



# Inspection Report

**Property Address:**  
1234 No Where Ln  
Dallas TX 75214



## **Built Right Home Inspections**

**Brian Ruiz Trec#10502  
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903-495-1646**

# PROPERTY INSPECTION REPORT

**Prepared For:**

(Name of Client)

**Concerning:** 1234 No Where Ln, Dallas, TX 75214

(Address or Other Identification of Inspected Property)

**By:** Brian Ruiz Trec#10502 / Built Right Home Inspections 8/7/2014

(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](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.

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.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

<b>In Attendance:</b> Customer and their agent	<b>Type of building:</b> Single Family (2 story)	<b>Approximate age of building:</b> Over 25 Years
<b>Home Faces:</b> East	<b>Temperature:</b> Over 65 (F) = 18 (C)	<b>Weather:</b> Hot and Humid, Clear
<b>Ground/Soil surface condition:</b> Dry	<b>Rain in last 3 days:</b> 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****Columns or Piers:** Conrete piers**Method used to observe Crawlspace:** Crawled, Limited access**Comments:**

- (1) The crawlspace was accessed through an interior floor hatch in the closet below the stairs.
- (2) The floor of the crawlspace was covered with a plastic soil cover which consisted of sheet plastic spread across the floor of a crawlspace. Soil covers are installed to help minimize moisture evaporation into crawlspace air from the soil. Edges at overlaps and the crawlspace perimeter were not sealed. There was a small area of ground that was not covered.



A. Item 1(Picture)

- (3) No insulation was installed in the crawlspace.

The best approach to insulating crawlspaces has recently been the subject of controversy. It is generally agreed that an insulation design which works well in one climate may perform poorly in another. The Inspector recommends that the crawlspace be insulated according to recommendations for the climate zone in which the home is located.

An excellent source for this type of information is the website of the Building Science Corporation:  
<http://www.buildingscience.com/search?SearchableText=climate+zones>



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A. Item 2(Picture) No floor insulation

(4) Crawl space vent on rear of home has damaged screen. Recommend repair to prevent pest from entering the crawl space.



A. Item 3(Picture) Rear of home

☒ ☐ ☐ ☒ B. Grading and Drainage

Comments:  
(1) Gutter down spouts should empty onto splash blocks several feet from foundation to prevent water intrusion and/or erosion. Multiple locations need this repair.

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B. Item 1(Picture) South side of home

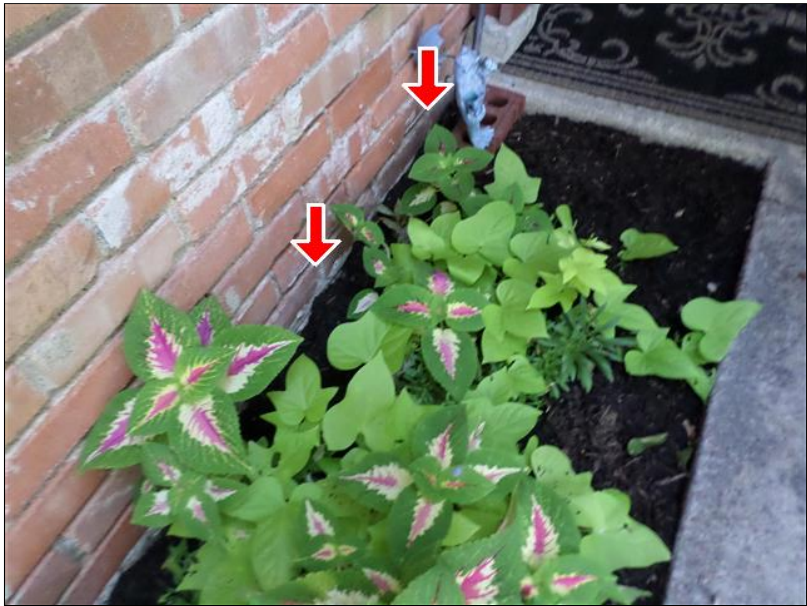


B. Item 2(Picture)

(2) High soil levels in back yard. The foundation is not visible in some areas. There should be 4-6" inches of foundation visible.

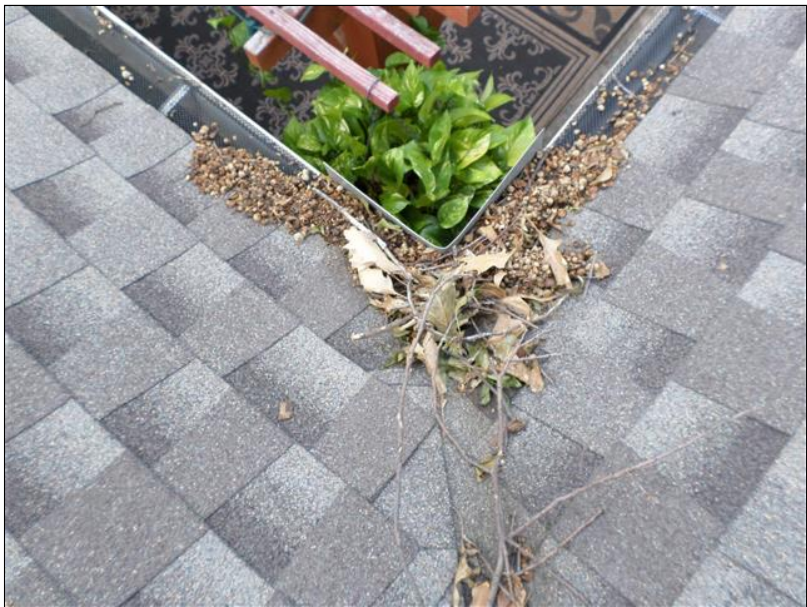


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B. Item 3(Picture) Back patio

(3) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



B. Item 4(Picture)

- ☒ ☐ ☐ ☐
- C. Roof Covering Materials
- Types of Roof Covering:** Architectural
- Viewed from:** Walked roof
- Roof Ventilation:** Gable vents, Turbines
- Comments:**

(1) Note: Not all roofs are walked on during the inspection due to height, slope of roof, type of Roofing material,

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weather, and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures, etc.) affect all roofing 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)



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I	NI	NP	D



C. Item 3(Picture)



C. Item 4(Picture)

(2) Roof shingles are in good condition. No hail or wind damage observed day of inspection.

☒ ☒ ☐ ☒ D. Roof Structures and Attics

**Method used to observe attic:** Walked, Inaccessible  
**Viewed from:** Attic, Walked roof  
**Roof Structure:** Stick-built  
**Attic Insulation:** Blown  
**Approximate Average Depth of Insulation:** 12 inches  
**Approximate Average Thickness of Vertical Insulation:** less than 6 inches  
**Attic info:** Attic access, Storage, Light in attic  
**Comments:**

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



D. Item 1(Picture)



D. Item 2(Picture)

(2) Fascia board on second floor, front of home is cracked this is cosmetic only. Recommend periodically checking for further cracking.



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I	NI	NP	D



D. Item 3(Picture)

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

**Wall Structure:** Brick

*Comments:*

(1) Due to thick foilage, some areas were able to be seen. Recommend foilage be kept trimmed back from foundation and walls.



E. Item 1(Picture)

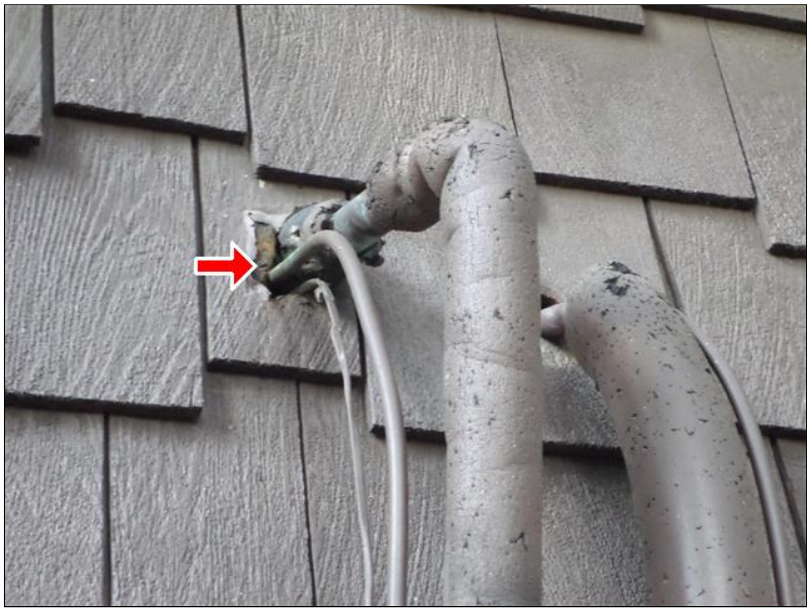
(2) All drain's or anything exiting through exterior wall should be properly sealed.



I	NI	NP	D
I	NI	NP	D

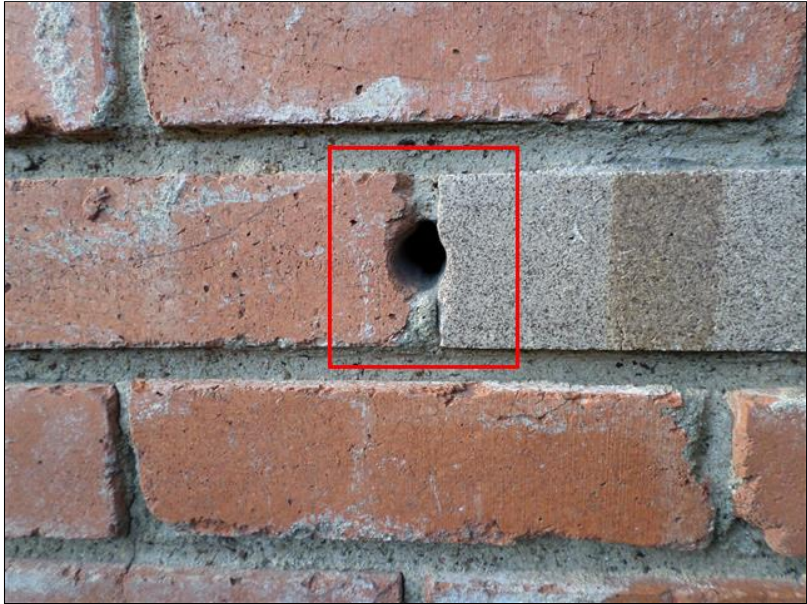


E. Item 2(Picture) Left of front door



E. Item 3(Picture) A/C lines, north wall

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E. Item 4(Picture) North wall

(3) 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.

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E. Item 5(Picture) North and South walls



E. Item 6(Picture) North and South wall



I	NI	NP	D
I	NI	NP	D



E. Item 7(Picture) Near meter box

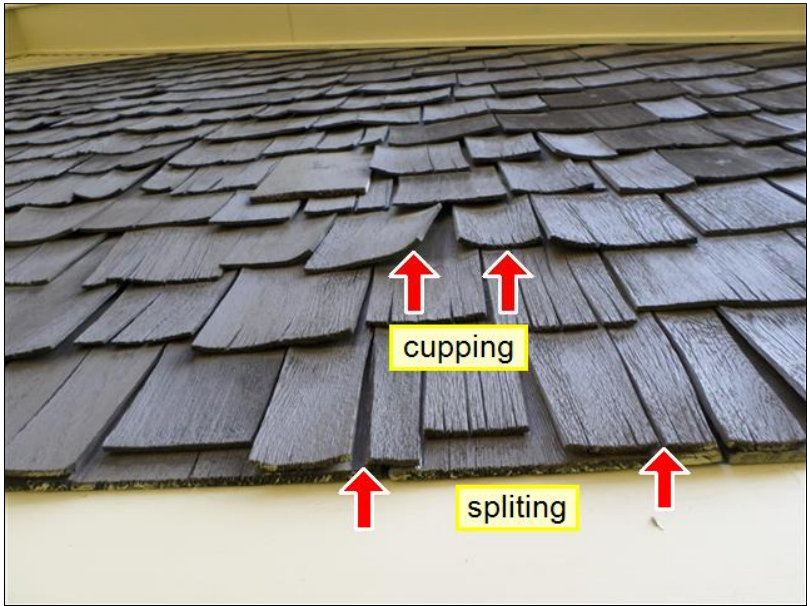
(4) Brick covering exterior wall had damaged brick at back patio. Cosmetic only at this time.



E. Item 8(Picture) Back Patio

(5) Areas of wood shingles covering exterior walls exhibited distortion such as cupping or curling, especially on those areas of the home exposed to sun or weather. You may wish to consider arranging for a specialist evaluation by a qualified roofing contractor. Some wood shingles covering exterior walls observed at the time of the inspection were split. Splitting is typically due to age and exposure to weather and an often-used rule of thumb calls for replacement when 30% or greater of shingles are split. The percentage of split shingles covering exterior walls appeared to be significantly lower than 30% at the time of the inspection.

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E. Item 9(Picture) South side of home

(6) The wood shingle exterior wall covering the second floor west and south side had damaged shingles visible at the time of the inspection.



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I	NI	NP	D



E. Item 10(Picture)



E. Item 11(Picture)

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



E. Item 12(Picture)



E. Item 13(Picture)

(7) Exterior paint above the garage and arbor has peeling paint. Recommend repair to prevent future damage.

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E. Item 14(Picture) Above Garage



E. Item 15(Picture)

(8) Wall in master bedroom closet has had a repair and was not properly finished. Unknown why hole was cut, recommend asking current home owners about the repair.



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E. Item 16(Picture) Master closet

(9) Several walls had minor cracking in upstairs bedrooms, cosmetic only. Repair as needed.



E. Item 17(Picture)

- ☒☐☐☐

F. Ceilings and Floors

Floor Structure:

Wood joists, Wood beams

Floor System Insulation:

NONE

Ceiling Structure:

Not visible

Comments:
- ☒☐☐☒

G. Doors (Interior and Exterior)

Comments:

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(1) Several doors have damaged weather stripping along the lower edge. Recommend repair to prevent heat and cooling loss.



G. Item 1(Picture) Front door



G. Item 2(Picture) back door



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I	NI	NP	D



G. Item 3(Picture) Garage door

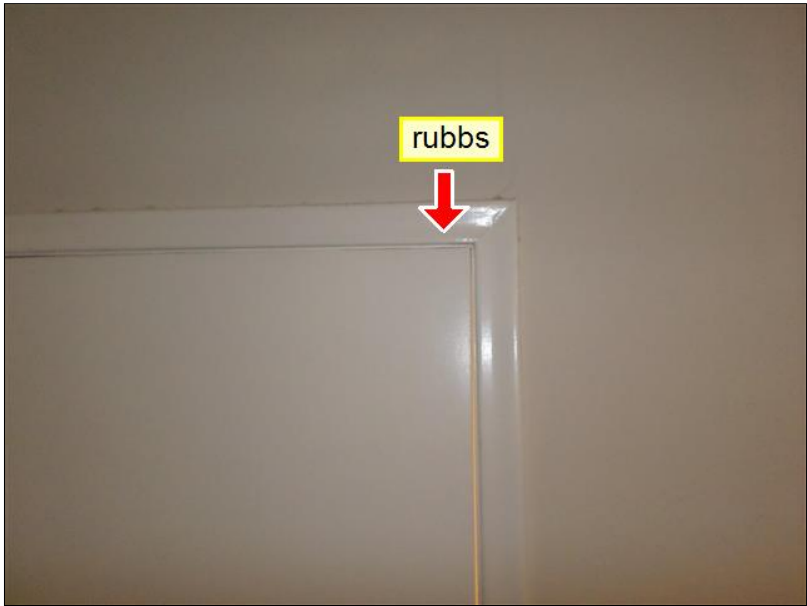


G. Item 4(Picture) Garage door

(2) Upstairs bathroom door hits the door frame when closed, recommend qualified person adjust door.

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G. Item 5(Picture) Upstairs bathroom

☒ ☒ ☐ ☒ H. Windows

Comments:  
Multiple windows screens are missing.



H. Item 1(Picture) No screens

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

Comments:

☒ ☐ ☐ ☒ J. Fireplaces and Chimneys

Chimney (exterior): Brick  
Operable Fireplaces: One

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**Types of Fireplaces:** Solid Fuel

**Number of Woodstoves:** None

**Comments:**

(1) The National Fire Protection Association and I, recommend an NFPA 211, **Level II** inspection of any fireplace when a home is sold. Such an inspection, performed by a qualified fireplace specialist, might uncover additional problems not apparent to me and is strongly recommended. For safety reasons, all fireplace problems should be corrected before use. A list of Chimney Safety Institute of America 'Certified Chimney Sweeps' is available online at <http://www.csia.org>

Differing levels:

**Level I** : is a visual inspection of readily accessible areas of the chimney structure and flue and basic appliance installation and connection. There must be a lack of obstructions or combustible deposits in the flue.

**Level II:** includes Level I visual inspection. Proper clearances from combustibles in accessible locations, proper construction and condition of accessible portions of the chimney structure and all enclosed flues, all accessible portions the chimney exterior and interior, including areas within accessible attics, crawl spaces, and basements. Most Include inspection by video camera scanning.

**Level III:** includes Level II inspection. Proper construction and condition of concealed portions of the chimney structure and flues (this requires demolition or removal of portions of the building where necessary). This type of inspection is used for cause and origin fire investigations or when a chimney has known damages such as a chimney fire or lightning strike.

**Level I** performed day of inspection.

(2) Exterior bricks on chimney have cracking in the mortar joints. Recommend sealing cracks to prevent freezing water from causing damage.

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J. Item 1(Picture) Chimney



J. Item 2(Picture)

(3) Fireplace did appear to have build up of creosote, recommend having cleaned prior to using.



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J. Item 3(Picture)

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

*Comments:*

☒ ☐ ☐ ☐ **L. Other**

*Comments:*

(1) The home was older and may not meet many generally-accepted current building standards. Older homes are inspected within the context of the time period in which they were built, taking into account the generally-accepted building practices of that time period. The Inspection Report will comment on unsafe conditions, but problems will be described as defects at the Inspector's discretion. Homes are not required to be constantly upgraded to comply with newly-enacted building codes but are only required to comply with building codes or generally-accepted standards which existed at the time of original construction. An exception may exist when a home is remodeled, depending on the scope of work. New work must usually comply with building codes in effect at the time in which the remodel work is performed.

The General Home Inspection is not a building code-compliance inspection, but an inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection.

If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a code-compliance inspection.

(2) The tree limbs that are in contact with roof or hanging near roof should be kept trimmed back away from roof.



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L. Item 1(Picture)

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

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I   NI   NP   D



L. Item 2(Picture)



L. Item 3(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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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:** Overhead service, Aluminum

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** Square D

**Comments:**

(1) The meter base box outside has pulled loose from siding and can allow debris and water to become trapped behind panel which will eventually deteriorate the siding. Recommend qualified electrician assesses meter box further.

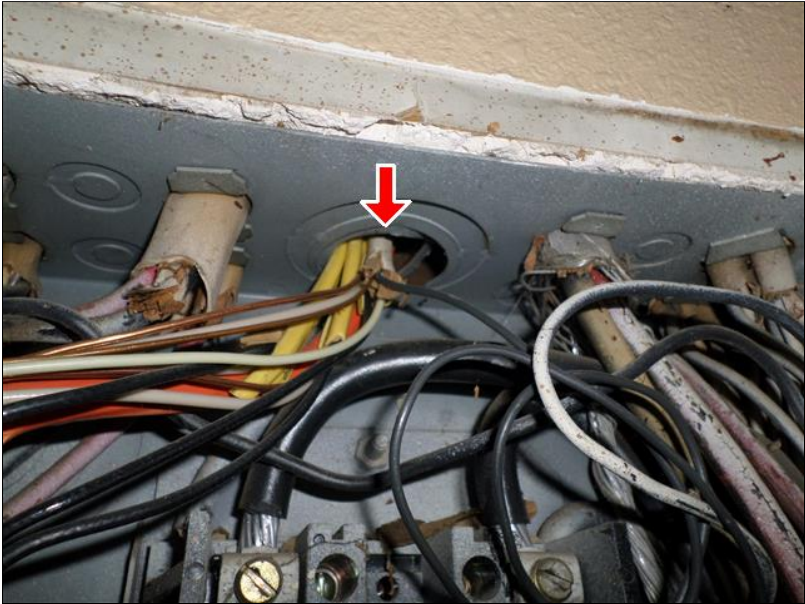


A. Item 1(Picture)

(2) Non-metallic cable passed through knock-outs in the main electrical service panel which had no bushing installed. Bushings are electrical connectors designed to protect conductors where they pass through sheet metal. Without bushings, the sharp edges of sheet metal may damage the conductors. Bushings also include clamps which prevent any pressure on conductors from being transferred to circuit breaker connections. This condition is a potential a shock/electrocution or fire hazard. The Inspector recommends that bushings approved for this purpose be installed by a qualified electrical contractor.



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I	NI	NP	D



A. Item 2(Picture) Main electrical panel

(3) The Inspector was unable to confirm amperage rating of the main electrical service panel due to missing or illegible label information.

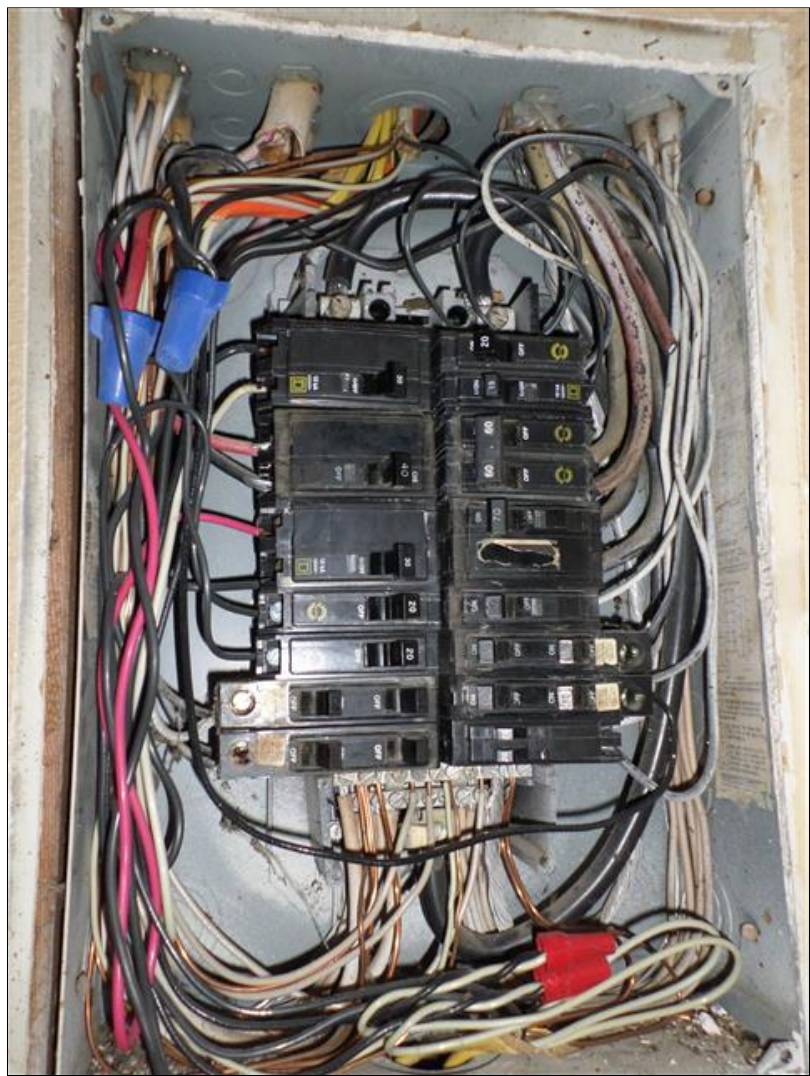


A. Item 3(Picture)

(4) The main disconnect was of a type that required more than six hand movements to shut off power to all individual circuit breakers in the main electrical panel. Although homes are only required to comply with

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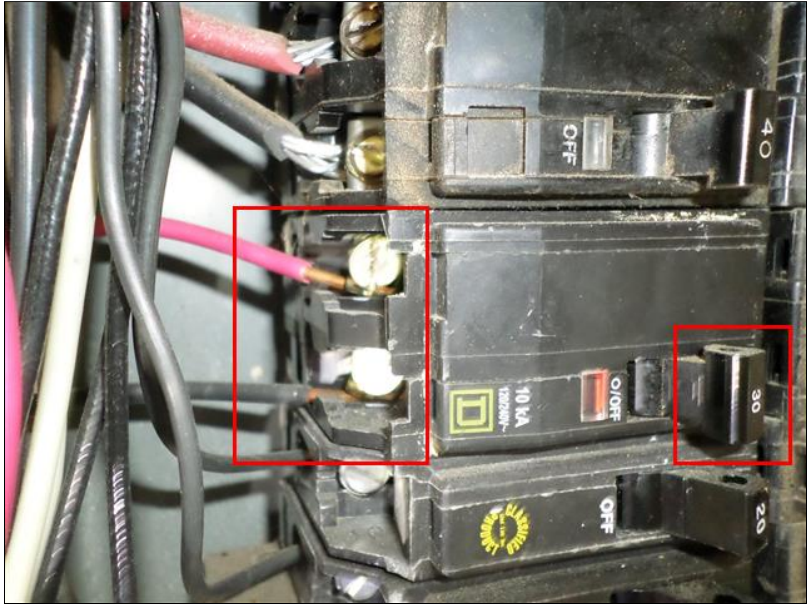
codes which were in effect at the time they were originally constructed, this condition would not meet modern safety requirement. For safety reasons, the Inspector recommends upgrade by a qualified electrical contractor to a service that includes a single main disconnect.



A. Item 4(Picture)

(5) Wrong size wires for breaker. Recommend qualified electrician make repairs.

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I	NI	NP	D



A. Item 5(Picture)

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

*Type of Wiring:* Romex

*Branch wire 15 and 20 amperage:* Copper

*Comments:*

- (1) Exterior light on brick column, left of front door needs to be fastened and resealed.



I	NI	NP	D
I	NI	NP	D



B. Item 1(Picture) Left of front door



B. Item 2(Picture) Left of front door

(2) Exterior outlet on front porch indicated hot/neutral reversed. Recommend repair by qualified electrician.

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I	NI	NP	D



B. Item 3(Picture) Front porch

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



B. Item 4(Picture) A/C disconnect

(4) Multiple outlets throughout the home showed to have a open ground. Recommend qualified electrician repairs as desired.

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I	NI	NP	D



B. Item 5(Picture)

(5) 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	NI	NP	D
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B. Item 6(Picture) Master bath



B. Item 7(Picture)

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



B. Item 8(Picture) attic

(6) Light in master bedroom closet showed signs of possible arcing at some time. Recommend having qualified electrician assess further.



B. Item 9(Picture) Master bedroom closet

(7) Outlets in the master bath room near sink are not grounded outlets.

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I	NI	NP	D



B. Item 10(Picture) Master bath

(8) Wires entering the upstairs a/c unit were damaged. Recommend qualified electrician repairs.



B. Item 11(Picture)

(9) Smoke detectors are missing in bedrooms. The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions . The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death.



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I	NI	NP	D



B. Item 12(Picture)

(10) Unknown what switch controls near garage door. Recommend contacting current home owners.



B. Item 13(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.

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

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:** Frigidaire, Lennox

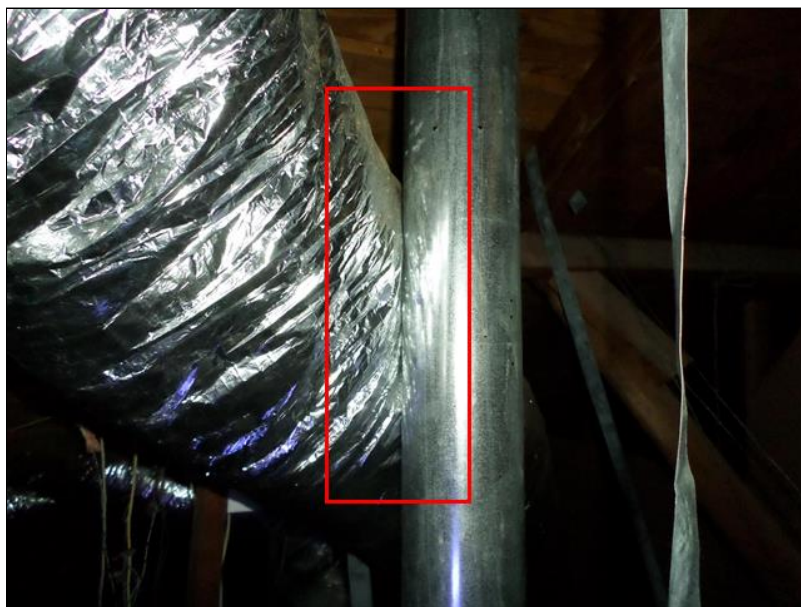
**Number of Heat Systems (excluding wood):** Two

**Comments:**

(1) (Downstairs Unit) The general standard for air temperature differential (Delta T) should be 30-55 degrees. Supply air temperature is 116 degree's, return air is 79 degrees. (37 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) (Upstairs 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 79 degrees. (43 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.

(3) Furnace vent pipe is touching the HVAC ducting. Recommend qualified person separate properly.



A. Item 1(Picture)

#### ☒ ☐ ☐ ☒ B. Cooling Equipment

**Type of Systems:** Air conditioner unit

**Central Air Manufacturer:** Lennox, Nordyne

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I	NI	NP	D

*Comments:*

(1) (Downstairs 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 55 degrees, and the return air temperature was 74 degrees. This indicates the range in temperature drop is normal.



B. Item 1(Picture) Down stairs unit



B. Item 2(Picture) Down stairs unit

(2) (Upstairs 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



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I	NI	NP	D

your system read 64 degrees, and the return air temperature was 78 degrees. This indicates the range in temperature drop is normal.



B. Item 3(Picture) Upstair Unit



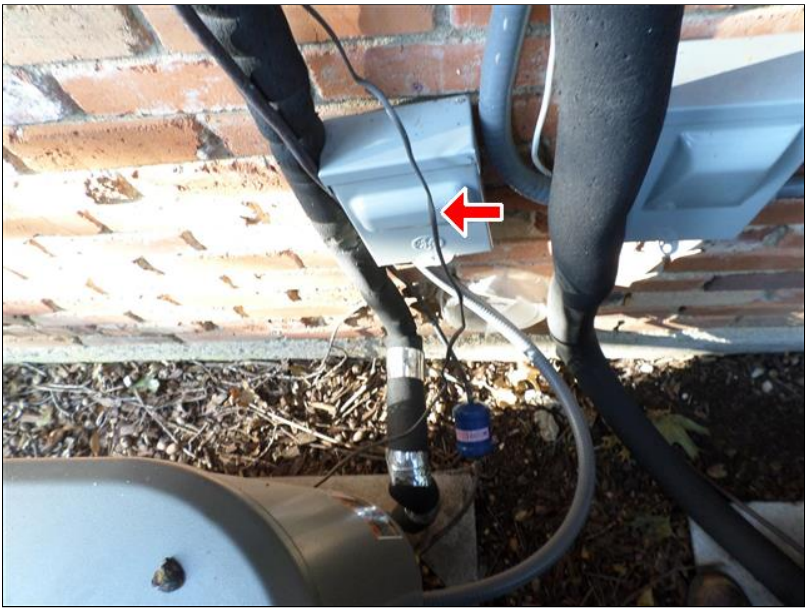
B. Item 4(Picture) Upstairs Unit

(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)



B. Item 6(Picture)

(4) 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.

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I   NI   NP   D



B. Item 7(Picture)

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

**Ductwork:** Insulated

**Filter Type:** Disposable

**Comments:**

(1) Ducting insulations is coming off in multiple locations in crawl space. Recommend repair to prevent heating and cooling loss.



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I	NI	NP	D



C. Item 1(Picture)



C. Item 2(Picture)

(2) Vertical insulation in attic is loosing its paper. At this time it is not effecting its service.

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I	NI	NP	D



C. Item 3(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.

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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:** 65 PSI  
**Water Source:** Public  
**Plumbing Water Supply (into home):** Not visible  
**Plumbing Water Distribution (inside home):** PVC

**Comments:**  
(1) Outdoor facets are missing anti siphon devices. Recommend repair as needed.



A. Item 1(Picture)

(2) The toilet is loose at floor at the master bath. Repairs may involve re-setting the toilet on a new wax seal and re-sealing at the floor. I recommend a qualified licensed plumber repair or correct as needed.



I	NI	NP	D
---	----	----	---



A. Item 2(Picture)



A. Item 3(Picture)

(3) Upstairs bathroom sink drained slowly, recommend qualified plumber assesses further.

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



A. Item 4(Picture) Upstairs sink

(4) Upstairs bathtub does not have a drain plug in tub.



A. Item 5(Picture) Upstairs bath tub

☒ ☐ ☐ ☒ B. Drains, Waste, and Vents

**Washer Drain Size:** Not visible

**Plumbing Waste:** PVC, Cast iron

**Comments:**

(1) Plumbing vent pipes on roof need to be resealed to prevent water intrusion.

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



B. Item 1(Picture)

(2) Recommend larger vent pipes on roof be covered with screen to prevent pest from entering.



B. Item 2(Picture)

☒ ☐ ☐ ☒ C. Water Heating Equipment

**Energy Sources:** Gas (quick recovery)  
**Capacity (Water Heater):** 50 Gallon (2-3 people)  
**Water Heater Manufacturer:** Bradford-White  
**Water Heater Location:** Garage

**Comments:**  
Hot water heater closet at garage does not have proper venting. Recommend qualified plumber adds proper venting.



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I   NI   NP   D



C. Item 1(Picture)

☐ ☐ ☒ ☐ **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.

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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:  
The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.



A. Item 1(Picture)

☒ ☐ ☐ ☐ B. Food Waste Disposers

Comments:

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Comments:

☒ ☐ ☐ ☒ D. Ranges, Cooktops and Ovens

Comments:  
Center burner would not light at time of inspection.

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

I   NI   NP   D



D. Item 1(Picture)

- ☒ ☐ ☐ ☐ **E. Microwave Ovens**  
*Comments:*
- ☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**  
*Comments:*
- ☒ ☐ ☐ ☐ **G. Garage Door Operator(s)**  
*Comments:*
- ☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**  
*Comments:*

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.



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I	NI	NP	D

VI. OPTIONAL SYSTEMS

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

Comments:

- (1) Anti-Freeze device for sprinkler system not found. Repair to prevent sprinkler activation during freezing weather.
- (2) Several sprinkler heads did not activate in front yard. Recommend qualified technician repair.



A. Item 1(Picture) Front yard

## General Summary



**Built Right Home Inspections**

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

**Customer**

**Address**  
1234 No Where Ln  
Dallas TX 75214

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, Deficient**

(3) **No insulation was installed in the crawlspace.**

The best approach to insulating crawlspaces has recently been the subject of controversy. It is generally agreed that an insulation design which works well in one climate may perform poorly in another. The Inspector recommends that the crawlspace be insulated according to recommendations for the climate zone in which the home is located.

## I. STRUCTURAL SYSTEMS

An excellent source for this type of information is the website of the Building Science Corporation:  
<http://www.buildingscience.com/search?SearchableText=climate+zones>

(4) Crawl space vent on rear of home has damaged screen. Recommend repair to prevent pest from entering the crawl space.

### B. Grading and Drainage

#### Inspected, Deficient

(1) Gutter down spouts should empty onto splash blocks several feet from foundation to prevent water intrusion and/or erosion. Multiple locations need this repair.

(2) High soil levels in back yard. The foundation is not visible in some areas. There should be 4-6" inches of foundation visible.

(3) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

### D. Roof Structures and Attics

#### Inspected, Not Inspected, Deficient

(2) Fascia board on second floor, front of home is cracked this is cosmetic only. Recommend periodically checking for further cracking.

### E. Walls (Interior and Exterior)

#### Inspected, Deficient

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

(3) 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.

(4) Brick covering exterior wall had damaged brick at back patio. Cosmetic only at this time.

(5) Areas of wood shingles covering exterior walls exhibited distortion such as cupping or curling, especially on those areas of the home exposed to sun or weather. You may wish to consider arranging for a specialist evaluation by a qualified roofing contractor. Some wood shingles covering exterior walls observed at the time of the inspection were split. Splitting is typically due to age and exposure to weather and an often-used rule of thumb calls for replacement when 30% or greater of shingles are split. The percentage of split shingles covering exterior walls appeared to be significantly lower than 30% at the time of the inspection.

(6) The wood shingle exterior wall covering the second floor west and south side had damaged shingles visible at the time of the inspection.

(7) Exterior paint above the garage and arbor has peeling paint. Recommend repair to prevent future damage.

(8) Wall in master bedroom closet has had a repair and was not properly finished. Unknown why hole was cut, recommend asking current home owners about the repair.

(9) Several walls had minor cracking in upstairs bedrooms, cosmetic only. Repair as needed.

### G. Doors (Interior and Exterior)

#### Inspected, Deficient

(1) Several doors have damaged weather striping along the lower edge. Recommend repair to prevent heat and cooling loss.

(2) Upstairs bathroom door hits the door frame when closed, recommend qualified person adjust door.

### H. Windows

#### Inspected, Not Inspected, Deficient

Multiple windows screens are missing.

### J. Fireplaces and Chimneys

#### Inspected, Deficient

(2) Exterior bricks on chimney have cracking in the mortar joints. Recommend sealing cracks to prevent freezing water from causing damage.

(3) Fireplace did appear to have build up of creosote, recommend having cleaned prior to using.



## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

#### Inspected, Deficient

- (1) The meter base box outside has pulled loose from siding and can allow debris and water to become trapped behind panel which will eventually deteriorate the siding. Recommend qualified electrician assesses meter box further.
- (2) Non-metallic cable passed through knock-outs in the main electrical service panel which had no bushing installed. Bushings are electrical connectors designed to protect conductors where they pass through sheet metal. Without bushings, the sharp edges of sheet metal may damage the conductors. Bushings also include clamps which prevent any pressure on conductors from being transferred to circuit breaker connections. This condition is a potential a shock/electrocution or fire hazard. The Inspector recommends that bushings approved for this purpose be installed by a qualified electrical contractor.
- (3) The Inspector was unable to confirm amperage rating of the main electrical service panel due to missing or illegible label information.
- (4) The main disconnect was of a type that required more than six hand movements to shut off power to all individual circuit breakers in the main electrical panel. Although homes are only required to comply with codes which were in effect at the time they were originally constructed, this condition would not meet modern safety requirement. For safety reasons, the Inspector recommends upgrade by a qualified electrical contractor to a service that includes a single main disconnect.
- (5) Wrong size wires for breaker. Recommend qualified electrician make repairs.

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

#### Inspected, Deficient

- (1) Exterior light on brick column, left of front door needs to be fastened and resealed.
- (2) Exterior outlet on front porch indicated hot/neutral reversed. Recommend repair by qualified electrician.
- (3) Exterior electrical panel should have a locking mechanism.
- (4) Multiple outlets throughout the home showed to have a open ground. Recommend qualified electrician repairs as desired.
- (5) 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.
- (6) Light in master bedroom closet showed signs of possible arcing at some time. Recommend having qualified electrician assess further.
- (7) Outlets in the master bath room near sink are not grounded outlets.
- (8) Wires entering the upstairs a/c unit were damaged. Recommend qualified electrician repairs.
- (9) Smoke detectors are missing in bedrooms. The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions . The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death.
- (10) Unknown what switch controls near garage door. Recommend contacting current home owners.

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### A. Heating Equipment

#### Inspected, Deficient

- (3) Furnace vent pipe is touching the HVAC ducting. Recommend qualified person separate properly.

### 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) 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.

#### C. Duct Systems, Chases, and Vents

##### Inspected, Deficient

- (1) Ducting insulations is coming off in multiple locations in crawl space. Recommend repair to prevent heating and cooling loss.
- (2) Vertical insulation in attic is losing its paper. At this time it is not effecting its service.

### IV. PLUMBING SYSTEM

#### A. Plumbing Supply Distribution Systems and Fixtures

##### Inspected, Deficient

- (1) Outdoor facets are missing anti siphon devices. Recommend repair as needed.
- (2) The toilet is loose at floor at the master bath. Repairs may involve re-setting the toilet on a new wax seal and re-sealing at the floor. I recommend a qualified licensed plumber repair or correct as needed.
- (3) Upstairs bathroom sink drained slowly, recommend qualified plumber assesses further.
- (4) Upstairs bathtub does not have a drain plug in tub.

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

##### Inspected, Deficient

- (1) Plumbing vent pipes on roof need to be resealed to prevent water intrusion.
- (2) Recommend larger vent pipes on roof be covered with screen to prevent pest from entering.

#### C. Water Heating Equipment

##### Inspected, Deficient

Hot water heater closet at garage does not have proper venting. Recommend qualified plumber adds proper venting.

### V. APPLIANCES

#### A. Dishwashers

##### Inspected, Deficient

The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.

#### D. Ranges, Cooktops and Ovens

##### Inspected, Deficient

Center burner would not light at time of inspection.

### VI. OPTIONAL SYSTEMS

#### A. Landscape Irrigation (Sprinkler) Systems

##### Inspected, Deficient

## VI. OPTIONAL SYSTEMS

- (1) Anti-Freeze device for sprinkler system not found. Repair to prevent sprinkler activation during freezing weather.
- (2) Several sprinkler heads did not activate in front yard. Recommend qualified technician repair.

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: 8/7/2014  
Report ID: 2040

Customer Info:	Inspection Property:
Customer's Real Estate Professional:	1234 No Where Ln Dallas TX 75214

Inspection Fee:

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

Payment Method:  
Payment Status:  
Note: