



# Inspection Report

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



## **Built Right Home Inspections**

**Brian Ruiz Trec#10502  
P.O. Box 687  
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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

11/10/2014

(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.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

<b>In Attendance:</b> Customer and their agent	<b>Type of building:</b> Single Family (1 story)	<b>Approximate age of building:</b> Over 50 Years
<b>Home Faces:</b> South	<b>Temperature:</b> Below 60 (F) = 15.5 (C)	<b>Weather:</b> Clear
<b>Ground/Soil surface condition:</b> Dry	<b>Rain in last 3 days:</b> No	

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  
**Columns or Piers:**    Concrete piers  
**Method used to observe Crawlspace:**    Crawled, Limited access  
**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 construction debris needs removing from the crawlspace under home.



A. Item 1(Picture) Crawl space debris

- (3) No vapor barrier was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help reduce the chances for mold growth.



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A. Item 2(Picture) Crawl space

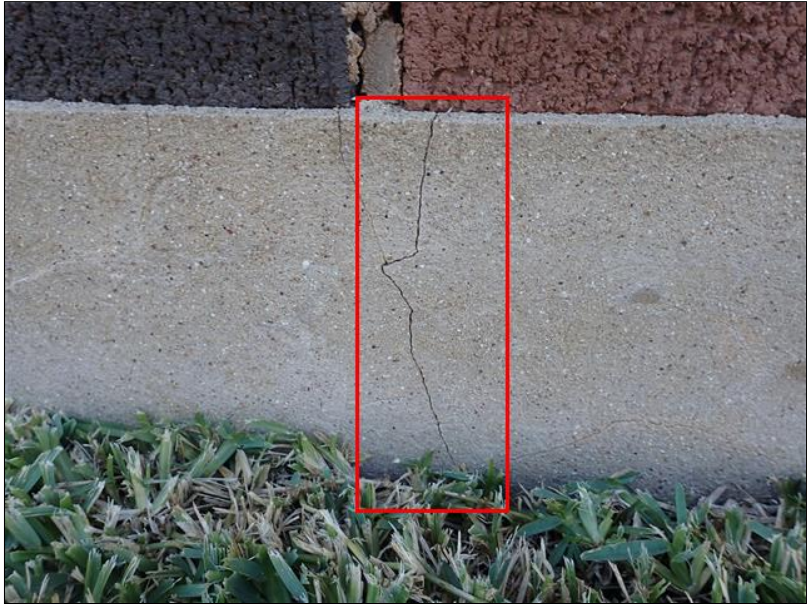
(4) The crawlspace was equipped with operable vents which should be closed during cold weather to prevent pipes in the crawlspace from freezing and to save on heating costs. Vents should be opened during warm weather to allow natural air movement to carry away moisture evaporating from the soil. Most of the crawl space vents of this home have been permanently sealed not allowing sufficient ventilation of crawl space during warm weather.



A. Item 3(Picture) Crawl space vents

(5) Foundation walls had several minor cracks around the home. Recommend sealing these cracks to prevent water intrusion.

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A. Item 4(Picture) West side of home

(6) Only about 50% of the crawl space was accessible due to low clearance.



A. Item 5(Picture) Low clearance

☒ ☐ ☐ ☒ B. Grading and Drainage

Comments:  
High soil levels around the home. The foundation is not visible in some areas. There should be 4-6" of foundation visible to help prevent water and/or pest intrusion.



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B. Item 1(Picture) Backyard

☒ ☐ ☐ ☒ C. Roof Covering Materials

**Types of Roof Covering:** Architectural  
**Viewed from:** Walked roof, Pole Camera  
**Roof Ventilation:** Gable vents, Ridge vents

- Comments:**
- (1) 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 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.
  - (2) Roof shingles are in good condition. No hail or wind damage observed day of inspection.
  - (3) The tree limbs that are in contact with roof or hanging near roof should be trimmed.

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C. Item 1(Picture) North side of garage

(4) Multiple roof vents need to be re-sealed.

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I	NI	NP	D



C. Item 2(Picture) Over east porch



C. Item 3(Picture) Plumbing vent, roof



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I	NI	NP	D



C. Item 4(Picture) Attic, N/E corner

(5) Exposed nails need to be sealed.



C. Item 5(Picture) Multiple nail locations

(6) Ridge vents appear to be lifting up. Recommend qualified roofing contractor assess this area.

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C. Item 6(Picture) Ridge vents

☒ ☐ ☐ ☒ D. Roof Structures and Attics

**Method used to observe attic:** Walked, Inaccessible

**Viewed from:** Attic, Walked roof

**Roof Structure:** Stick-built

**Attic Insulation:** Cellulose

**Approximate Average Depth of Insulation:** less than 6 inches

**Attic info:** Attic access, Pull Down stairs, Light in attic, No Storage

**Comments:**

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



D. Item 1(Picture)



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(2) Fascia board over the east porch is not sealed, area is open tot the attic.



D. Item 2(Picture) Roof over east porch

(3) Attic insulation thickness was less than six inches. The Inspector recommends adding more attic insulation. The modern recommended value is R-38.



D. Item 3(Picture) Attic

(4) Framing visible in the attic had charring indicating that the attic structure had experienced a fire.

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I	NI	NP	D

The Inspector recommends that you have damaged framing members evaluated by a structural engineer to determine whether they heat retain sufficient residual strength. Depending upon the engineers findings you may need to consult with a qualified contractor to discuss options and costs for any necessary repairs.



D. Item 4(Picture)



D. Item 5(Picture)

(5) East side gable has multiple areas where wildlife are entering the attic. Recommend this area be sealed properly and cleaned of debris.

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D. Item 6(Picture) East side attic, near gable vent



D. Item 7(Picture) East side attic,near gable vent

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

**Wall Structure:** Brick

**Comments:**

(1) Due to thick foilage, some areas were able to be seen.



