

Woodard Home Inspections
2305 Highland Heights Ln.
Carrollton, Texas 75007
214 616-2255
cwhomeinspector@aol.com



PROPERTY INSPECTION REPORT

Prepared For: JOHN & JANE DOE
(Name of Client)

Concerning: 1234 SINGLE STREET, DENTON, TEXAS, 75555
(Address or Other Identification of Inspected Property)

By: John C. Woodard, Lic. #10296 1/1/2014
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

I	NI	NP	D	Inspection Item
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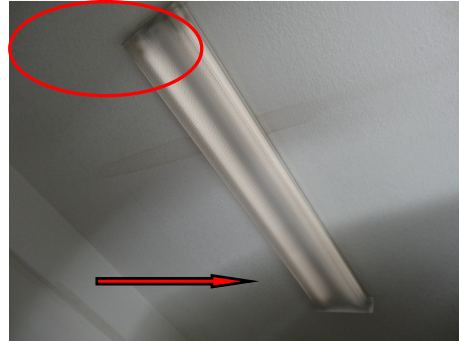
I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab-on grade

Comments:

The foundation is performing as intended. No significant problems were observed. Slightly greater than typical foundation cracking was observed on the entire home. The amount of movement does not suggest a serious structural problem. This area should, of course, be monitored. The rate of movement cannot be predicted during a one-time inspection. There are numerous cracks in the ceilings and walls.



LIGHT BROKEN

B. Grading & Drainage

Comments: No issues found at time of inspection.

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Roofing Material

Viewed From: The roof was observed from ground level with binoculars. The two-story home roof level does not have readable safe access.

Comments: The roof appears to be in fairly poor condition. There are raised shingles.

RECOMMEND: Further evaluation by a roofing contractor to determine extent and cost of repairs.

D. Roof Structure & Attic

Viewed From: Interior of Attic

Approximate Average Depth of Insulation: 10" to 13"

Approximate Average Thickness of Vertical Insulation: n/a

Comments: Attic and insulation appear in good condition.

E. Walls (Interior & Exterior)

Comments: Cracks throughout house. See comment on structure.

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F. Ceilings & Floors

Comments: Some small cracks noted throughout.

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G. Doors (Interior & Exterior)

Comments: Doors striking frame in bedrooms.

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H. Windows

Comments: Window in bedroom has lost thermal seal.



RECOMMEND: Have window repaired/replaced.

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I. Stairways (Interior & Exterior)

Comments:

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J. Fireplace/Chimney

Comments: Appeared to function properly at time of inspection.

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K. Porches, Balconies, Decks, and Carports

Comments:

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L. Other

Comments:

I	NI	NP	D	Inspection Item
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: 200 amp Square D panel. Well labeled and in good condition.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: No GFCI outlets in kitchen. No arc fault breakers installed. The arc fault were not required when built. If replacement of panel is done, arc fault should be installed.

RECOMMEND: Install GFCI as necessary in kitchen.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central Forced Air Furnace

Energy Source: Gas

Comments: Filter is very dirty and needs replacing. There is soot on the burner and it may not be burning properly.

RECOMMEND: Have unit checked and or repaired by a licensed HVAC repair person.

B. Cooling Equipment

Type of System: Central Forced Air System

Comments: A/c unit did not cool to within tolerable levels.

RECOMMEND: Have unit checked and repaired by licensed HVAC person.

I	NI	NP	D	Inspection Item
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 C. Duct System, Chases, and Vents
Comments: In good condition.

IV. PLUMBING SYSTEM

 A. Water Supply System and Fixtures
Location of water meter: front parkway
Location of main water supply valve: front parkway
Static water pressure reading: 50 psi
Comments: Small drip on kitchen faucet. Master bath stopper inoperable.

 RECOMMEND: Repair leak and repair sink stopper.

 B. Drains, Wastes, and Vents
Comments: No issues found at inspection.

 C. Water Heating Equipment
Energy Source: Gas
Capacity: 50 gal.
Comments: Bradford white heater. Recently installed. Functioning properly, but does not have a safety drain pan or drain installed as per current code.

 RECOMMEND: Have drain pain installed.

 D. Hydro-Massage Therapy Equipment
Comments:

 E. Other
Comments:

V. APPLIANCES

 A. Dishwasher
Comments: Functioning properly at time of inspection.

 B. Food Waste Disposer
Comments: Seized hammers.

 RECOMMEND: Replace disposal unit.

 C. Range Exhaust Vent
Comments: Functioned properly during inspection.

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D. Ranges, Cooktops, and Ovens

Comments: oven does not heat to proper temperature. Must be within plus/minus 25 degrees. Heating to 380 when set on 350.

RECOMMEND: Have oven calibrated.

E. Microwave Oven

Comments: Functioned properly at time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Functioned properly at time of inspection.

G. Garage Door Operator(s)

Comments: The garage door opener did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* Improvement may be as simple as adjusting the sensitivity control on the opener. This should be repaired immediately.

H. Dryer Vents

Comments: Appeared in good condition.

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments: All zones operated properly in manual mode. All heads appear to cover properly.

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

Type of Construction:

Comments:

C. Outbuildings *Comments:*