

***inspections  
now***



## Property Inspection Report



**14603 Breeze Way Court  
Spring, TX 77379**

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# Inspections Now, Inc.

1719 Red Oak Terrace  
Kingwood, TX 77339  
(281) 635-5318  
TREC License #8754

## PROPERTY INSPECTION REPORT

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Prepared For: **Mr. & Mrs. Client**

(Name of Client)

Concerning: **14603 Breeze Way Court, Spring, TX 77379**

(Address or Other Identification of Inspected Property)

By: **Joe Fleet, TREC Lic. #8674**

(Name and License Number of Inspector)

**1/20/09**

(Date)

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

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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.state.tx.us](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227-535.231 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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

## Report Identification: SAMPLE REPORT

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 action, 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.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

**Notice: This inspection report is subject to the attached contract and handouts**

Inspection Scope  Full  Limited – Reason \_\_\_\_\_  
Property inspected was  Occupied  Vacant  \_\_\_\_\_

Parties present at inspection  Buyer  Seller  Listing Agent  Buyers Agent  
Documents provided to inspector  Sellers Disclosure  Engineers Report  Previous Inspection

Weather conditions during inspection  Sunny  Overcast  Raining  Snowing  
Time of inspection 9 am Outside air temperature during inspection 80° F

Additional written information provided with this inspection report  Yes (email)  No  
Cost of inspection services \$ 275 to be paid at  Inspection  Closing  By mail

The home is approximately 2,750 square feet, a two-story, that faces South for inspection purposes.

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I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Visible Floor Types

Concrete Slab

Wood Framing

Wood on Ground

Steel Support Structure

Opinion on Foundation Performance: No visible differential movement was noted at the interior or exterior of the home. The slab integrity appears stable and to be performing as intended at this time.

Comment - Consistent soil moisture and proper drainage are necessary for future foundation performance. Shrubs and trees planted too near to the foundation can negatively affect moisture levels at the perimeter of the slab.

### B. Grading & Drainage – Comments:

Deficiency - Low soil levels were noted at the S perimeter slab, just to the left of the front entrance door. Soil in this area is conducive to ponding, and should be re-graded to drain away from the foundation (see photo).



Comment - Otherwise the grading/drainage appears functional.

Comment - It is recommended Buyer keep soil levels at least 3-4" below the top of the slab and grade soil away from the structure, to promote proper drainage and aid in the dispersing of water. Providing visibility to the slab will also assist in identifying pest infestations.

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### C. Roof Covering Materials

Type(s) of Roof Covering: Composition shingle

Viewed From: Roofline

Comments:

- Roof Condition  New  Average  Aged  
Roof Observed from  Roof  Ladder  Ground with binoculars  
 Unable to make a close observation due to  
 Evidence of previous repairs to flashings / skylights / other penetrations  
 This house has an overlay roof.

Comment - The new roof covering appears to be a 30-year, Class A composition shingle, installed over Tech Shield decking, and is approximately (7) years old. The roof covering appears stable and to be performing as intended at this time.

### D. Roof Structure & Attic

Viewed From: Attic

Approximate Average Depth of Insulation: > 12 inches

Approximate Average Thickness of Vertical Insulation: 6-8 inches

Comments: .

- Roof Type  Wood frame  Steel frame  
Attic observed from  Attic  Attic access opening  No access  
Attic ventilation  Soffit vents  Exhaust ports  Gable vents  
 Ridge vents  Wind Turbine(s)  Power Turbine(s)  
 Airhawks

Approximate Depth of Attic Insulation: 12+ inches Type of Insulation Batt and Blown

Vapor Barrier  Visible  Not Visible

Visible evidence of moisture penetration evident in

Comment - Conventional attic framing, that consists of rafters and joists with a purlin system, is present. The attic framing appears stable and to be performing as intended at this time.

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## E. Walls (Interior & Exterior) – Comments:

- Visible Wall Construction  Wood framing  Metal framing  
Exterior Cladding  Brick masonry  CMU masonry  
 Concrete  Stucco  EIFS  
 Wood siding  Vinyl Siding  Metal Siding  
 Other Hardi Siding
- Evidence of water penetration evident at  
General exterior cladding condition: Well maintained

### Interior:

Comment - No deficiencies noted.

### Exterior:

Deficiency - Fill the gap noted in the mortar at the soffit joint to the brick wall at the upper left eave of the garage door (see photo).



## F. Ceilings & Floors – Comments:

- Ceiling Structure is Sheetrock  
 Evidence of water penetration evident on

Comment - Ceiling and floors exhibited no deficiencies.

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**G. Doors (Interior & Exterior) – Comments:**

door could not be inspected

Deficiency - Install a door handle to the French Doors at the upstairs Media Room. Doorstops should be installed as well.  
 Deficiency - A cracked window pane was noted at the French Doors, that needs replacement.  
 Comment - Otherwise all doors appear operable.

**H. Windows – Comments:**

Safety glass installed in hazardous locations

Comment - All windows appear operable.

**I. Stairways (Interior & Exterior) – Comments:**

Comment - The stairway is properly constructed and functional.

**J. Fireplace/Chimney - Comments:**

Type of fireplace	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Metal Insert	<input type="checkbox"/> Wood stove/insert
Type of chimney	<input type="checkbox"/> Tile	<input type="checkbox"/> Brick	<input checked="" type="checkbox"/> Metal
Attic Firestop		<input type="checkbox"/> Area accessible	<input checked="" type="checkbox"/> Not accessible
Chimney Cap		<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not present
Combustion Air Vent		<input type="checkbox"/> Present	<input checked="" type="checkbox"/> Not present
Gas Valve	<input type="checkbox"/> Present	<input checked="" type="checkbox"/> Not present	
Chimney observed		<input type="checkbox"/> From ground	<input checked="" type="checkbox"/> From roofline

Deficiency - Cracks were noted to the bricks at the interior of the firebox. These cracks can be filled in with firebrick mortar.  
 Comment - The fireplace has a tile face and apron, with metal firebox and flue, gas supply line, and shut off valve. The unit appears operable.

**K. Porches, Balconies, Decks, and Carports – Comments:**

**L. Other – Comments:**

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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels – Comments:

Wire Type(s) found in Main and Sub Panels:  Copper  Aluminum   
Appropriate Connections:  Present  Not Present  
 Approved Copper / Aluminum Devices  
 Pig Tailed Connections  Crimp Connections  
 Other

Location of Main(s)/Sub Panel(s)/Disconnect(s) W interior wall of garage and W exterior wall

Nominal Voltage 120 / 240

Service Ampacity 150

Comment - The electrical panel box is a Cutler Hammer model, with a 150-amp main disconnect switch, a 2/0 aluminum feeder wire, and copper branch wiring, located at the W interior wall of the garage.

Deficiency - Replace the oversized 40-amp circuit breaker for the electric oven with a 20-amp, the maximum allowable per the manufacturer.

Comment - Otherwise all circuit breakers and conductors appear proper for the appliances presently installed.

Comment - The ground wire appears secure at the ground rod.

Comment - AFCI circuit breakers are installed on all required circuits and all properly tripped when tested.

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

Type of Wiring: Copper

Comments:

Branch circuit wiring  Copper  Aluminum  
 Complete insp of accessible outlets/switches performed  
Branch circuit wiring is  Grounded 3 wire  Ungrounded 2 wire  
GFCI protection at  Kitchen  Bar  Bathroom  Laundry  
 Whirlpool  Garage (note for freezer use)  
 Exterior outlets (below 5'6")  Pool/Spa light  
Smoke Detectors  Present  Not Present

Deficiency - GFCI electrical receptacles were not noted at the following areas, as required: The SW outlet at the exterior walls.

Deficiency - Finish install the light fixture above the Kitchen range.

Deficiency - The ceiling lights at the hallway to the Utility Room, above the bath tub in the Master Bathroom, and at the upstairs Hallway, do not function (but may just need the bulbs replaced/installed).

Deficiency - No electrical outlet is allowed to be installed further than 12" below a Breakfast Bar counter top for child safety purposes (and then only if the counter top extends less than 6" from the wall, see photo).

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Deficiency - Finish install the electrical outlet at the SE eave of the garage (see photo).



Comment - GFCI electrical receptacles were properly noted at the following areas: All kitchen counter top outlets, all bathroom outlets, and at all outlets in the garage.

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## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### A. Heating Equipment

Type of System: Forced Air - Split System

Energy Source: Vertical Flow - Gas

Comments:

Furnace is  Fully accessible  Partially accessible  Not accessible

Gas Shut Off Valve  Present  Accessible  Not Present and/or Observable

Branch Line  Iron / Flex  Copper

Comment - The furnace is a Lennox high efficiency model, 110,000 BTU's. The unit appears installed per manufacturer specifications and UL Listings for valid warranty and proper installation. The unit properly generated heat when operated in normal mode. No gas fumes or excessive rust in the burner compartment area were noted.

