



## Inspection Report

**John Doe**

**Property Address:**  
123 Any Street  
Austin TX 78701



**Abel Property Inspections**

**Glenn Abel - TREC #9089  
512-970-2482**

# PROPERTY INSPECTION REPORT

**Prepared For:** John Doe

(Name of Client)

**Concerning:** 123 Any Street, Austin, TX 78701

(Address or Other Identification of Inspected Property)

**By:** Glenn Abel - TREC #9089 / Abel Property Inspections 6/1/2017

(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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000  
(<http://www.trec.state.tx.us>).

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;
- 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 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>Standards of Practice:</b> Texas Real Estate Commission	<b>In Attendance:</b> Inspector only	<b>Type of building:</b> Single Family (2 story)
<b>Approximate age of building:</b> 14 Years	<b>Home Faces:</b> East	<b>Temperature:</b> Over 95°
<b>Weather:</b> Clear, Hot and Humid	<b>Ground/Soil surface condition:</b> Damp	<b>Rain in last 3 days:</b> Yes

The house was fully furnished at the time of the inspection.

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

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

☒ ☐ ☐ ☐ A. Foundations

**Type of Foundation(s):**    Poured concrete

**Comments:**

**Slab Foundation Inspection Addendum**

The foundation inspection performed by Abel Property Inspections is limited to visual observations of the accessible interior and exterior components on the structure at the time of the inspection. No geotechnical, drainage, flood plane, or materials studies have been performed, nor have any other measurements been taken.

This residence has a monolithic concrete slab foundation. Such foundations are the most modern, but they can vary considerably from older ones that have no moisture barrier beneath them and no reinforcing steel within them, to newer ones that have moisture barriers beneath them and adjustable reinforcing steel within them. This latter type is called a post-tension slab, but it is often impossible to distinguish one slab type from another, in which even the size and spacing of the bolts can vary, although most are concealed.

Our inspection of slabs conforms to regulatory and industry standards. We examine the visible portion of the stem walls on the exterior of the structure for any evidence of significant cracks or structural deformation. However, we do not move furniture or lift carpeting and padding to look for cracks, and we do not use any specialized tools or measuring devices to establish relative elevations or determine any degree of differential settling. Significantly, many slabs are built or move out of level, but the average person would not realize this until there is a difference of more than one inch in twenty feet, which most authorities describe as being tolerable. Interestingly, many slabs are found to contain cracks when the carpet and padding are removed, but there is no absolute standard for evaluating them. However, those that are less than 1/4" in width and which exhibit no significant vertical or horizontal displacement are not regarded as being structurally threatening. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, adverse soil conditions, and poor drainage. If they are not sealed, they can allow moisture to enter a residence, particularly if the residence is surcharged by a hill or a slope, or if downspouts discharge adjacent to the slab.

Symptoms of foundation movement that are concealed by patching and/or repair work may prevent an accurate assessment of the structural condition of the property. Other factors that limit the ability to fully assess the structural condition of the property include:

- a. floor coverings that prevent visual inspection of the slab surfaces,
- b. wall coverings and furnishings that limit visual inspection of interior surfaces, and

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c. soil, decking, flatwork, shrubbery, etc., that limit visual inspection of the foundation perimeter grade beam surface.


It has been our experience that most homes exhibit some symptoms of foundation movement. The majority of these symptoms (i.e. sheetrock joint cracks, door jamb misalignments, slab cracks, unlevel flooring, etc.) are minor and do not indicate any substantial foundation deformation or loss of structural integrity. However, while these movement-induced symptoms may not indicate any substantial foundation movement, they may cause serious concern and anxiety to the potential home buyer. And while a licensed real estate inspector or structural engineer should be qualified to diagnose foundation problems, ultimately your feelings about the symptoms caused by that movement are just as important as any engineering standard in determining what constitutes an acceptable or "normal" amount of movement. For this reason, we suggest you consult with a qualified structural engineer for a more in-depth foundation inspection if any of our observations cause you concern or raise any questions about the structural integrity of the property.

The slab appears to be performing as intended.

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☒ ☐ ☐ ☒ **B. Grading & Drainage**

Comments:

 The downspouts at the front and rear of the home are missing the downspout splash blocks. Erosion can occur or become worse if not corrected. I recommend installing a proper splash block at each downspout.



B. 1 .

☒ ☐ ☐ ☐ **C. Roof Covering Materials**

**Types of Roof Covering:** 3-Tab Composition

**Viewed from:** Walked roof

**Roof Ventilation:** Soffit Vents, Passive vents

Comments:


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The roof covering is in good condition, typical of a 7- to 10-year-old roof.

☒ ☐ ☐ ☒ D. Roof Structure & Attic

**Roof Type:** Hip  
**Viewed from:** Attic  
**Roof Structure:** Engineered wood trusses, 7/16 OSB Sheathing  
**Attic Insulation:** Blown, Fiberglass  
**Approximate Average Depth of Insulation:** 12 inches  
**Attic info:** Attic hatch  
**Comments:**


 The attic insulation is very thin and packed down around the attic entrance. The attic hatch is also uninsulated. This diminishes the ability of the insulation to perform as intended. This condition will cause heating and cooling costs to be much higher than necessary. I recommend adding new insulation in the attic to a minimum of R-30 or better.



D. 1 .

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

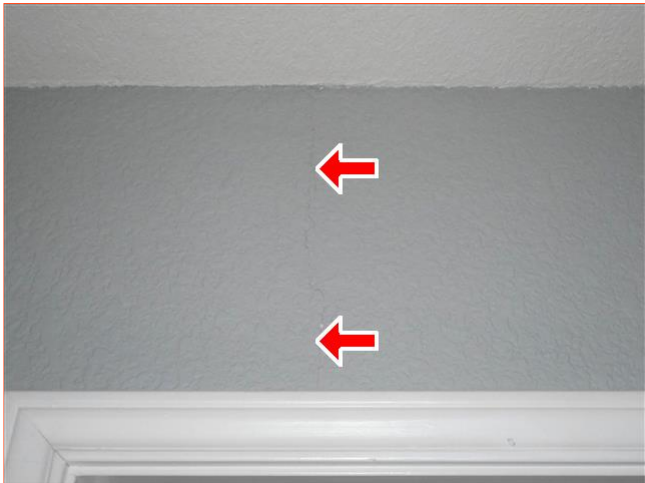
**Wall Structure:** 2 X 4 Wood  
**Primary Exterior material:** Hardi-Board siding  
**Secondary Exterior Material:** Brick Veneer  
**Comments:**

 (1) The sheetrock on the wall over the entry to the master bath in the master bedroom shows some cracking. The same condition exists over the door to the southwest bedroom in the upstairs living area. This appears to be from light settlement of the structure. A qualified contractor should inspect and repair as needed.



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E. 1 .

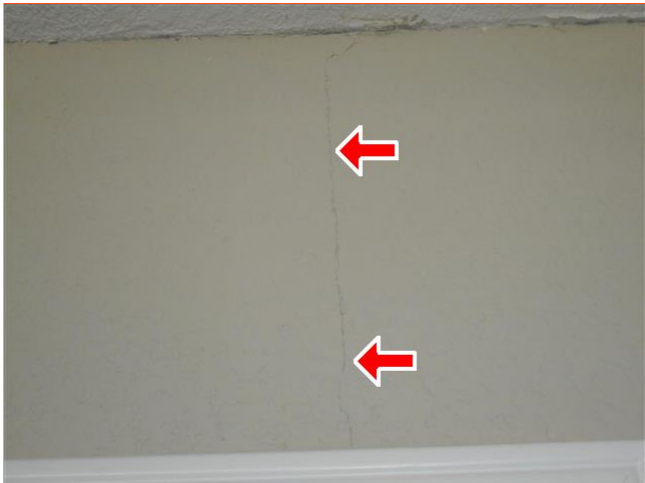


E. 2 .



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E. 3 .

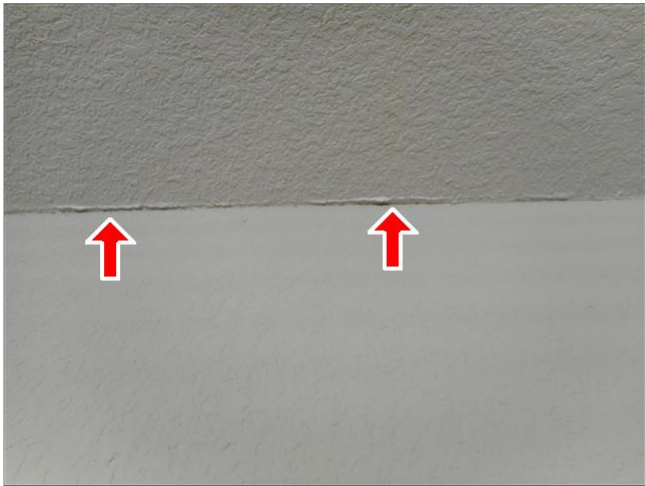


E. 4 .

 (2) The drywall material on the wall near the entrance to the southwest bedroom in the upstairs hallway shows some cracking at the intersection of the wall and ceiling. There is similar damage to the right of the door in the upstairs northwest bedroom. This may be the result of light settlement or can be caused by shrinkage of the materials. A qualified contractor should inspect and repair as needed.

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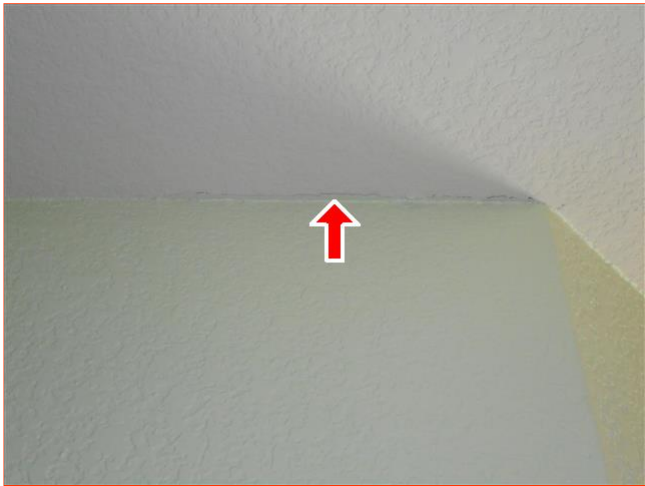
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E. 5 .




E. 6 .



E. 7 .



E. 8 .

 (3) The drywall on the walls at the windows at various locations around the house has deteriorated or shrinking caulking. Although vinyl-framed windows are less likely to sweat in cold weather, condensation can still occur. Because of this moisture, damage to the drywall material will occur if not corrected. A qualified contractor should inspect and repair as needed.

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E. 9 .



E. 10 .



E. 11 .


☒ ☐ ☐ ☒ F. Ceilings & Floors

Floor Structure: Slab

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**Ceiling Structure:** 2X4

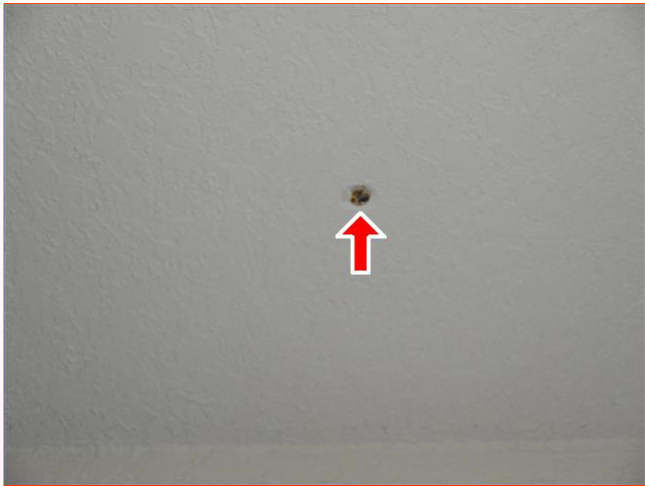
**Comments:**

-  The texture on the ceilings at various locations around the house has some nail pops. The locations noted were:
- In the master closet.
  - Over the window in the southwest bedroom.
  - Over the privacy door in the upstairs southwest bedroom.
  - To the left of the privacy door in the upstairs northwest bedroom.

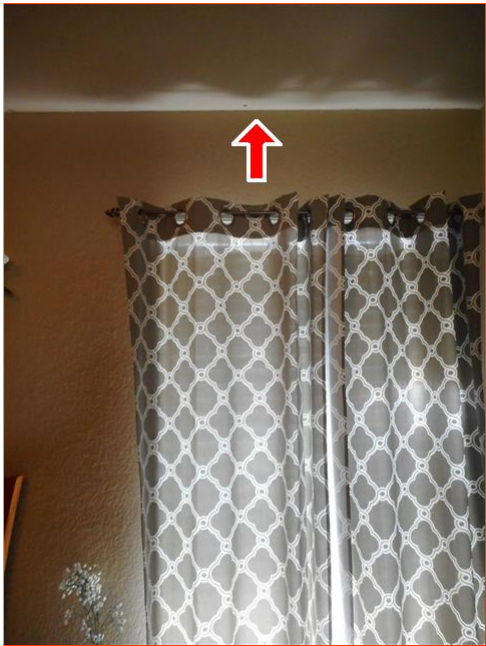
While this damage is not structural in nature, it needs to be repaired. A qualified contractor should inspect and repair as needed.

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I	NI	NP	D
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F. 1 .



F. 2 .




F. 3 .



F. 4 .

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

**Comments:**

 (1) The entry door at the rear of the home is missing the strike plate for the dead-bolt. Damage to the door frame will occur without a proper strike-plate. I recommend repair as needed.




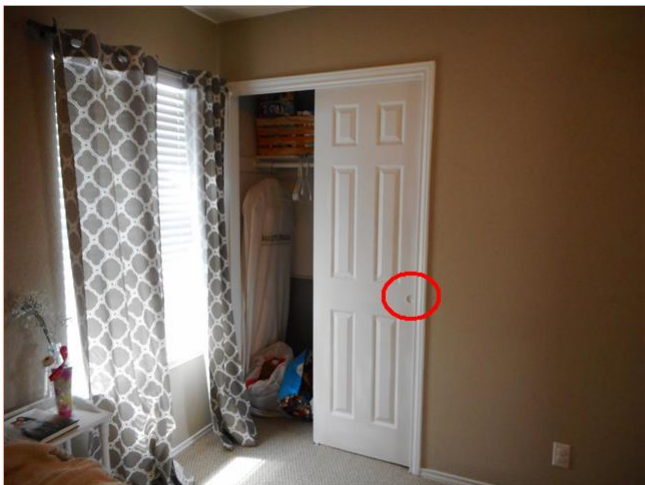
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I	NI	NP	D
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G. 1 .

 (2) The sliding closet doors in the upstairs southwest bedroom are both right-hand doors. Both doors have the pulls on the right-hand side. A qualified contractor should inspect and repair as needed.




G. 2 .

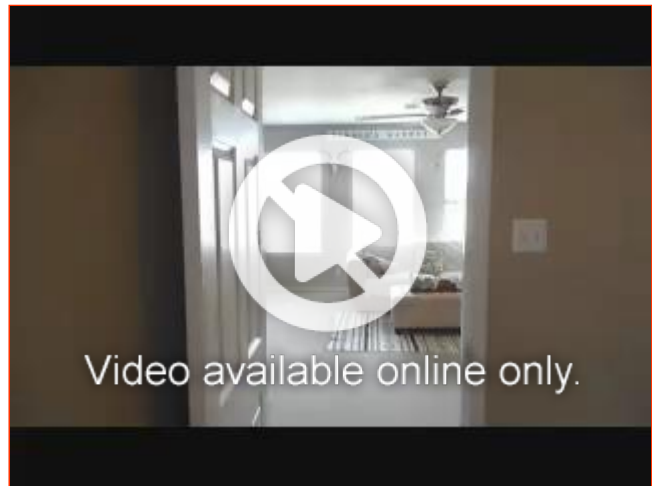


G. 3 .


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

I	NI	NP	D
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 (3) The privacy door at the upstairs southwest bedroom will not stay open without a prop. The same condition exists at the upstairs middle bedroom. This is an indication that the doors are not installed level and plumb. A qualified contractor should inspect and repair as needed.




G. 4 .

 (4) The sliding closet doors in the upstairs middle bedroom are missing the bottom track. This will allow the doors to swing, causing them to jump off the track. A qualified contractor should inspect and repair as needed.



G. 5 .

 (5) The sliding closet doors in the upstairs northwest bedroom are both left-hand doors. Both doors have the pulls on the left side. A qualified contractor should inspect and repair as needed.



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I	NI	NP	D
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G. 6 .



G. 7 .


 (6) The sliding closet doors in the upstairs bedroom fall off the track when operated. The opening may be out of square, or the doors need adjustment. A qualified contractor should inspect and repair as needed.

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I	NI	NP	D
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G. 8 .

 (7) The privacy door at the upstairs hall bath needs a strike and latch adjustment to shut and latch properly. A qualified contractor should inspect and repair as needed.



G. 9 .



G. 10 .

☒ ☐ ☐ ☐ H. Windows

**Window Type:** Single hung, Double pane

**Comments:**


The windows are all clear with no broken or cracked glass. All windows opened, closed, and latched properly.

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

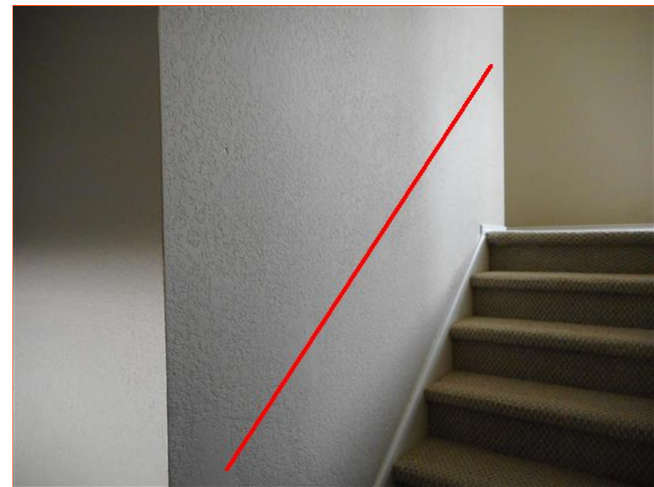
**Comments:**

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 The hand/guard rail for the upper flight of stairs is missing. A fall or injury could occur if not corrected. A qualified contractor should inspect and repair as needed.

According to the International Residential Code (IRC), **(R315.1) Handrails**. Handrails having minimum and maximum heights of 34 inches and 38 inches, respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways. All required handrails shall be continuous the full length of the stairs with two or more risers from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight. Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1.5 inches between the wall and the handrail.




I. 1 .

☒ ☐ ☐ ☐ J. Fireplace / Chimney

**Chimney (exterior):** Siding  
**Operable Fireplaces:** One  
**Types of Fireplaces:** Conventional  
**Comments:**  
The fireplace has never been used.  
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☒ ☐ ☐ ☒ K. Porches, Balconies, Decks and Carports

**Comments:**  
 The post trimmers on the covered porch at the rear of the home are damaged or missing. A qualified contractor should inspect and repair as needed.

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I	NI	NP	D
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K. 1 .



K. 2 .

☒ ☐ ☐ ☐ L. Other

Comments:

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I	NI	NP	D
<div><h2>II. ELECTRICAL SYSTEMS</h2><p>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.</p></div>			

- ☒☐☐☒ **A. Service Entrance and Panels**
- Electrical Service Conductors:** Below ground, Aluminum, 110/220 volts

**Panel Capacity:** 125 AMP

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** CUTLER HAMMER

**Comments:**

(1) The main panel box is located at the exterior near the front on the south side of the house. The box is clean, in order, and properly labeled.



A. 1 . Interior view of the main panel.

- ☒ (2) The sub-panel box is located in the garage. The box is clean and in order but lacks proper labeling. I recommend labeling the breakers as needed.

According to the International Residential Code (IRC), **E3606.2 Panelboard circuit identification.** *All circuits and circuit modifications shall be legibly identified as to their clear, evident, and specific purpose or*



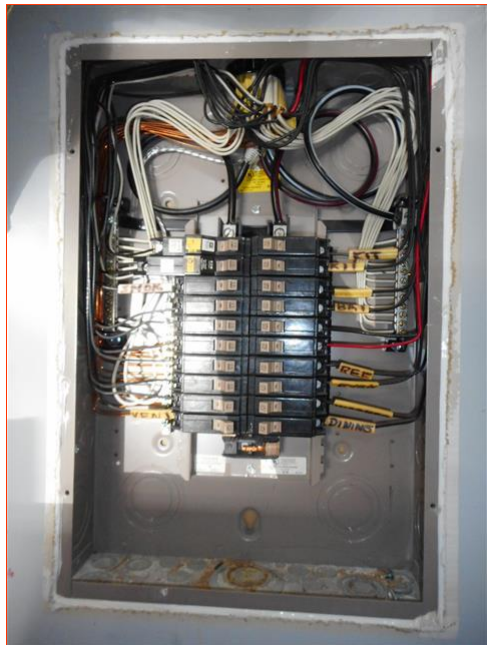
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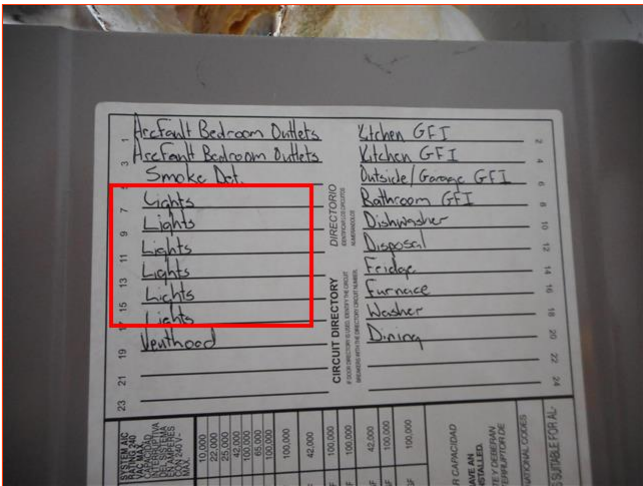
use. The identification shall include sufficient detail to allow each circuit to be distinguished from all others. The identification shall be included in a circuit directory located on the face of the panelboard enclosure or inside the panel door.

**Rationale:** The panelboard circuit directory must be permanent and legible. In many homes, the door of the panel board cabinet reveals illegible markings. The outlets a circuit serves are a mystery to an observer because the markings on the panel board have become faded or are incomplete. Some electricians and installers write only such things as "General Lighting" or "Plugs" to satisfy this section. Each circuit identification must be detailed enough to distinguish the circuit from all other circuits. Obviously, six circuits labeled "Lights" cannot be distinguished from each other, and such labels are a violation of this section. Factory-made panel labeling kits are available that will facilitate compliance with the intent. Of course, acceptance of such markings is according to the judgment of the code official, but if the markings are not legible, a code violation exists. Correct terminology must be used. Obviously, the circuits for appliances such as dishwashers, disposals, furnaces, etc. should be marked. A potential hazard exists where circuit breakers are mislabeled or ambiguously labeled because the occupants or electrical workers might not actually be de-energizing what they intend to de-energize.

I recommend a licensed electrical contractor properly re-label the panel circuits for electrical safety.



A. 2 . Interior view of the sub-panel.



A. 3 .

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

**Branch wire 15 and 20 AMP:** Copper

**Type of Wiring:** Romex

**Comments:**

(1) All accessible outlets including GFCI outlets were tested and work correctly. Lighting circuits were also checked, and no problems were observed.

 (2) The smoke detector in the upstairs southwest bedroom has been disconnected intentionally.

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I	NI	NP	D
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Without a working smoke detector in this area of the home, you may have no first alert to a possible fire. I recommend replace as needed using a qualified person.



B. 1 .



B. 2 .



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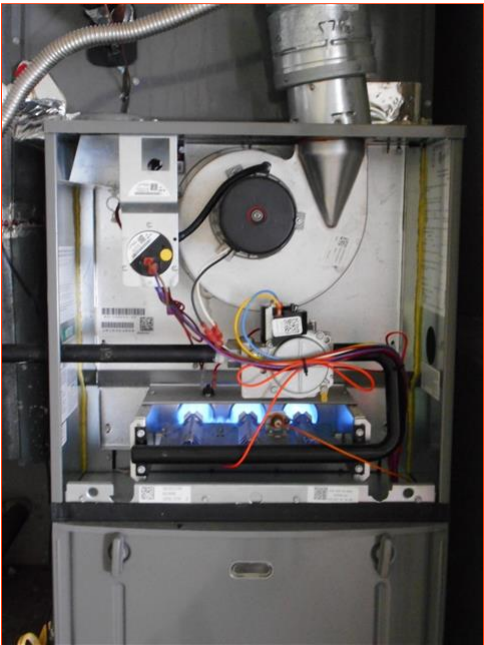
I	NI	NP	D
<div>III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS</div> <p>The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, 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.</p>			

☒ ☐ ☐ ☒ A. Heating Equipment


**Type of System:** Forced Air  
**Energy Source:** Natural gas  
**Heat System Manufacturer:** RHEEM  
**Number of Heat Systems (excluding wood):** One, Dual Zone

**Comments:**  
(1) The manufacture date on the furnace is 04/2015.

Examination of the visible portions of the heat exchanger revealed a clean unit. The furnace is pilot-less and operated through the start-up sequence, ignition, run, and cool-down as expected.



A. 1 .

 (2) The gas connection at the furnace is missing the debris or sediment trap.

**G2419.4 (408.4) Sediment trap.** Where a sediment trap is not incorporated as part of the *appliance*, a sediment trap shall be installed downstream of the *appliance shut-off valve* as close to the inlet of the *appliance* as practical. The

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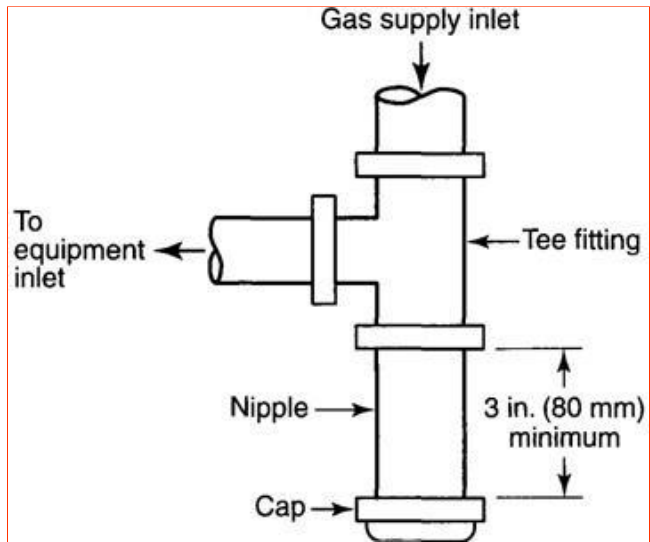
I	NI	NP	D
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sediment trap shall be either a tee fitting having a capped nipple of any length installed vertically in the bottom-most opening of the tee or other device *approved* as an effective sediment trap. Illuminating *appliances*, ranges, *clothes* *dryers*, and outdoor grills need not be so equipped.

I recommend installation of a proper debris or sediment trap by a licensed plumbing contractor.



A. 2 .



A. 3 .

☒ ☐ ☐ ☐ B. Cooling Equipment

**Type of System:** Air conditioner unit  
**Central Air Manufacturer:** RHEEM  
**Number of AC Only Units:** One, Dual Zone  
**Comments:**  
The manufacture date for the air conditioner is 04/2015.

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I	NI	NP	D
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An ambient air test was performed by using thermometers on the air handler of the air conditioner to determine if the difference in temperatures of the supply and return air is between 12° and 22°, which would indicate that the unit is cooling as intended. The supply air temperature on your system read 59.8°, and the return air temperature was 78.4°. This indicates that the range in temperature drop (18.6°) is normal.



B. 1 . Supply air temperature.



B. 2 . Return air temperature.

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

Ductwork: Insulated  
Filter Type: Disposable Cartridge  
Filter Size: 12X30  
Comments:

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I	NI	NP	D
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IV. PLUMBING SYSTEM


The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Static water pressure

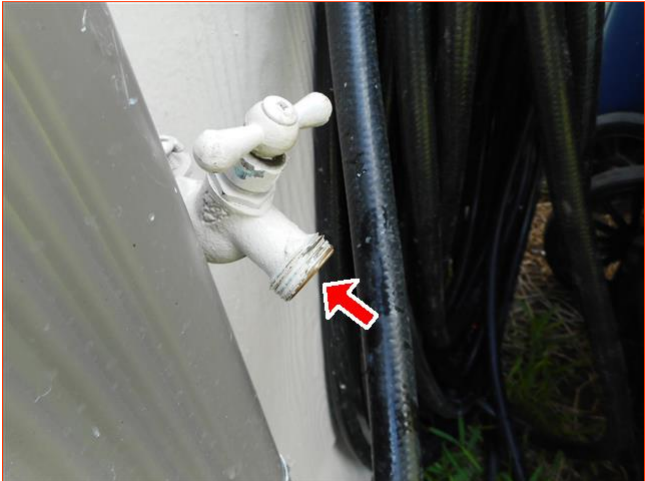
☒ ☐ ☐ ☒ A. Water Supply, Distribution Systems and Fixtures

**Water Source:** Public  
**Location of water meter:** Front yard  
**Plumbing Water Distribution (inside home):** Copper  
**Location of main water supply valve:** At the meter  
**Static water pressure reading:** 67 pounds/square inch

**Comments:**  
 (1) The hose bibs at the front and rear of the house are missing the anti-siphon devices. This can allow a possible cross-connection, allowing water to be siphoned back into the potable water supply, and it should be corrected. A qualified person should repair as necessary.

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I	NI	NP	D
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A. 1 .



A. 2 .


 (2) The sink faucet in the downstairs half bath is reversed (hot is cold, cold is hot). This can lead to confusion and possible scalding and should be corrected. A licensed plumber should repair or correct as needed.

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

I	NI	NP	D
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A. 3 .

 (3) The shower head in the upstairs hall bath leaks around the top connections. A contractor should repair or correct as needed.



A. 4 .

☒ ☐ ☐ ☐ B. Drains, Waste, and Vents

**Washer Drain Size:** 2" Diameter

**Plumbing Waste:** PVC

**Comments:**

All drains were free and clear, and no leaks were detected.

☒ ☐ ☐ ☐ C. Water Heating Equipment

**Energy Sources:** Natural Gas (quick recovery)

**Water Heater Manufacture:** RHEEM

**Water Heater Location:** Garage

**Comments:**

The hot water heater is a gas unit of unknown brand. The manufacturer's label has been removed. The unit appears to be operating properly. I recommend flushing the tank at least once per year to remove

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I	NI	NP	D
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sediment and prolong the life of the tank.

Flushing your residential water heater is something that should be done on a regular basis. The procedure is as follows:

- Hook a garden hose up to the bottom drain valve. Place the garden hose in a position to allow full discharge of the water through the hose (in the yard or flower bed or the bath tub).
- Open the drain valve wide open. DO NOT CLOSE OFF THE INCOMING COLD WATER SUPPLY TO THE HEATER.
- Run the water out of the hose until the water runs clear.

When the water is clear, shut off the bottom drain valve and remove the garden hose.



C. 1 .

☐ ☐ ☒ ☐ D. Hydro-Massage Therapy Equipment

Comments:

☐ ☐ ☒ ☐ E. Other

Comments:



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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

**Dishwasher Brand:** SAMSUNG

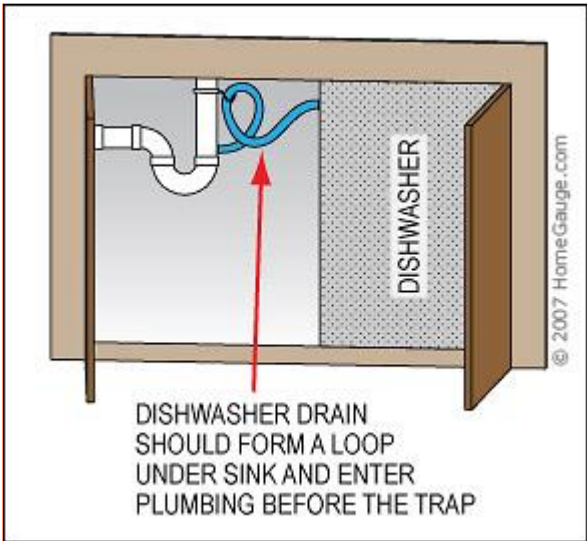
**Comments:**

(1) The dishwasher operated as it should through a normal cycle.

 (2) The dishwasher drain line at the kitchen sink should be mounted and form a "loop" under the sink to prevent a possible back-flow of contaminants. A qualified person should repair as necessary.



A. 1 .



A. 2 .

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I	NI	NP	D
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☒ ☐ ☐ ☐ B. Food Waste Disposers

**Disposer Brand:** BADGER

**Comments:**

The food waste disposer operated as it should.

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

**Exhaust/Range hood:** SAMSUNG

**Comments:**

The microwave oven also serves as a vented range hood. The range hood operated as expected.

☒ ☐ ☐ ☒ D. Ranges, Cooktops and Ovens


**Range/Oven:** SAMSUNG

**Range Type:** Natural Gas

**Oven Type:** Natural Gas


**Comments:**


(1) The range cooktop operated as it should.

 (2) The control knob for the middle burner on the cooktop is damaged. I recommend repair or replace as needed.



D. 1 .

 (3) The oven temperature was 325° when set on 350°. I recommend an appliance repair technician examine and adjust or repair the oven thermostat.

 (4) There is **no anti-tip device installed** on the kitchen range. This is a safety issue that needs correction. A load placed on the oven door can cause the range to tip over without the anti-tip device installed. I recommend installing a proper anti-tip device on the kitchen range.

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

I	NI	NP	D
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D. 2 .

☒ ☐ ☐ ☐ E. Microwave Ovens

**Built in Microwave:** SAMSUNG

**Comments:**

The microwave operated as it should.

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

**Comments:**

The bathroom exhaust fans operated as they should.

.

☐ ☐ ☒ ☐ G. Garage Door Operators

**Door opener Brand:** None

**Comments:**

☒ ☐ ☐ ☐ H. Dryer Exhaust Systems

**Comments:**

☒ ☐ ☐ ☐ I. Other

**Refrigerator:** KENMORE

**Washer Dryer Hookup:** YES

**Dryer Connection Type:** ELECTRIC ONLY

**Comments:**

(1) The doorbell operated as it should.

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(2) The refrigerator operated as it should. The temperature in the refrigerator was 38°, and the freezer temperature was 1°.

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## General Summary



Abel Property Inspections

512-970-2482

**Customer**

John Doe

**Address**

123 Any Street  
Austin TX 78701

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

**B. Grading & Drainage**



The downspouts at the front and rear of the home are missing the downspout splash blocks. Erosion can occur or become worse if not corrected. I recommend installing a proper splash block at each downspout.

**D. Roof Structure & Attic**



The attic insulation is very thin and packed down around the attic entrance. The attic hatch is also uninsulated. This diminishes the ability of the insulation to perform as intended. This condition will cause heating and cooling costs to be much higher than necessary. I recommend adding new insulation in the attic to a minimum of R-30 or better.

**E. Walls (Interior & Exterior)**



(1) The sheetrock on the wall over the entry to the master bath in the master bedroom shows some cracking. The same condition exists over the door to the southwest bedroom in the upstairs living area. This appears to be from light settlement of the structure. A qualified contractor should inspect and repair as needed.



(2) The drywall material on the wall near the entrance to the southwest bedroom in the upstairs hallway shows some cracking at the intersection of the wall and ceiling. There is similar damage to the right of the door in the upstairs

northwest bedroom. This may be the result of light settlement or can be caused by shrinkage of the materials. A qualified contractor should inspect and repair as needed.



(3) The drywall on the walls at the windows at various locations around the house has deteriorated or shrinking caulking. Although vinyl-framed windows are less likely to sweat in cold weather, condensation can still occur. Because of this moisture, damage to the drywall material will occur if not corrected. A qualified contractor should inspect and repair as needed.

#### F. Ceilings & Floors



The texture on the ceilings at various locations around the house has some nail pops. The locations noted were:

- In the master closet.
- Over the window in the southwest bedroom.
- Over the privacy door in the upstairs southwest bedroom.
- To the left of the privacy door in the upstairs northwest bedroom.

While this damage is not structural in nature, it needs to be repaired. A qualified contractor should inspect and repair as needed.

#### G. Doors (Interior & Exterior)



(1) The entry door at the rear of the home is missing the strike plate for the dead-bolt. Damage to the door frame will occur without a proper strike-plate. I recommend repair as needed.



(2) The sliding closet doors in the upstairs southwest bedroom are both right-hand doors. Both doors have the pulls on the right-hand side. A qualified contractor should inspect and repair as needed.



(3) The privacy door at the upstairs southwest bedroom will not stay open without a prop. The same condition exists at the upstairs middle bedroom. This is an indication that the doors are not installed level and plumb. A qualified contractor should inspect and repair as needed.



(4) The sliding closet doors in the upstairs middle bedroom are missing the bottom track. This will allow the doors to swing, causing them to jump off the track. A qualified contractor should inspect and repair as needed.



(5) The sliding closet doors in the upstairs northwest bedroom are both left-hand doors. Both doors have the pulls on the left side. A qualified contractor should inspect and repair as needed.



(6) The sliding closet doors in the upstairs bedroom fall off the track when operated. The opening may be out of square, or the doors need adjustment. A qualified contractor should inspect and repair as needed.



(7) The privacy door at the upstairs hall bath needs a strike and latch adjustment to shut and latch properly. A qualified contractor should inspect and repair as needed.

#### I. Stairways (Interior & Exterior)



The hand/guard rail for the upper flight of stairs is missing. A fall or injury could occur if not corrected. A qualified contractor should inspect and repair as needed.

According to the International Residential Code (IRC), **(R315.1) Handrails**. Handrails having minimum and maximum heights of 34 inches and 38 inches, respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways. All required handrails shall be continuous the full length of the stairs with two or more risers from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight. Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1.5 inches between the wall and the handrail.

#### K. Porches, Balconies, Decks and Carports



The post trimmers on the covered porch at the rear of the home are damaged or missing. A qualified contractor should inspect and repair as needed.

## II. ELECTRICAL SYSTEMS

#### A. Service Entrance and Panels



(2) The sub-panel box is located in the garage. The box is clean and in order but lacks proper labeling. I recommend labeling the breakers as needed.

According to the International Residential Code (IRC), **E3606.2 Panelboard circuit identification**. All circuits and

*circuit modifications shall be legibly identified as to their clear, evident, and specific purpose or use. The identification shall include sufficient detail to allow each circuit to be distinguished from all others. The identification shall be included in a circuit directory located on the face of the panelboard enclosure or inside the panel door.*

**Rationale:** The panelboard circuit directory must be permanent and legible. In many homes, the door of the panel board cabinet reveals illegible markings. The outlets a circuit serves are a mystery to an observer because the markings on the panel board have become faded or are incomplete. Some electricians and installers write only such things as "General Lighting" or "Plugs" to satisfy this section. Each circuit identification must be detailed enough to distinguish the circuit from all other circuits. Obviously, six circuits labeled "Lights" cannot be distinguished from each other, and such labels are a violation of this section. Factory-made panel labeling kits are available that will facilitate compliance with the intent. Of course, acceptance of such markings is according to the judgment of the code official, but if the markings are not legible, a code violation exists. Correct terminology must be used. Obviously, the circuits for appliances such as dishwashers, disposals, furnaces, etc. should be marked. A potential hazard exists where circuit breakers are mislabeled or ambiguously labeled because the occupants or electrical workers might not actually be de-energizing what they intend to de-energize.

I recommend a licensed electrical contractor properly re-label the panel circuits for electrical safety.

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



(2) The smoke detector in the upstairs southwest bedroom has been disconnected intentionally. Without a working smoke detector in this area of the home, you may have no first alert to a possible fire. I recommend replace as needed using a qualified person.

### **III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

#### **A. Heating Equipment**



(2) The gas connection at the furnace is missing the debris or sediment trap.

**G2419.4 (408.4) Sediment trap.** Where a sediment trap is not incorporated as part of the *appliance*, a sediment trap shall be installed downstream of the *appliance shut-off valve* as close to the inlet of the *appliance* as practical. The sediment trap shall be either a tee fitting having a capped nipple of any length installed vertically in the bottom-most opening of the tee or other device *approved* as an effective sediment trap. Illuminating *appliances*, ranges, *clothes dryers*, and outdoor grills need not be so equipped.

I recommend installation of a proper debris or sediment trap by a licensed plumbing contractor.

### **IV. PLUMBING SYSTEM**

#### **A. Water Supply, Distribution Systems and Fixtures**



(1) The hose bibs at the front and rear of the house are missing the anti-siphon devices. This can allow a possible cross-connection, allowing water to be siphoned back into the potable water supply, and it should be corrected. A qualified person should repair as necessary.



(2) The sink faucet in the downstairs half bath is reversed (hot is cold, cold is hot). This can lead to confusion and possible scalding and should be corrected. A licensed plumber should repair or correct as needed.



(3) The shower head in the upstairs hall bath leaks around the top connections. A contractor should repair or correct as needed.

### **V. APPLIANCES**

#### **A. Dishwashers**



(2) The dishwasher drain line at the kitchen sink should be mounted and form a "loop" under the sink to prevent a possible back-flow of contaminants. A qualified person should repair as necessary.

**D. Ranges, Cooktops and Ovens**



(2) The control knob for the middle burner on the cooktop is damaged. I recommend repair or replace as needed.



(3) The oven temperature was 325° when set on 350°. I recommend an appliance repair technician examine and adjust or repair the oven thermostat.



(4) There is **no anti-tip device installed** on the kitchen range. This is a safety issue that needs correction. A load placed on the oven door can cause the range to tip over without the anti-tip device installed. I recommend installing a proper anti-tip device on the kitchen range.

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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.

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**Abel Property Inspections**

**512-970-2482**

## **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Agreement](#)