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I	NI	NP	D



E. Item 1(Picture) North side of garage

(2) Exterior trim needs recaulking in multiple locations around home to prevent water and/or pest intrusion. Repair as needed.

I	NI	NP	D
I	NI	NP	D



E. Item 2(Picture) Front door



E. Item 3(Picture) East side over door



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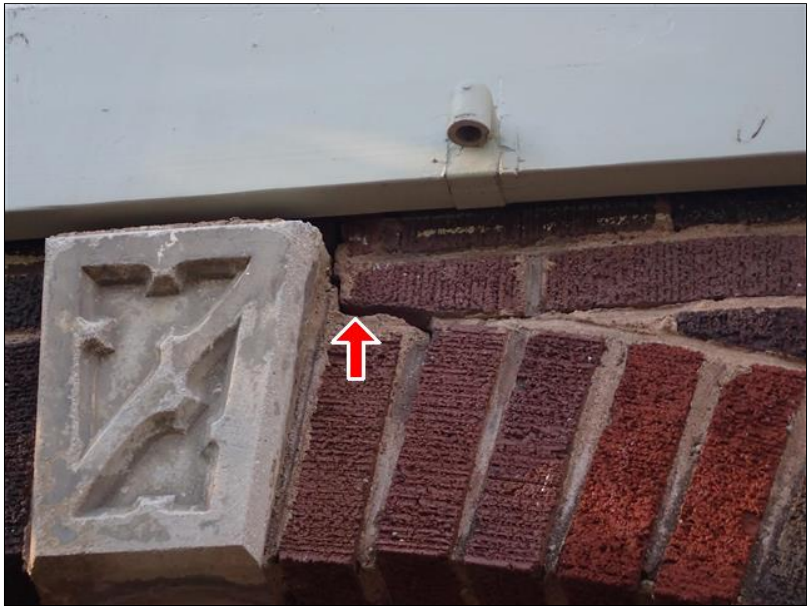
E. Item 4(Picture) Exterior windoe



E. Item 5(Picture) Exterior freeze boards

(3) Brick covering exterior walls had areas of missing mortar.

I	NI	NP	D
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E. Item 6(Picture) East side over porch



E. Item 7(Picture) Exterior widow sills

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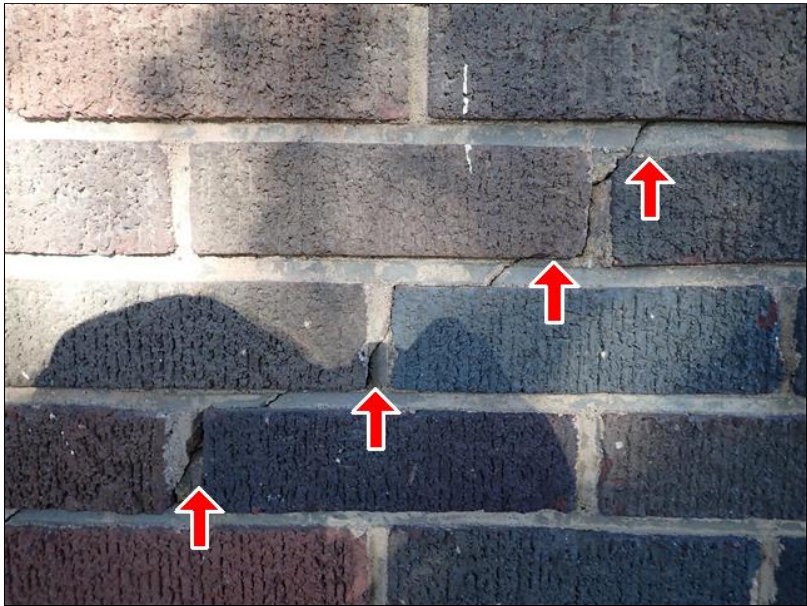


E. Item 8(Picture) Near back door

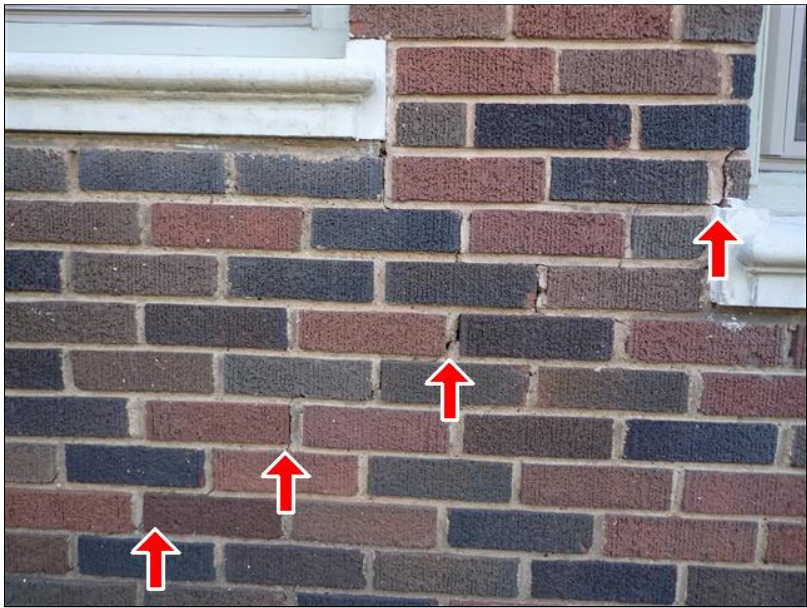
(4) Stepped cracking was visible in areas of the brick exterior at the time of the inspection. The Inspector recommends that the cause of cracking be determined by a qualified contractor and corrected and that existing cracks be patched to avoid damage from moisture intrusion.



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E. Item 9(Picture) East side of home



E. Item 10(Picture) West side of home

I	NI	NP	D
I	NI	NP	D



E. Item 11(Picture)

(5) Several areas of wood rot on exterior.



E. Item 12(Picture) North side of garage

(6) All drain's or anything exiting or entering through exterior wall should be properly sealed to prevent water or insect intrusion.



I	NI	NP	D
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E. Item 13(Picture) Gas line, west side



E. Item 14(Picture) Dryer vent pipe, west side

I	NI	NP	D
I	NI	NP	D



E. Item 15(Picture) A/C disconnect, north side

(7) East side exterior window sill has cracking, recommend sealing to prevent water intrusion and further damage.



E. Item 16(Picture) East side window sill

(8) Multiple areas around home at porches and foundations should be sealed to prevent water intrusion.



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E. Item 17(Picture)



E. Item 18(Picture) Rear door

(9) North wall of garage had major cracking. There are several areas you can see completely through wall. Recommend qualified contractor repair wall to prevent further damage.

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I	NI	NP	D



E. Item 19(Picture) North wall of garage

(10) Several small area in the master shower need minor caulking at tile and wall to prevent water intrusion.



E. Item 20(Picture) Shower walls

☒ ☐ ☐ ☒ F. Ceilings and Floors

**Floor Structure:** 2 X 8  
**Floor System Insulation:** NONE  
**Ceiling Structure:** Not visible  
**Comments:**

(1) Tiles at the front door and backdoor have not been grouted at the threshold.

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I	NI	NP	D



F. Item 1(Picture) Back door

(2) Ceiling in garage is falling down in storage area. Recommend qualified contractor make repairs.



F. Item 2(Picture) Gsarage

(3) Improper notching has weakened joists visible in the crawlspace. The Inspector recommends a qualified contractor assesses and corrects if needed.



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F. Item 3(Picture) Below hallway bathroom

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

Comments:

- (1)
- 1. Rear storm door does not latch
  - 2. Rear storm door does not seal correctly.

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G. Item 1(Picture) Rear storm door



G. Item 2(Picture) Rear storm door

(2) Doors between dining room and kitchen are missing latch assembly to hold door in place.

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I	NI	NP	D



G. Item 3(Picture) Dining room door

(3) Dead bolts on front door, side door and back door all need to be adjusted to latch easily and fully.



G. Item 4(Picture) Back door

(4) Door frame is damaged at the back door. Repair as needed.

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I	NI	NP	D



G. Item 5(Picture) Back door

(5) Garage door is rotten along bottom edge.



G. Item 6(Picture) Garage door

(6) Front door does not seal properly.

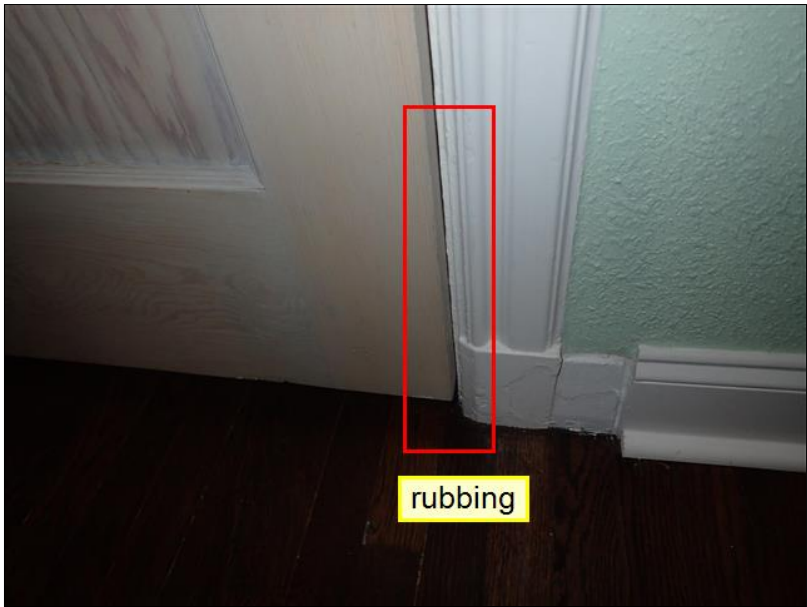


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G. Item 7(Picture)

(7) Multiple interior doors are rubbing on door frames. Recommend qualified contractor adjust.



G. Item 8(Picture) East bedroom

(8) Several door knobs are not turning easily. These are old and should be replaced at your desire.

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G. Item 9(Picture) bedroom

☒ ☐ ☐ ☒ H. Windows

Comments:

(1) A few of the window screens were damaged at the time of the inspection and you may wish to have them repaired or replaced.



H. Item 1(Picture) East side window

(2) Two windows one in the front living room and one in the master bedroom would not stay up on their own. Recommend qualified contractor repair as needed.

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I	NI	NP	D



H. Item 2(Picture) Front living room

(3) Window on the south side of garage is cracked. This window is very old and does need other repairs also such as painting.



H. Item 3(Picture) South side garage

(4) Window at the south living room will not close all the way, unable to lock closed.



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H. Item 4(Picture) Front living room, south wall



H. Item 5(Picture) Front living room, south wall

☒ ☐ ☐ ☐

I. Stairways (Interior and Exterior)  
Comments:

☒ ☐ ☐ ☒

J. Fireplaces and Chimneys  
**Chimney (exterior):** Brick  
**Operable Fireplaces:** One  
**Types of Fireplaces:** Solid Fuel  
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

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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) The chimney had bricks missing at the time of the inspection. This condition may cause other bricks to fall if not corrected. Falling bricks may cause injury or death.



J. Item 1(Picture) Chimney

(3) No chimney cap was installed at the time of the inspection. A chimney cap should be provided to prevent moisture intrusion and freeze damage to the chimney structure.

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I	NI	NP	D



J. Item 2(Picture) Chimney

(4) Chimney flashing needs to be resealed.



J. Item 3(Picture) Chimney flashing

(5) Chimney has debris falling out into the home. Recommend making repairs and having qualified technician assess before using.



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I   NI   NP   D



J. Item 4(Picture) Fireplace

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

(3) The concrete drive at the front of home deteriorated in areas. Further erosion or deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.

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L. Item 1(Picture) Front drive way

☒ ☐ ☐ ☒ M. Fence

Comments:

(1) Stepped cracking was visible in areas of the brick fence at the time of the inspection. The Inspector recommends that the cause of cracking be determined by a qualified contractor and corrected and that existing cracks be patched to avoid damage from freezing water.



M. Item 1(Picture) East fence

(2) East gate has had some repairs, gate opens but can be difficult.

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M. Item 2(Picture) East side of home

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, Copper, 220 volts

**Panel Capacity:** 200 AMP

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** General Electric

**Comments:**

(1) The main electrical service Grounding rod was not completely driven. Although this condition is common, it can reduce the effectiveness of the service grounding device.



A. Item 1(Picture) North side of home

(2) Recommend locks for all exterior electrical panels.

I	NI	NP	D
I	NI	NP	D



A. Item 2(Picture) A/C disconnect



A. Item 3(Picture) Main Panel

(3) Service entrance to home is in direct contract with trees. Recommend notifying appropriate person to make repairs.

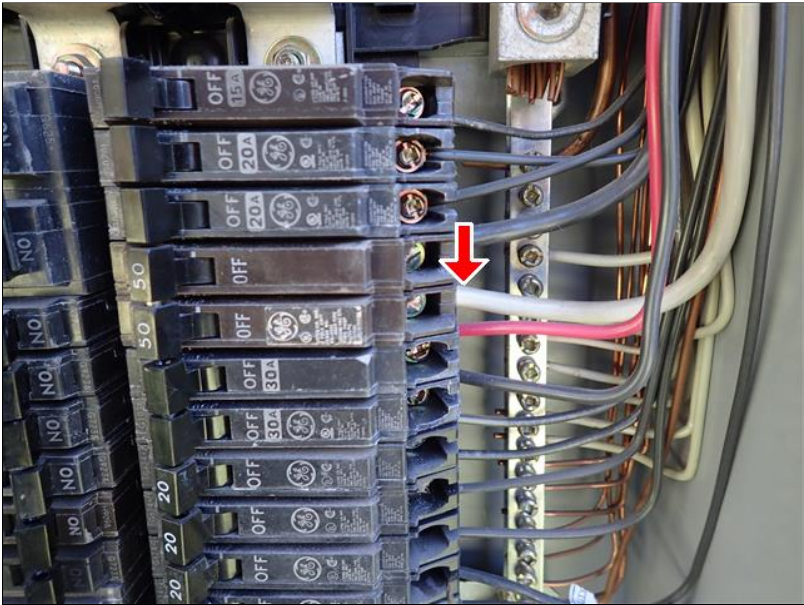


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A. Item 4(Picture) Service to home

(4) Some of the white 240v wiring is not properly coded with black markings to indicate these are ungrounded conductors.



A. Item 5(Picture)

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

**Type of Wiring:** Romex  
**Branch wire 15 and 20 amperage:** Copper  
**Comments:**  
(1) Doorbell is not working.



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I	NI	NP	D



B. Item 1(Picture) Front door

(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.



B. Item 2(Picture) N/E corner of home

(3) 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

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

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.

(4) Incandescent lights mounted on the bedroom closet ceilings in this bedroom was too close to a shelf. This condition may result in personal injury from damage to the bulb or may be a potential fire hazard. The Inspector recommends that this condition be corrected by a qualified electrical contractor.



B. Item 3(Picture) Bedroom closet

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:** Payne

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

**Comments:**

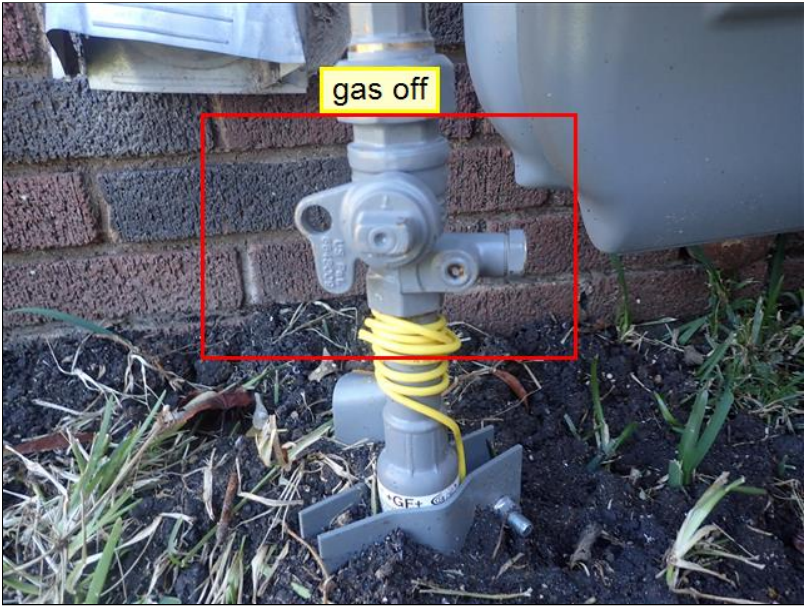
(1) Our company did not inspect the gas furnace. Fuel was shut off during inspection. A qualified licensed HVAC (Heat/Ventilation/Air conditioning Contractor) should inspect further and repair as needed.



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



A. Item 1(Picture)



A. Item 2(Picture)

(2) Furnace vent pipe cap is damaged and causing reduced flow. Recommend repair.

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

I   NI   NP   D



A. Item 3(Picture) Furnace vent cap

☒ ☐ ☐ ☒ B. Cooling Equipment

**Type of Systems:** Air conditioner unit

**Central Air Manufacturer:** Carrier

**Comments:**

(1) The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

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



B. Item 1(Picture)



B. Item 2(Picture)



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



B. Item 3(Picture)

(2) 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 by qualified HVAC technician.



B. Item 4(Picture) Attic A/C unit

(3) The pad supporting the air-conditioner compressor housing was not level. Over time, this may result in damage to the fan bearings and a shortened fan lifespan, or it may result in movement of the compressor housing which can cause leaks in refrigerant lines resulting in expensive service.

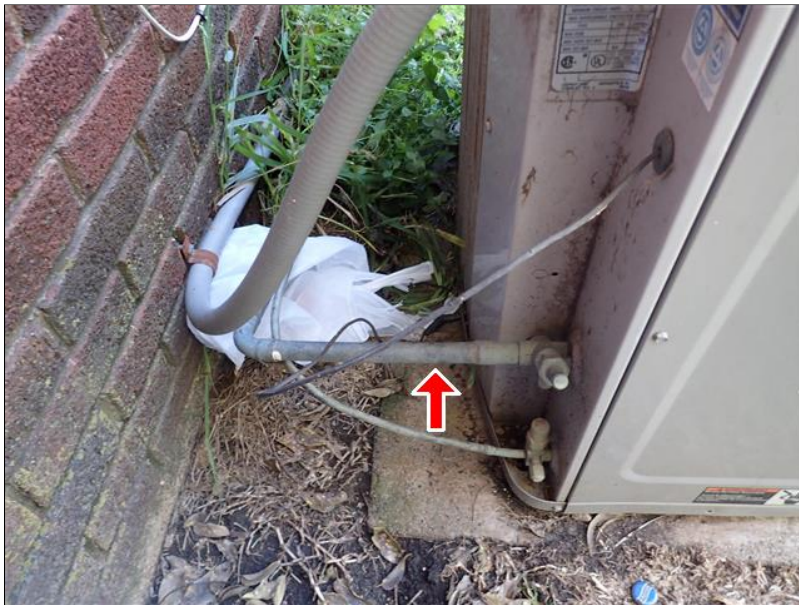
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

I   NI   NP   D



B. Item 5(Picture)

(4) Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced.



B. Item 6(Picture) A/C unit, north side

(5) The fins of the air-conditioner condensing coil were slightly corroded and the coil should be cleaned and evaluated by a qualified HVAC technician.



I	NI	NP	D
I	NI	NP	D



B. Item 7(Picture) A/C unit, north side

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



B. Item 8(Picture) A/C thermostat wire, north side

(7) The disposable filter is clogged and is dirty. The filter needs to be replaced.



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



B. Item 9(Picture) A/C filter

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

**Ductwork:** Insulated

**Filter Type:** Disposable

**Comments:**

HVAC duct work in attic has multiple area of failing duct insulation. Recommend qualified HVAC technician repairs.



C. Item 1(Picture) Attic

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:** 80 psi**Water Source:** Public**Plumbing Water Supply (into home):** Not visible**Plumbing Water Distribution (inside home):** Copper, PEX**Comments:**

- (1) Outdoor faucet at the N/E corner of home did not have water supply.
- (2) Outdoor facets are missing anti siphon devices. Recommend repair as needed.



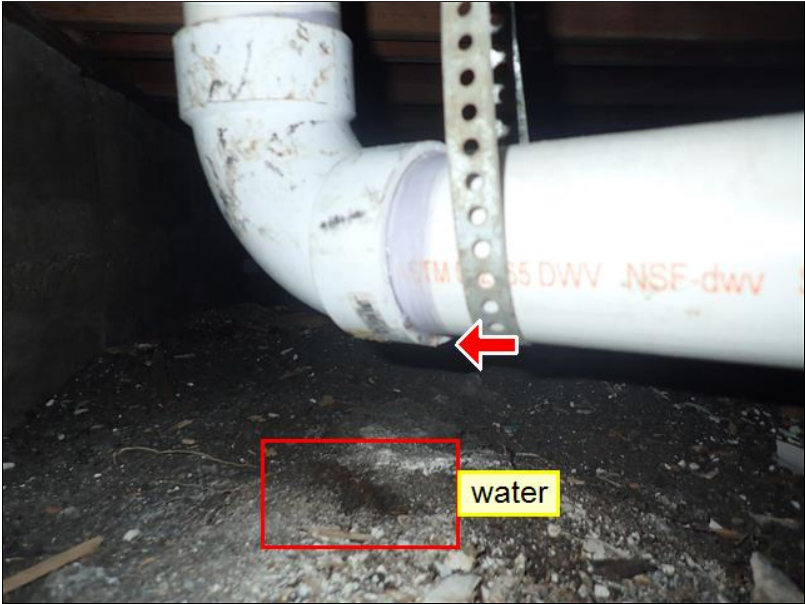
A. Item 1(Picture) Front of home

☒ ☐ ☐ ☒ **B. Drains, Waste, and Vents****Washer Drain Size:** Not visible**Plumbing Waste:** PVC, Cast iron**Comments:**

- (1) Drain below front half bath is leaking in crawl space. Recommend qualified plumber repairs.



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I	NI	NP	D



B. Item 1(Picture) Below front half bath

(2) Floor framing visible in the crawlspace had charring indicating that the floor structure had experienced a fire.

The Inspector recommends this area be evaluated by a structural engineer to determine whether structural components weakened by fire retain sufficient residual strength. Depending on the engineers recommendation you may need to consult with a qualified contractor to gain an idea of options and costs for any necessary repairs.



B. Item 2(Picture) Area below Kitchen/Dining

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

I   NI   NP   D

☒ ☐ ☐ ☒ C. Water Heating Equipment

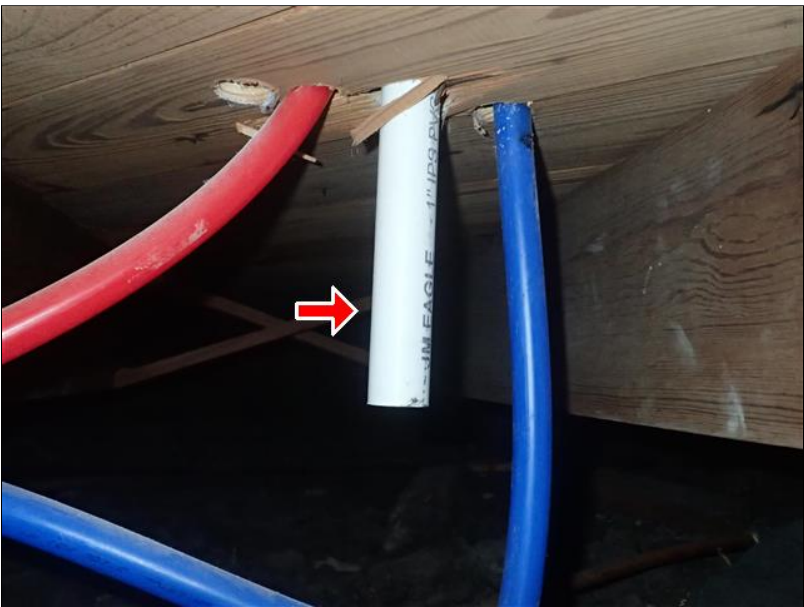
**Energy Sources:** Electric  
**Capacity (Water Heater):** 50 Gallon (2-3 people)  
**Water Heater Manufacturer:** General Electric  
**Water Heater Location:** Attic

**Comments:**  
(1) The copper water lines to water heater should be insulated.



C. Item 1(Picture) Attic

(2) Hot water pan drain line empties to the crawl space. Recommend this drain be moved to the exterior home to prevent water from entering the crawl space.



C. Item 2(Picture) Hot water heater pan drain line

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

(3) The pressure relief valve on the water heater did not have a discharge pipe.

A discharge pipe from the relief valve should be installed by a qualified plumbing contractor to safely and properly route any discharge to a floor drain or the home exterior.



C. Item 3(Picture) Hot water heater, attic

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

Comments:

☒ ☐ ☐ ☐ **E. Other**

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:

(1) 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) Dishwasher

(2) Unable to test dishwasher, water was not turned on to dishwasher. There is no loop in the drain hose from dishwasher.

I	NI	NP	D
I	NI	NP	D



A. Item 2(Picture) Dishwasher drain

☒ ☐ ☐ ☒ 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) Garbage disposal

☒ ☐ ☐ ☒ C. Range Hood and Exhaust Systems

Comments:  
Range exhaust vent pipe in attic has multiple joints secured with duct tape. Debris is piped up against exhaust pipe. Recommend clearing this area. Recommend qualified contractor assess vent pipe for proper connections.

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



C. Item 1(Picture) Range exhaust pipe, attic



C. Item 2(Picture) Range exhaust vent pipe

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

Comments:  
Stove top burners were not tested due to gas service being turned off.

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

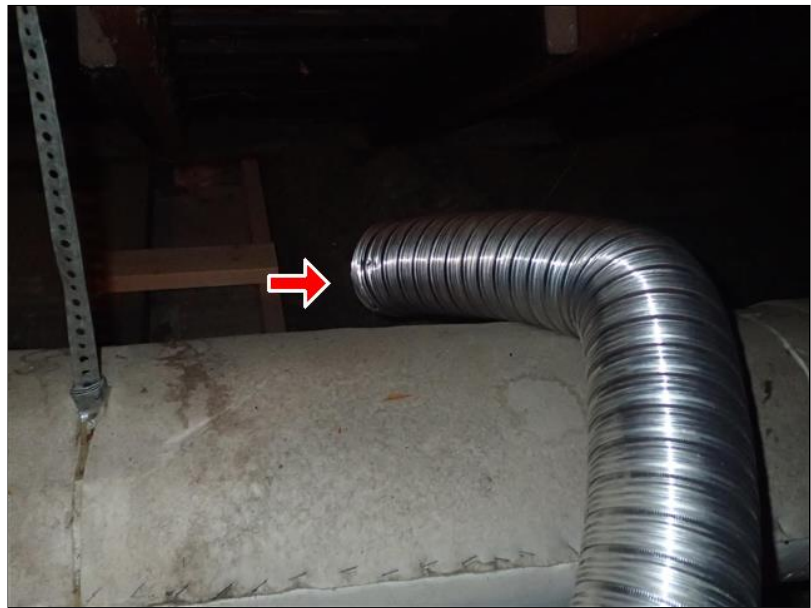
☒ ☐ ☐ ☒ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:  
A bathroom exhaust vent terminated in the attic instead of at the home exterior. This condition can raise



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I	NI	NP	D

moisture vapor levels in the attic to the point at which home materials are damaged or unhealthy conditions related to mold develop. The Inspector recommends correction by a qualified contractor.



F. Item 1(Picture) Bathroom exhaust vent, attic

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

Comments:  
Garage door does not have photocell sensors to prevent the door from closing if someone crosses the door way.

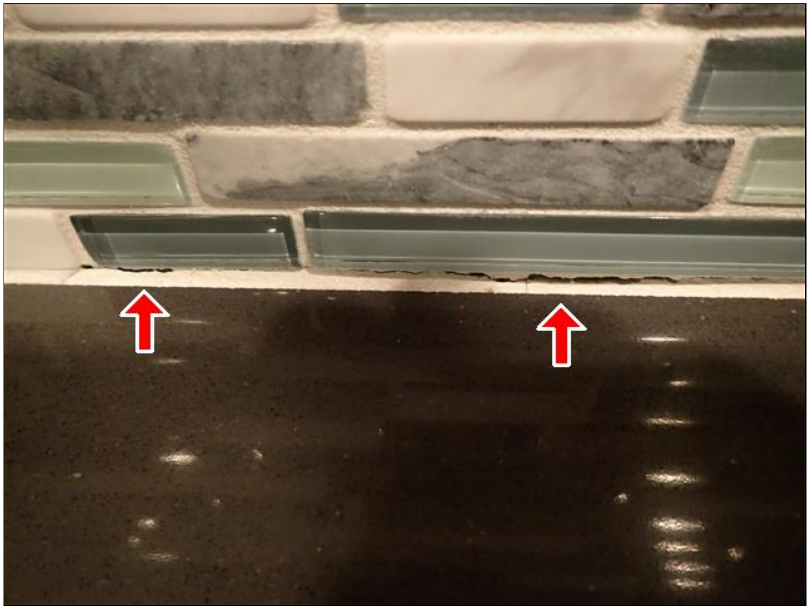
☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

☒ ☐ ☐ ☐ **I. Other**

Comments:  
Counter tops in kitchen need minor caulking at back slash in several areas.

I	NI	NP	D
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I. Item 1(Picture) Kitchen counter tops

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:  
Sprinkler head not performing as intended. Several heads in the back yard need adjusting, they are not spraying in correct direction. Several zones in the front of home would not activate at the time of inspection. Recommend qualified irrigation specialist make repairs.



A. Item 1(Picture)



A. Item 2(Picture) Sprinkler near garage



## 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**

- (2) The construction debris needs removing from the crawlspace under home.
- (3) No vapor barrier was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help reduce the chances for mold growth.
- (4) The crawlspace was equipped with operable vents which should be closed during cold weather to prevent pipes in the crawlspace from freezing and to save on heating costs. Vents should be opened during warm weather to

## I. STRUCTURAL SYSTEMS

allow natural air movement to carry away moisture evaporating from the soil. Most of the crawl space vents of this home have been permanently sealed not allowing sufficient ventilation of crawl space during warm weather.

(5) Foundation walls had several minor cracks around the home. Recommend sealing these cracks to prevent water intrusion.

### B. Grading and Drainage

#### Inspected, Deficient

High soil levels around the home. The foundation is not visible in some areas. There should be 4-6" of foundation visible to help prevent water and/or pest intrusion.

### C. Roof Covering Materials

#### Inspected, Deficient

(3) The tree limbs that are in contact with roof or hanging near roof should be trimmed.

(4) Multiple roof vents need to be re-sealed.

(5) Exposed nails need to be sealed.

(6) Ridge vents appear to be lifting up. Recommend qualified roofing contractor assess this area.

### D. Roof Structures and Attics

#### Inspected, Deficient

(2) Fascia board over the east porch is not sealed, area is open tot the attic.

(3) Attic insulation thickness was less than six inches. The Inspector recommends adding more attic insulation. The modern recommended value is R-38.

(4) Framing visible in the attic had charring indicating that the attic structure had experienced a fire.

The Inspector recommends that you have damaged framing members evaluated by a structural engineer to determine whether they heat retain sufficient residual strength. Depending upon the engineers findings you may need to consult with a qualified contractor to discuss options and costs for any necessary repairs.

(5) East side gable has multiple areas where wildlife are entering the attic. Recommend this area be sealed properly and cleaned of debris.

### E. Walls (Interior and Exterior)

#### Inspected, Deficient

(2) Exterior trim needs recaulking in multiple locations around home to prevent water and/or pest intrusion. Repair as needed.

(3) Brick covering exterior walls had areas of missing mortar.

(4) Stepped cracking was visible in areas of the brick exterior at the time of the inspection. The Inspector recommends that the cause of cracking be determined by a qualified contractor and corrected and that existing cracks be patched to avoid damage from moisture intrusion.

(5) Several areas of wood rot on exterior.

(6) All drain's or anything exiting or entering through exterior wall should be properly sealed to prevent water or insect intrusion.

(7) East side exterior window sill has cracking, recommend sealing to prevent water intrusion and further damage.

(8) Multiple areas around home at porches and foundations should be sealed to prevent water intrusion.

(9) North wall of garage had major cracking. There are several areas you can see completely through wall. Recommend qualified contractor repair wall to prevent further damage.

(10) Several small area in the master shower need minor caulking at tile and wall to prevent water intrusion.

### F. Ceilings and Floors

#### Inspected, Deficient

(1) Tiles at the front door and backdoor have not been grouted at the threshold.

(2) Ceiling in garage is falling down in storage area. Recommend qualified contractor make repairs.

(3) Improper notching has weakened joists visible in the crawlspace. The Inspector recommends a qualified contractor assesses and corrects if needed.

## I. STRUCTURAL SYSTEMS

### G. Doors (Interior and Exterior)

#### Inspected, Deficient

(1)

1. Rear storm door does not latch
2. Rear storm door does not seal correctly.

- (2) Doors between dining room and kitchen are missing latch assembly to hold door in place.
- (3) Dead bolts on front door, side door and back door all need to be adjusted to latch easily and fully.
- (4) Door frame is damaged at the back door. Repair as needed.
- (5) Garage door is rotten along bottom edge.
- (6) Front door does not seal properly.
- (7) Multiple interior doors are rubbing on door frames. Recommend qualified contractor adjust.
- (8) Several door knobs are not turning easily. These are old and should be replaced at your desire.

### H. Windows

#### Inspected, Deficient

- (1) A few of the window screens were damaged at the time of the inspection and you may wish to have them repaired or replaced.
- (2) Two windows one in the front living room and one in the master bedroom would not stay up on their own. Recommend qualified contractor repair as needed.
- (3) Window on the south side of garage is cracked. This window is very old and does need other repairs also such as painting.
- (4) Window at the south living room will not close all the way, unable to lock closed.

### J. Fireplaces and Chimneys

#### Inspected, Deficient

- (2) The chimney had bricks missing at the time of the inspection. This condition may cause other bricks to fall if not corrected. Falling bricks may cause injury or death.
- (3) No chimney cap was installed at the time of the inspection. A chimney cap should be provided to prevent moisture intrusion and freeze damage to the chimney structure.
- (5) Chimney has debris falling out into the home. Recommend making repairs and having qualified technician assess before using.

### M. Fence

#### Inspected, Deficient

- (1) Stepped cracking was visible in areas of the brick fence at the time of the inspection. The Inspector recommends that the cause of cracking be determined by a qualified contractor and corrected and that existing cracks be patched to avoid damage from freezing water.
- (2) East gate has had some repairs, gate opens but can be difficult.

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

#### Inspected, Deficient

- (1) The main electrical service Grounding rod was not completely driven. Although this condition is common, it can reduce the effectiveness of the service grounding device.
- (2) Recommend locks for all exterior electrical panels.
- (3) Service entrance to home is in direct contact with trees. Recommend notifying appropriate person to make repairs.
- (4) Some of the white 240v wiring is not properly coded with black markings to indicate these are ungrounded conductors.

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



## II. ELECTRICAL SYSTEMS

### Inspected, Deficient

- (1) Doorbell is not working.
- (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) 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.
- (4) Incandescent lights mounted on the bedroom closet ceilings in this bedroom was too close to a shelf. This condition may result in personal injury from damage to the bulb or may be a potential fire hazard. The Inspector recommends that this condition be corrected by a qualified electrical contractor.

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### A. Heating Equipment

#### Inspected, Not Inspected, Deficient

- (2) Furnace vent pipe cap is damaged and causing reduced flow. Recommend repair.

### B. Cooling Equipment

#### Inspected, Deficient

- (2) 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 by qualified HVAC technician.
- (3) The pad supporting the air-conditioner compressor housing was not level. Over time, this may result in damage to the fan bearings and a shortened fan lifespan, or it may result in movement of the compressor housing which can cause leaks in refrigerant lines resulting in expensive service.
- (4) Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced.
- (5) The fins of the air-conditioner condensing coil were slightly corroded and the coil should be cleaned and evaluated by a qualified HVAC technician.
- (6) Thermostat wire on condenser needs to be protected in conduit or by other means.
- (7) The disposable filter is clogged and is dirty. The filter needs to be replaced.

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

#### Inspected, Deficient

HVAC duct work in attic has multiple area of failing duct insulation. Recommend qualified HVAC technician repairs.

## IV. PLUMBING SYSTEM

### A. Plumbing Supply Distribution Systems and Fixtures

#### Inspected, Deficient

- (1) Outdoor faucet at the N/E corner of home did not have water supply.
- (2) Outdoor facets are missing anti siphon devices. Recommend repair as needed.

### B. Drains, Waste, and Vents

## IV. PLUMBING SYSTEM

### Inspected, Deficient

- (1) Drain below front half bath is leaking in crawl space. Recommend qualified plumber repairs.
- (2) Floor framing visible in the crawlspace had charring indicating that the floor structure had experienced a fire.

The Inspector recommends this area be evaluated by a structural engineer to determine whether structural components weakened by fire retain sufficient residual strength. Depending on the engineers recommendation you may need to consult with a qualified contractor to gain an idea of options and costs for any necessary repairs.

### C. Water Heating Equipment

#### Inspected, Deficient

- (1) The copper water lines to water heater should be insulated.
- (2) Hot water pan drain line empties to the crawl space. Recommend this drain be moved to the exterior home to prevent water from entering the crawl space.
- (3) The pressure relief valve on the water heater did not have a discharge pipe.

A discharge pipe from the relief valve should be installed by a qualified plumbing contractor to safely and properly route any discharge to a floor drain or the home exterior.

## V. APPLIANCES

### A. Dishwashers

#### Inspected, Not Inspected, Deficient

- (1) The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.
- (2) Unable to test dishwasher, water was not turned on to dishwasher. There is no loop in the drain hose from dishwasher.

### B. Food Waste Disposers

#### Inspected, Deficient

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

### C. Range Hood and Exhaust Systems

#### Inspected, Deficient

Range exhaust vent pipe in attic has multiple joints secured with duct tape. Debris is piped up against exhaust pipe. Recommend clearing this area. Recommend qualified contractor assess vent pipe for proper connections.

### F. Mechanical Exhaust Vents and Bathroom Heaters

#### Inspected, Deficient

A bathroom exhaust vent terminated in the attic instead of at the home exterior. This condition can raise moisture vapor levels in the attic to the point at which home materials are damaged or unhealthy conditions related to mold develop. The Inspector recommends correction by a qualified contractor.

### G. Garage Door Operator(s)

#### Inspected, Deficient

Garage door does not have photocell sensors to prevent the door from closing if someone crosses the door way.

### I. Other

#### Inspected

Counter tops in kitchen need minor caulking at back slash in several areas.

## VI. OPTIONAL SYSTEMS

### A. Landscape Irrigation (Sprinkler) Systems

#### Inspected, Deficient

Sprinkler head not performing as intended. Several heads in the back yard need adjusting, they are not spraying in correct direction. Several zones in the front of home would not activate at the time of inspection. Recommend qualified irrigation specialist make repairs.

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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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Brian Ruiz Trec#10502





## INVOICE

**Built Right Home Inspections**

**P.O. Box 687**

**Frisco, Tx 75034**

**903-495-1646**

**Inspected By: Brian Ruiz Trec#10502**

**Inspection Date: 11/10/2014**

**Report ID: 3006**

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

**Inspection Fee:**

Service	Price	Amount	Sub-Total
			<b>Tax \$0.00</b>
			<b>Total Price \$0.00</b>

**Payment Method:**

**Payment Status:**

**Note:**