Comment - Furnaces should be cleaned and serviced on an annual basis prior to first using them. Doing so will ensure the system is operating safely and efficiently.

### B. Cooling Equipment

Type of System: Split System

Comments:

Unit Manufacturer Lennox 60,000 BTU (5 ton)

Primary condensation drainline termination point(s) Master Bath sink wet trap

Return 75° Supply 57° Δ Temperature 18°

Window Air Conditioners  Present  Not Present

Comment - The air conditioner exhibited a proper temperature drop across the coil to cool sufficiently at this time.

Comment - A disconnect switch was properly noted at the W exterior wall.

Comment - Air conditioning units should be cleaned and serviced on an annual basis prior to first using them (including cleaning and flow testing of condensate drain lines).

### C. Duct System, Chases, and Vents – Comments:

Filter Type Pleated Fiber

Deficiency - The Master Bedroom/Bathroom area is 7-9° F warmer than the remainder of the home when the AC is operating; indicating the system may need rebalancing.

Comment - Otherwise the visible ducting and venting appears proper.

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## IV. PLUMBING SYSTEM

### A. Water Supply System and Fixtures

Location of water meter: Front yard

Location of main water supply valve: Front yard

Static water pressure reading: 72 PSI

Comments:

Type of supply lines

Copper

Galvanized Iron

PVC/CPVC

Polybutylene

Anti Siphon / Back Flow / Air Gap(s)

Present

Not Present

Location of Water Shutoff valve(s) SW corner of the home

#### Kitchen:

Comment - No leaks were noted at visible water supply components and fixtures at this time.

#### Utility Room:

Comment - No leaks were noted at visible water supply components and fixtures at this time.

#### Bathroom - Master:

Deficiency - A leak was noted beneath the cold water supply handle in the bathtub.

Comment - Otherwise no leaks were noted at visible water supply components and fixtures at this time.

#### Bathroom - Downstairs Half:

Comment - No leaks were noted at visible water supply components and fixtures at this time.

#### Bathroom - Upstairs:

Deficiency - Repair the leak to the shower head.

Comment - Otherwise no leaks were noted at visible water supply components and fixtures at this time.

Comment - Only visible plumbing supply components were inspected.

Plumbing fixtures and supply lines hidden from view were not inspected.

### B. Drains, Wastes, and Vents – Comments:

Type of waste lines

PVC

Iron

Tile

#### Kitchen:

Comment - No leaks were noted at visible plumbing drainage lines and components at this time.

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Utility Room:

Comment - No leaks were noted at visible plumbing drainage lines and components at this time.

Bathroom - Master:

Deficiency - The bathtub drains slowly and needs servicing.

Comment - Otherwise no leaks were noted at visible plumbing drainage lines and components at this time.

Comment - Access to the tub trap area was noted and inspected, with no leaks noted.

Bathroom - Downstairs Half:

Deficiency - A leak was noted beneath the sink drain line that needs repair.

Comment - Otherwise no leaks were noted at visible plumbing drainage lines and components at this time.

Bathroom - Upstairs:

Comment - No leaks were noted at visible plumbing drainage lines and components at this time.

Comment - Access to the tub trap area was noted and inspected, with no leaks noted.

Comment - Only visible drainage components were inspected.

**C. Water Heating Equipment**

Energy Source: Gas  
Capacity: 40 Gallons  
Comments:

Type of Water Heater Present: Tank -Gas

T & P Valve  Operated  Not Operated because of potential of damage to it  
Safety Pan and Drain Installed  Yes  No  
Gas Shut Off Valve  Present  Accessible  Not Present and/or Observable  
Branch Line  Iron / Flex  Copper   
Type of Observable Vent Pipe  Double Wall  Single Wall  
 Cement / Asbestos

Unit Manufacture A.O. Smith

Comment - The unit is an A. O. Smith gas model, 40-gallon capacity, located in the attic.

Deficiency - Secure the loose bonnet/exhaust vent pipe to the top of the unit (see photo).

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Comment - Otherwise the unit appears installed per manufacturer specifications and UL Listings for valid warranty and proper installation.

## D. Hydro-Massage Therapy Equipment – Comments:

GFCI  Present  Not Present  
Access Cover  Available  Accessible  Not Available and/or Accessible

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## V. APPLIANCES

### A. Dishwasher – Comments:

Comment - GE model, appears operable.

### B. Food Waste Disposer – Comments:

Comment - Insinkerator model, appears operable.

Deficiency - Remove the debris from the interior of the unit.

### C. Range Exhaust Vent – Comments:

Vent  Recirculates Air  Vents to Exterior  Vent not Present

Comment - Variable speed model, appears operable.

### D. Ranges, Cooktops, and Ovens – Comments:

Type of Range  Electric  Gas  
Type of Oven  Electric  Gas  
Gas Shut Off Valve  Present  Accessible  Not Present and/or Observable  
Branch Line  Iron / Flex  Copper   
Oven Temperature when set at 350° 390°

Comment - GE gas range and electric oven; both appear operable.

Deficiency - The oven does not accurately reflect the set temperature (within 25 degrees F).

### E. Microwave Oven – Comments:

Comment - GE model with turntable, appears operable.

### F. Trash Compactor – Comments:

### G. Mechanical Exhaust Vents and Bathroom Heaters – Comments:

Vents terminate outside the structure

Comment - All appear operable.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## H. Garage Door Operator(s) – Comments:

Door Operated  Manually  Automatic door controls

Comment - Pro Drive model, appears operable. The unit reversed properly on contact and when the photoelectric sensors were interrupted.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## I. Doorbell and Chimes – Comments:

Comment - Front door unit, appears operable.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## J. Dryer Vents – Comments:

Comment - The visible dryer venting appears operable.

## VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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### A. Lawn and Garden Sprinkler Systems – Comments:

Anti Siphon Valve(s) Present

Back Flow Preventers Present

Shut Off Valve(s) Present

Location of Shutoff Valve SW corner

Number of Zones 9

Control Panel located at: W exterior wall

Comment - The sprinkler system has a Hunter model controller, and (9) zones.  
Comment - No leaks were noted to sprinkler heads when operated in manual mode. No lawn coverage appears to be present at the E perimeter of the garage.

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## Important Limitations and Disclaimers

The information in this report is compiled exclusively for the client for whom this report is addressed. It is not intended for any other party. The inspection does not include fences, detached decks, docks, septic systems, wells, security systems, or washers and dryers. The inspection is visual and not technically exhaustive and does not imply that every defect will be discovered. The inspection does not encompass searching for microbial organisms, mold, mildew, or other fungi. Disassembly of heating and cooling systems is not a part of the inspections process. A licensed HVAC professional should be engaged in order to achieve the highest level of analysis of these systems. We do not inspect security systems. No representation or comment is made concerning any latent defect(s) not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. No representation is made concerning the future performance of any of the systems inspected. All warranties, expressed or implied, not specifically stated herein are excluded and disclaimed. Client must notify Inspections Now, Inc. in writing of complaints, within (7) days of the date of the inspection and must allow prompt re-inspection of the item in order to protect the Clients claim. In the event a dispute, controversy, or claim arising out of or relating to this agreement, the inspection, or the report, and if the dispute cannot be settled through direct discussions with the Client and Inspections Now, Inc., the parties agree to endeavor to first settle the dispute by mediation before resorting to arbitration. If the mediation does not result in a settlement of the dispute, then any unresolved controversy shall be submitted to arbitration. Both parties shall equally share in the cost of mediation. Arbitration shall be final, binding, and non-appealable, and conducted in accordance with the rules of JAMS arbitration. The decision of the arbitrator shall be final and binding. Both parties shall equally share in the cost of arbitration. Either party may request arbitration by written notice to the other. Such demand for arbitration must be made less than one year after the date of inspection. This arbitration provision is intended to be a substitute for a trial in a court of law, and the parties expressly waive their right to a trial by judge or jury in a court of law, except that proceedings may be brought in a court of competent jurisdiction to enforce an arbitration award. The parties agree that no claim, demand, or action, whether sounding in contract or in tort, may be brought to recover damages against the inspector, or its officers, agents, or employees MORE THAN 90 DAYS AFTER THE DATE OF THE INSPECTION. Client understands that this time period may be shorter than otherwise provided by law. The If Client institutes legal action concerning this inspection, and fails to prevail on all of the causes of action; the Client shall be liable to Inspections Now, Inc. for all attorney's fees incurred by the inspecting company. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. This written report super cedes any verbal comments made during the course of the inspection. Client, by accepting this report or relying upon it in any way expressly agrees to these Limitations and Disclaimers.