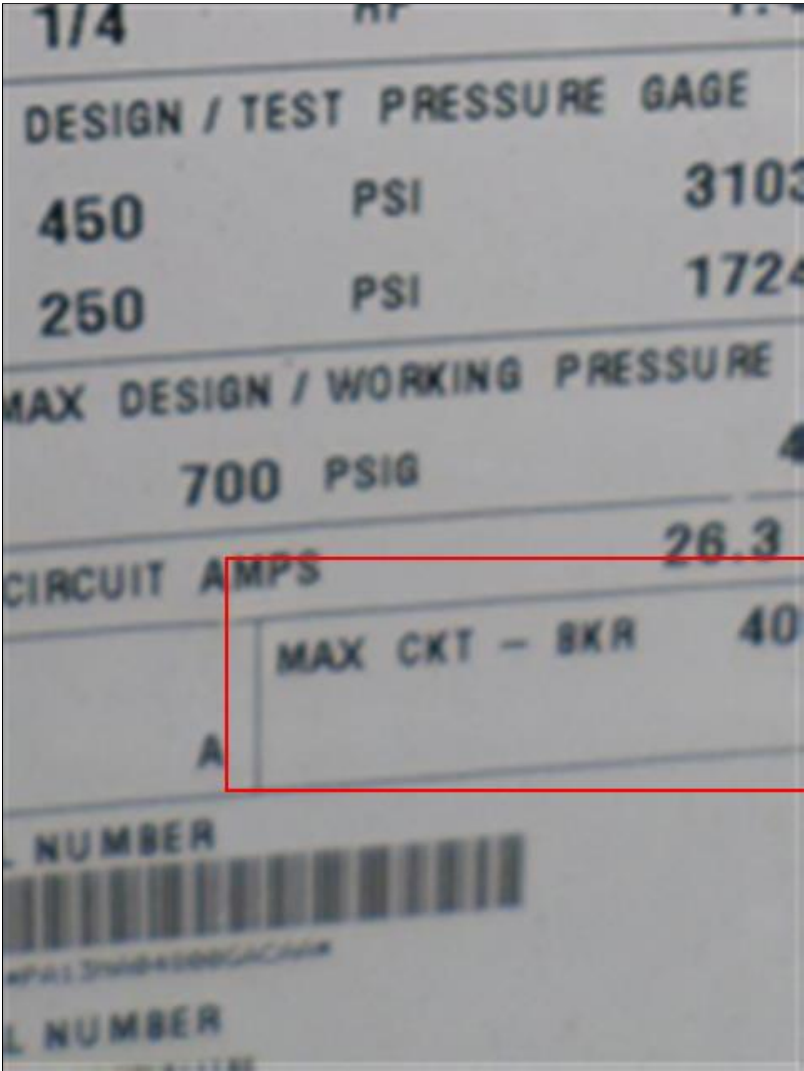


A. Item 1(Picture)



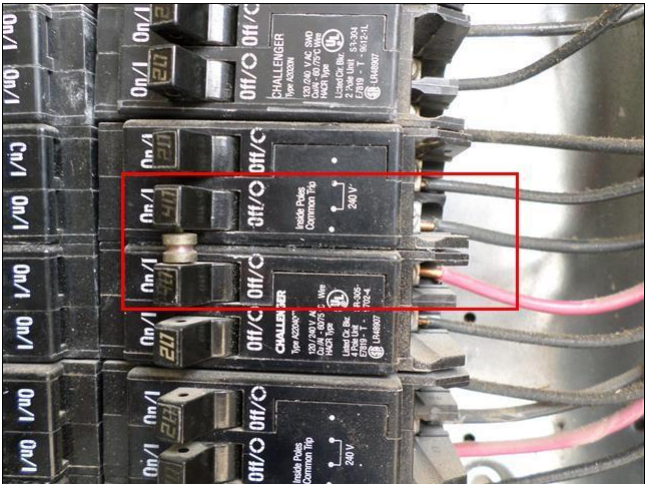
A. Item 2(Picture)

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



A. Item 3(Picture)

(2) Wire size for breaker is too small. Recommend qualified electrician assess and repair.



A. Item 4(Picture)

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I	NI	NP	D

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

Type of Wiring: Romex
Branch wire 15 and 20 amperage: Copper
Comments:

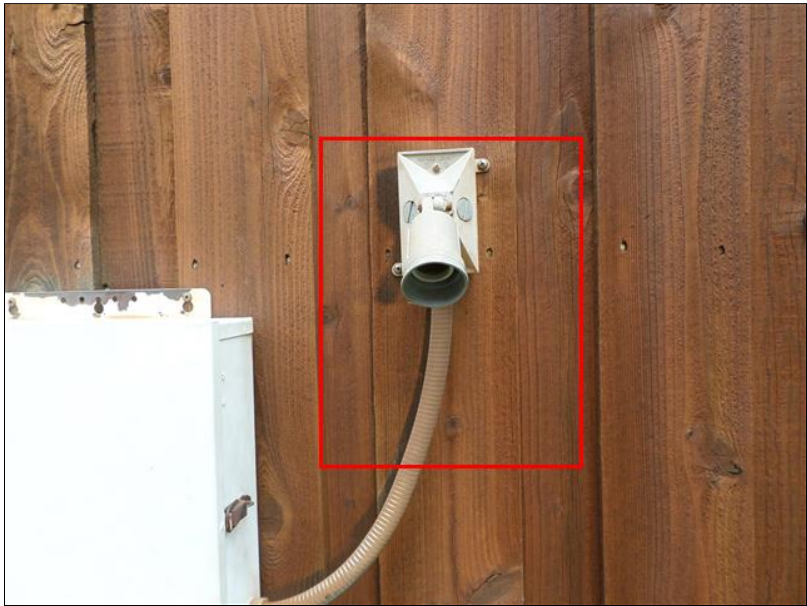
(1) Exterior outlet has broken weather cover. Recommend repair to prevent water intrusion.



B. Item 1(Picture) Pool area

(2) Some light fixtures in the home appeared to be inoperable. The bulbs may be burned out, or a problem may exist with the fixtures, wiring or switches. If after the bulbs are replaced, these lights still fail to respond to the switch, this condition may represent a potential fire hazard, and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

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



B. Item 2(Picture) Pool area



B. Item 3(Picture)

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



B. Item 4(Picture) hallway to master bedroom

(3) Light switch needs new cover in east attic for safety.



B. Item 5(Picture)

(4) Exterior electrical panel should have a locking mechanism.

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I	NI	NP	D



B. Item 6(Picture)

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.

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I NI NP D

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.

☒ ☐ ☐ ☐ **A. Heating Equipment****Type of Systems:** Forced Air**Energy Sources:** Gas**Heat System Brand:** Carrier**Number of Heat Systems (excluding wood):** Two**Comments:**

(1) (Main Living Area) The general standard for air temperature differential (Delta T) should be 30-55 degrees.

Supply air temperature is 127 degree's, return air is 71 degrees. (56 degrees differential) To properly inspect the heat exchanger, it must be removed from heating unit. This heat exchanger was not removed from the unit. This part of the unit could not be evaluated. Only visually accessible areas of the heating unit were inspected.

(2) (Master Bedroom Unit) The general standard for air temperature differential (Delta T) should be 30-55 degrees.

Supply air temperature is 122 degree's, return air is 77degrees. (45 degrees differential) To properly inspect the heat exchanger, it must be removed from heating unit. This heat exchanger was not removed from the unit. This part of the unit could not be evaluated. Only visually accessible areas of the heating unit were inspected.

☒ ☐ ☐ ☒ **B. Cooling Equipment****Type of Systems:** Air conditioner unit**Central Air Manufacturer:** Goodman, Payne**Comments:**

(1) (Main Living Area 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 62 degrees, and the return air temperature was 78 degrees. This indicates the range in temperature drop is normal.

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture) Main living area unit

(2) The ambient air test was performed by using thermometers on the air handler of both Air conditioners 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 63 degrees, and the return air temperature was 80 degrees. This indicates the range in temperature drop is normal.

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



B. Item 3(Picture) Master bedroom

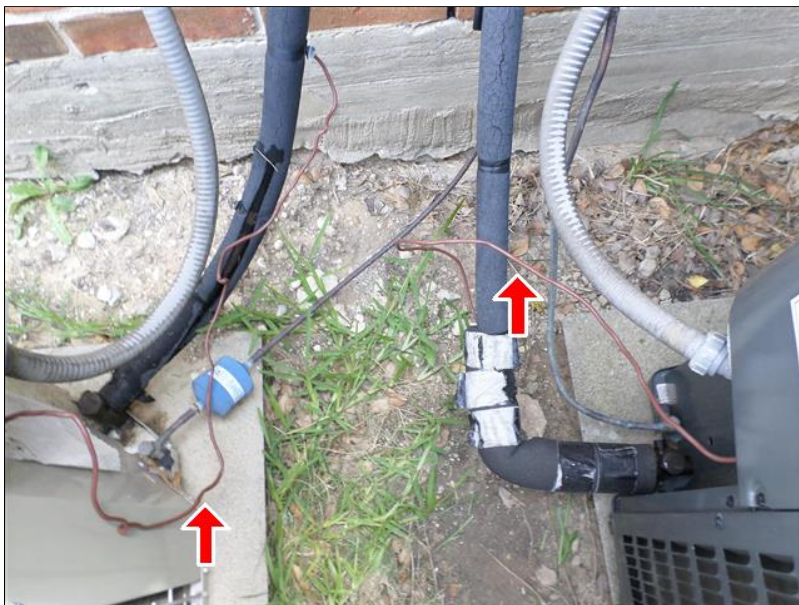


B. Item 4(Picture) Master bedroom unit

(3) Thermostat wire on condenser needs to be protected in conduit or by other means.

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

I NI NP D



B. Item 5(Picture)

(4) Recommend washing the exterior a/c condensing coil to keep unit performing efficient.



B. Item 6(Picture)

(5) The emergency condensate drain pan under the indoor EVAP coil housing has a rust build-up. This indicates that the pan has held water in the past and should be closely monitored. Rust and/or debris may be partially clogging the condensate drain lines. The primary and secondary drain lines should be flow checked and cleaned if necessary as well as being checked for proper termination. This is the master bedroom unit in walk in attic.

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



B. Item 7(Picture)



B. Item 8(Picture)

(6) The Filter is dirty and needs replacing.

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



B. Item 9(Picture) North hall way

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

Ductwork: Insulated

Filter Type: Disposable

Comments:

- 1. Ducting is coming loose at air handler in attic over garage. Recommend repair to prevent heat and cooling loss.
- 2. Joints at air handler are leaking air. Recommend qualified contractor seals all joints to make unit more efficient.

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



C. Item 1(Picture)



C. Item 2(Picture)

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.

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

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.

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

Location of water meter: Front
Location of main water supply valve: Front
Water Inlet Pressure: 55 pounds/square inch
Water Source: Public
Plumbing Water Supply (into home): Not visible
Plumbing Water Distribution (inside home): Copper
Comments:

(1) The control knob on faucet leaks when opened.



A. Item 1(Picture) West side of home

- (2) Water pressure in master bath sink is very low. Recommend qualified plumber assess further if higher pressure is desired.
- (3) East bathroom sinks have drain plugs removed, appears one of two is damaged.

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



A. Item 2(Picture) East bathroom

(4) Control knobs at sink in master bath are not properly secured.



A. Item 3(Picture) Left sink, master bath

- ☒☐☐☐ B. Drains, Waste, and Vents
- Washer Drain Size: 2" Diameter
- Plumbing Waste: PVC
- Comments:

- ☒☐☐☒ C. Water Heating Equipment
- Energy Sources: Gas (quick recovery)
- Capacity (Water Heater): 40 Gallon (1-2 people), 50 Gallon (2-3 people)

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

Water Heater Manufacturer: Craftmaster

Water Heater Location: Attic

Comments:

(1) Hot water heater vent on roof needs rain cap lowered to prevent water intrusion.



C. Item 1(Picture)

(2) The water lines to water heater should be insulated.



C. Item 2(Picture) East attic

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

Comments:

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.

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

I NI NP D

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.

☒ ☐ ☐ ☐ A. Dishwashers

Comments:

☒ ☐ ☐ ☒ B. Food Waste Disposers

Comments:

The food disposer wiring is missing a romex connector (anti-strain device). I recommend repair as needed.



B. Item 1(Picture)

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Comments:

☒ ☐ ☐ ☐ D. Ranges, Cooktops and Ovens

Comments:

☒ ☐ ☐ ☐ E. Microwave Ovens

Comments:

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

Comments:

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

I NI NP D

☒ ☐ ☐ ☒ **G. Garage Door Operator(s)**

Comments:

The garage door does not have emergency release rope with red handle.



G. Item 1(Picture)

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:

The dryer vent cover is loose on exterior wall. Recommend repair to prevent pest intrusion.



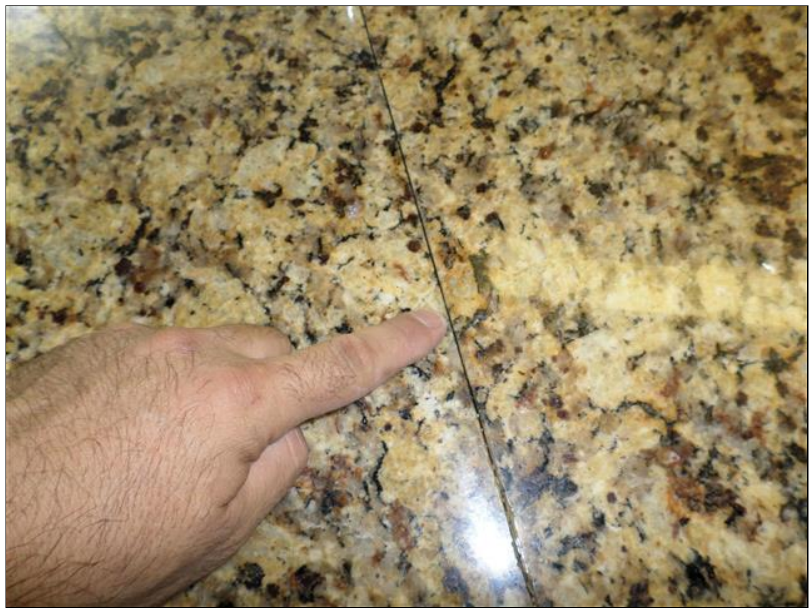
H. Item 1(Picture) West wall

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

I NI NP D

☒ ☐ ☐ ☒ I. Other

Comments:
Recommend sealing joints in the kitchen counter top.



I. Item 1(Picture) Kitchen counter top

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.

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

VI. OPTIONAL SYSTEMS

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

Comments:
Anti-Freeze device for sprinkler system was not found. Repair to prevent sprinkler activation during freezing weather.

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

Type of Construction: Gunitite (concrete)
Style: In ground
Comments:
(1) There is no pool barrier around perimeter. Every window and door that has access to pool should be on a alert or chime to notify.



B. Item 1(Picture)

(2) Hose connection at pool fill line is leaking. Recommend repair to prevent water loss.

I	NI	NP	D
I	NI	NP	D



B. Item 2(Picture)

(3) Mastic seal around pool should be re-sealed by qualified contractor.



B. Item 3(Picture)

(4) Scaling is present on the rocks near waterfall. Recommend qualified contactor remove scale to prevent staining.

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



B. Item 4(Picture)

(5) Pool equipment needs valves re-labeled.



B. Item 5(Picture)

(6) Pool chlorine control center indicates chlorine cell needs to be cleaned. Recommend qualified pool contractor assess system and provides you information on how to operated and maintain pool.

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



B. Item 6(Picture)

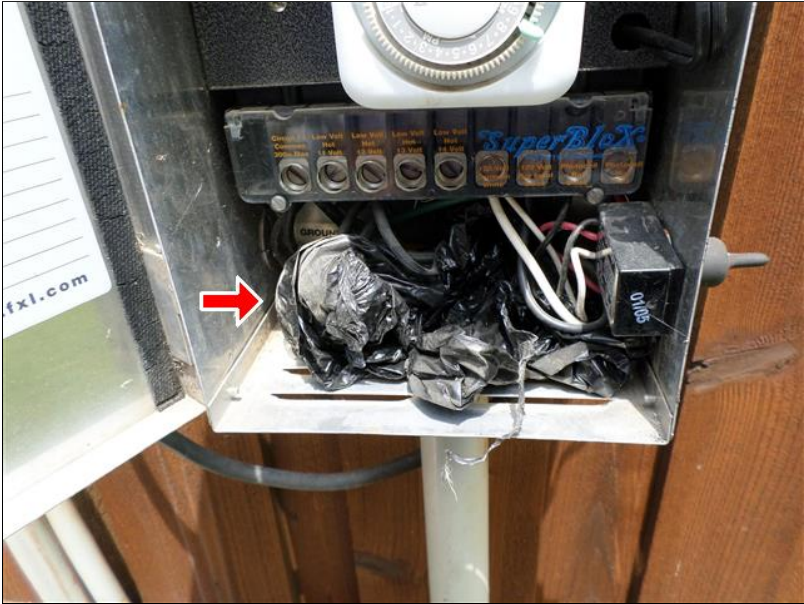
(7) Air blower for spa needs to be properly mounted to the fence or other stable object to prevent damage to piping.



B. Item 7(Picture)

(8) Control panel near pool equipment has plastic bag in box, appears bag may be used to prevent water intrusion. Recommend qualified contractor seals properly.

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



B. Item 8(Picture)



B. Item 9(Picture)

(9) Pool decking had small area of cracking. Recommend sealing cracks as needed.

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



B. Item 10(Picture) Near spa

(10) Remote controls for spa was not working at time of inspection.



B. Item 11(Picture) Spa control, near spa

(11) Conduit at motor is damaged and wires are not protected. Recommend repair to prevent damage to wiring.

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

I NI NP D



B. Item 12(Picture) Pool pump motor

General Summary



Built Right Home Inspections

**P.O. Box 687
Frisco, Tx 75034
903-495-1646**

Customer
Your Name

Address
1234 No Where Ln
Plano TX 75024

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.

I. STRUCTURAL SYSTEMS

A. Foundations

Inspected, Not Inspected, Deficient

(4) Foundation post tension cables are visible and show signs of rust. Recommend sealing cable ends to prevent further rusting and damage to foundation.

B. Grading and Drainage

Inspected, Deficient

(1) High soil levels in front yard. The foundation is not visible in some areas. There should be 4-6" of foundation visible to help prevent water or pest intrusion.

I. STRUCTURAL SYSTEMS

- (2) The downspout is loose and needs securing to the wall at multiple locations around the home.
- (3) Gutter down spouts should empty onto a splash block several feet from the foundation to prevent water intrusion and/or erosion. There are multiple locations around the home that need improvement.
- (4) Some gutters empty into drains below the ground level. Unable to determine if the drains will operate as intended. Recommend observing area during heavy rain to assure the drains are operating as intended.
- (5) Gutter damaged near garage, could cause obstruction and cause gutter to not drain.

D. Roof Structures and Attics

Inspected, Not Inspected, Deficient

- (2) Soffit had damage near south side of pool. Recommend repair to prevent pest from entering.
- (3) The east attic access does not make a good seal. Recommend qualified contractor insulates door to prevent heat and cooling loss.

E. Walls (Interior and Exterior)

Inspected, Deficient

- (1) All drain's or anything exiting through exterior wall should be properly sealed.
- (2) Multiple areas around exterior need painting and/or caulking around windows and trim.
- (3) Due to thick foliage, some areas were able to be seen. Recommend keeping foliage trimmed back away from the exterior walls.
- (4) Brick exterior walls had stepped cracking visible in mortar joints. The inspector recommends patching cracks with an appropriate material to avoid continued damage from freezing moisture. This condition is cosmetic only at this time.
- (5) Multiple bricks were loose at lower wall in several locations, east and west walls. Recommend qualified contractor repair to prevent water intrusion.
- (6) Expansion joint needs to be re-sealed on west side of home.
- (7) Several areas of wood rot on exterior near door ways. Recommend qualified contractor repair.
- (8) Steel lintels installed to support brick above a door or window openings had significant rust which has affected the wall structure in these areas. Further damage will occur unless this condition is corrected. There are multiple locations around home that need this corrected to prevent future damage.
- (9) Trim has been pulled loose from bricks at N/E corner of home. This area has gutter attached and could cause further damage if not corrected. Recommend qualified contractor repair.
- (10) Several areas on interior need painting and/or caulking around window sills.
- (11) Walls around master bath tub need to be re-sealed to prevent water intrusion.

G. Doors (Interior and Exterior)

Inspected, Deficient

- (1) Weather striping on multiple doors is damaged. Recommend repair to keep home efficient and to keep pest out.
- (2) Screen door near pool has loose glass and does not close tightly due to broken latch.
- (3) Rear door near pool has damaged door frame.

H. Windows

Inspected, Deficient

- (1) A few of the window screens were missing or damaged at the time of the inspection.
- (2) Multiple windows are cloudy (lost seal) throughout the home. Some window are not as noticeable as others. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified contractor should inspect and repair as needed.

L. Other

Inspected

- (2) The tree limbs that are in contact with roof or hanging near roof should be trimmed to prevent damage to roofing material.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficient

- (1) A/C units have breakers that are too large for units installed in the main panel. Recommend qualified electrician assesses further and repairs.
- (2) Wire size for breaker is too small. Recommend qualified electrician assess and repair.

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficient

- (1) Exterior outlet has broken weather cover. Recommend repair to prevent water intrusion.
- (2) Some light fixtures in the home appeared to be inoperable. The bulbs may be burned out, or a problem may exist with the fixtures, wiring or switches. If after the bulbs are replaced, these lights still fail to respond to the switch, this condition may represent a potential fire hazard, and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.
- (3) Light switch needs new cover in east attic for safety.
- (4) Exterior electrical panel should have a locking mechanism.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Inspected, Deficient

- (3) Thermostat wire on condenser needs to be protected in conduit or by other means.
- (4) Recommend washing the exterior a/c condensing coil to keep unit performing efficient.
- (5) The emergency condensate drain pan under the indoor EVAP coil housing has a rust build-up. This indicates that the pan has held water in the past and should be closely monitored. Rust and/or debris may be partially clogging the condensate drain lines. The primary and secondary drain lines should be flow checked and cleaned if necessary as well as being checked for proper termination. This is the master bedroom unit in walk in attic.
- (6) The Filter is dirty and needs replacing.

C. Duct Systems, Chases, and Vents

Inspected, Deficient

1. Ducting is coming loose at air handler in attic over garage. Recommend repair to prevent heat and cooling loss.
2. Joints at air handler are leaking air. Recommend qualified contractor seals all joints to make unit more efficient.

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Inspected, Deficient

- (1) The control knob on faucet leaks when opened.
- (2) Water pressure in master bath sink is very low. Recommend qualified plumber assess further if higher pressure is desired.
- (3) East bathroom sinks have drain plugs removed, appears one of two is damaged.
- (4) Control knobs at sink in master bath are not properly secured.

C. Water Heating Equipment

Inspected, Deficient

- (1) Hot water heater vent on roof needs rain cap lowered to prevent water intrusion.
- (2) The water lines to water heater should be insulated.

V. APPLIANCES

B. Food Waste Disposers

Inspected, Deficient

The food disposer wiring is missing a romex connector (anti-strain device). I recommend repair as needed.

G. Garage Door Operator(s)

Inspected, Deficient

The garage door does not have emergency release rope with red handle.

H. Dryer Exhaust Systems

Inspected, Deficient

The dryer vent cover is loose on exterior wall. Recommend repair to prevent pest intrusion.

I. Other

Inspected, Deficient

Recommend sealing joints in the kitchen counter top.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Inspected, Deficient

Anti-Freeze device for sprinkler system was not found. Repair to prevent sprinkler activation during freezing weather.

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

Inspected, Deficient

- (1) There is no pool barrier around perimeter. Every window and door that has access to pool should be on a alert or chime to notify.
- (2) Hose connection at pool fill line is leaking. Recommend repair to prevent water loss.
- (3) Mastic seal around pool should be re-sealed by qualified contractor.
- (4) Scaling is present on the rocks near waterfall. Recommend qualified contractor remove scale to prevent staining.
- (5) Pool equipment needs valves re-labeled.
- (6) Pool chlorine control center indicates chlorine cell needs to be cleaned. Recommend qualified pool contractor assess system and provides you information on how to operated and maintain pool.
- (7) Air blower for spa needs to be properly mounted to the fence or other stable object to prevent damage to piping.
- (8) Control panel near pool equipment has plastic bag in box, appears bag may be used to prevent water intrusion. Recommend qualified contractor seals properly.
- (9) Pool decking had small area of cracking. Recommend sealing cracks as needed.
- (10) Remote controls for spa was not working at time of inspection.
- (11) Conduit at motor is damaged and wires are not protected. Recommend repair to prevent damage to wiring.

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.

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INVOICE

Built Right Home Inspections

P.O. Box 687

Frisco, Tx 75034

903-495-1646

Inspected By: Brian Ruiz Trec#10502

Inspection Date: 8/8/2014

Report ID: 2042

Customer Info:	Inspection Property:
Your Name	1234 No Where Ln Plano TX 75024
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:

Payment Status:

Note: