

4K Home Inspections



TX



PROPERTY INSPECTION REPORT

Prepared For: John Doe
(Name of Client)

Concerning: , TX
(Address or Other Identification of Inspected Property)

By: Chris Kaminski, Lic #25029 11/03/2021
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum 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, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires 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

Present at Inspection: ☐ Buyer ☐ Selling Agent ☐ Listing Agent ☐ Occupant
 Building Status: ☐ Vacant ☒ Owner Occupied ☐ Tenant Occupied ☐ Other
 Weather Conditions: ☒ Fair ☐ Cloudy ☐ Rain Temp: _____ 62

Utilities On: ☒ Yes ☐ No Water ☐ No Electricity ☐ No Gas

INACCESSIBLE OR OBSTRUCTED AREAS

☐ Sub Flooring ☒ Attic Space is Limited - Viewed from Accessible Areas
☐ Floors Covered ☐ Plumbing Areas - Only Visible Plumbing Inspected
☐ Walls/Ceilings Covered or Freshly Painted ☐ Siding Over Older Existing Siding

Special Notes: _____

☒ Behind/Under Furniture and/or Stored Items ☐ Crawl Space is limited - Viewed From Accessible Areas

☐ Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time.
 Any reference of water intrusion is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
 THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

A. Foundations

Type of Foundation(s): Monolithic with an attached Pier & Beam

Comments



Performance Opinion: (An opinion on performance is mandatory)

Note: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

☒ The foundation appears to be performing the function intended

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

☒ ☐ ☐ ☒

B. Grading and Drainage

Comments:

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

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I	NI	NP	D



front right side and west wall in front
☒ Inadequate grading clearance to exterior wall surface



east wall front and front left side
☒ Planter(s) adjoining the structure
☒ Level lot, does not facilitate proper drainage

- ☒ ☐ ☐ ☒
- C. Roof Covering Materials**
Type(s) of Roof Covering: Composition Asphalt Shingles
Viewed From: Roof Level
Comments: roof has a raised area in front and back of house

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

I	NI	NP	D
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front



back



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I	NI	NP	D
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debris to be cleaned off

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Roof Structures and Attics

Viewed From: not able to acces due to size of entry

Approximate Average Depth of Insulation:

Approximate Average Thickness of Vertical Insulation:

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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E. Walls (Interior and Exterior)

Comments:

Interior Walls:

Exterior Walls:

Siding Materials: ☐ Brick ☐ Stone ☐ Wood ☐ Wood byproducts ☐ Stucco
☐ Vinyl ☐ Aluminum ☐ Asbestos ☒ Cement Board ☐ Other



back right corner damage

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☒ ☐ ☐ ☐

F. Ceilings and Floors

Comments:

☒ ☐ ☐ ☒

G. Doors (Interior and Exterior)

Comments:

Interior Doors



front beedroom

☒ Doors rub, stick or hit frames: _____

Exterior Doors

Garage Doors

Type: ☐ Metal ☐ Wood ☐ Fiberglass ☐ Doors / panels are damaged

☒ ☐ ☐ ☐

H. Windows

Comments: inspected the ones I could get to with out moving furniture

☐ ☒ ☒ ☐

I. Stairways (Interior and Exterior)

Comments:

INTERIOR

EXTERIOR

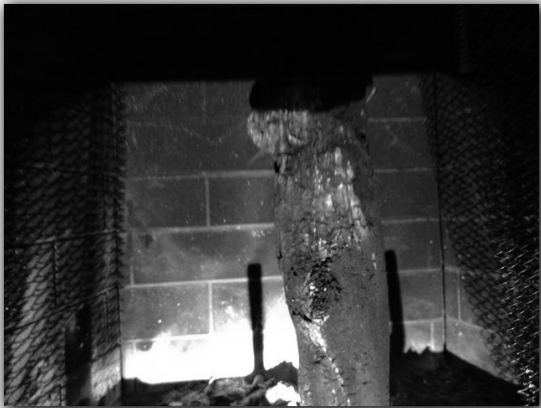
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☒ ☐ ☐ ☒

J. Fireplaces and Chimneys

Comments: no hearth extension on floor in front of fire place

Type of Fireplace: ☒ Factory ☐ Masonry ☐ Free Standing



- unable to look up flue
- ☒ Unable to fully view all fireplace components
- ☒ Hearth extension inadequate in size or material

☒ ☐ ☐ ☒

K. Porches, Balconies, Decks, and Carports

Comments:Back porch has roof damage



☒ ☐ ☐ ☐

L. Other

Comments:
Detached carport

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I	NI	NP	D
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back left corner damage

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

A. Service Entrance and Panels

Comments:

☒ Overhead Service ☐ Underground Service

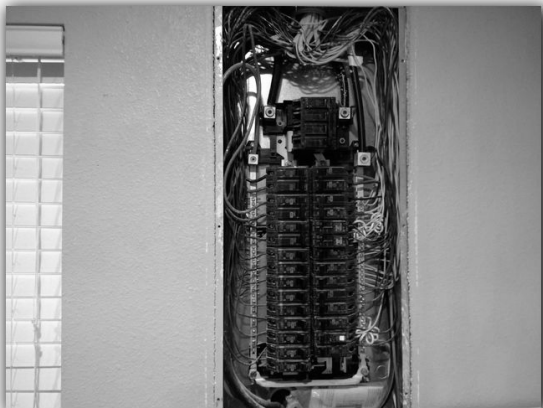
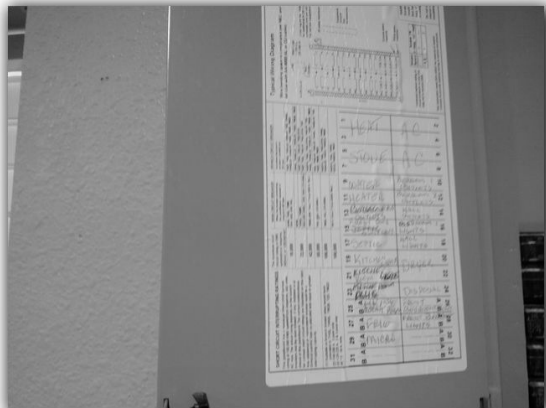
Main Disconnect Panel



service line is in tree limbs

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I	NI	NP	D
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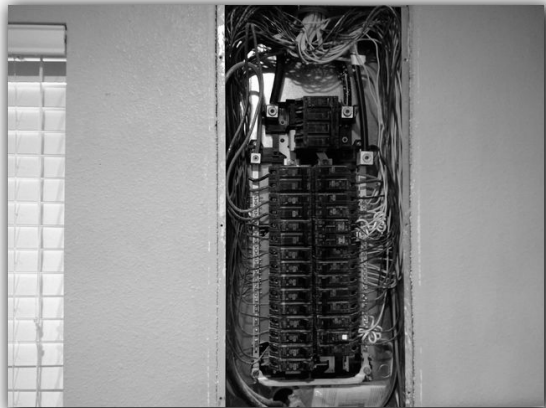
to have 36 inches clearance for access

Sub Panels **Type of Wire:** ☒ Copper ☐ Aluminum

☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: ☒ Copper ☐ Aluminum Conduit _____
Comments:



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Outlet and Switches

Ground/ARC Fault Circuit Interrupt Safety Protection

Kitchen:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Bathrooms:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Partial
Exterior:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Garage:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Basement:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Wet Bar:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Living:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Partial	Dining:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Partial
Crawlspace:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Laundry:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
A/C Unit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Pool/Spa:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Bedroom:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Partial				

Fixtures

- ☒ Light fixtures inoperable or in need of repair



over kitchen sink



ceiling fan in kitchen area all lights not working

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I	NI	NP	D
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Smoke and Fire Alarms

- ☒ Smoke alarms are not present in each sleeping area
- ☒ No smoke alarm in hallway



Other Electrical System Components

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- ☒ ☐ ☐ ☒

A. Heating Equipment
Type of System: Central
Energy Source: Electric
Comments: not accessible

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

I	NI	NP	D
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ran the heating unit heated the house properly

☒ ☐ ☐ ☒

B. Cooling Equipment

Type of System: Central - Air Conditioner
Comments:was not able to test a/c unit due to weather temp outside was below 70

- ☐ Unit #1:
Supply Air Temp: ____ °F Return Air Temp: ____ °F Temp. Differential: ____ °F
- ☐ Unit #2:
Supply Air Temp: ____ °F Return Air Temp: ____ °F Temp. Differential: ____ °F



no 120 volt outlet within 20 ft

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☒ Condenser unit coil fins damaged / dirty



showing of wires

☒ Condenser installed too close to structure <18"

For attic installations :

☒ Minimum 30" clearance above and to the side for maintenance

☒ Lack of work platform (>30")

☒ Lack of 24"Walkway, light near unit, or outlet

☒ Greater than 20 feet from access

☒ Scuttle opening less than 22" by 30"

☐ **EVaporative Coolers** ☐ ONE SPEED ☐ TWO SPEED Water Supply Line: _____

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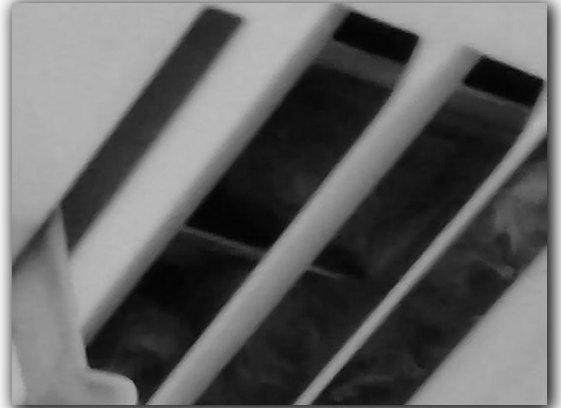
I	NI	NP	D
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☒ ☐ ☐ ☒

C. Duct Systems, Chases, and Vents

Comments: air registers have insulation in them laundry room and front right bedroom

Type of Ducting: ☐ Flex Ducting ☐ Duct Board ☐ Metal



was not able to access attic to see what type of duct

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☐

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: backyard against the fence ☐ Functional Flow Inadequate

Location of main water supply valve: backyard against the fence

Static water pressure reading: 42 psi ☐ below 40 psi ☐ above 80 psi

☐ Lack of reducing valve over 80 psi



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Comments:

Water Source: ☒ Public ☐ Private **Sewer Type:** ☐ Public ☒ Private



Sinks

Comments: _____

Bathtubs and Showers

Comments: _____

Commodes

Comments: back bathroom commode is loose _____

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I	NI	NP	D
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☒ Loose at floor mounting

Washing Machine Connections

Comments: _____

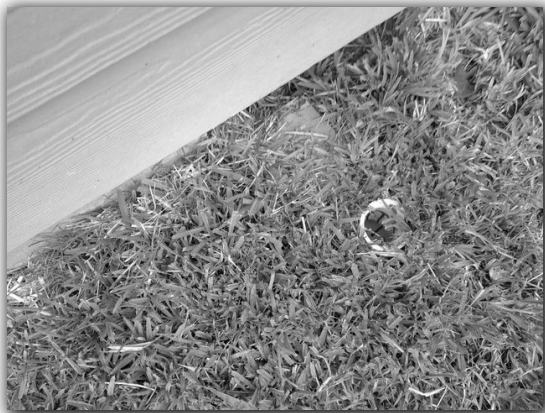
Exterior Plumbing

Comments: _____

☒ ☐ ☐ ☒

B. Drains, Wastes, and Vents

Comments:



2 caps are broken or missing exposing drain pipes to material from outside

☒ ☐ ☐ ☐

C. Water Heating Equipment

Energy Source: Electric

Capacity: 40

I=Inspected

NI=Not Inspected

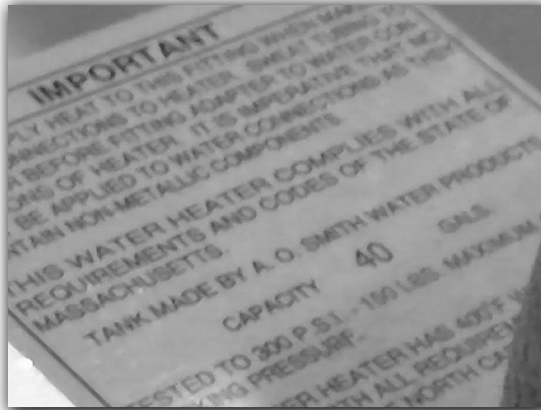
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I	NI	NP	D
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Comments:



Water heater Temperature and Pressure Relief Valve

☒ T/P valve inspected / verified, but NOT TESTED

☐ ☒ ☒ ☐

D. Hydro-Massage Therapy Equipment

Comments:

☐ ☒ ☒ ☐

E. Other

Comments:

V. APPLIANCES

☒ ☐ ☐ ☒

A. Dishwashers

Comments:

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I	NI	NP	D
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Loop needs to be all the way to the top for no siphoning

☒ ☐ ☐ ☐

B. Food Waste Disposers

Comments:

☐ ☒ ☒ ☐

C. Range Hood and Exhaust Systems

Comments:

electric

☒ ☐ ☐ ☐

D. Ranges, Cooktops, and Ovens

Comments:

Range Type: ☒ Electric ☐ Gas

Oven(s):

Unit #1: ☒ Electric ☐ Gas

Tested at 350°F, Variance noted: 350°F (max 25°F)

Unit #2: ☐ Electric ☐ Gas

Tested at 350°F, Variance noted: _____°F (max 25°F)

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☒ Unit is not properly secured can tip over need to be secured to floor

☒ ☐ ☐ ☐

E. Microwave Ovens

Comments:

☒ ☐ ☐ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

☐ ☒ ☒ ☐

G. Garage Door Operators

Comments:

☒ ☐ ☐ ☐

H. Dryer Exhaust Systems

Comments:

☐ ☒ ☒ ☐

I. Other

Comments:

VI. OPTIONAL SYSTEMS

☐ ☒ ☒ ☐

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Pool Contruction Types

Comments:

DEFICIENCIES FOUND IN:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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C. Outbuildings

Comments:

DEFICIENCIES FOUND IN:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Private Water Wells (A coliform analysis is recommended)

Type of Pump: Water Pump Types

Type of Storage Equipment: Water Storage Equipment

Proximity To Known Septic System: _____

Comments:

DEFICIENCIES FOUND IN:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Private Sewage Disposal (Septic) Systems

Type of System: Anaerobic

Location of Drain Field:

PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY: _____



Comments:

DEFICIENCIES FOUND IN:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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F. Other

Comments: