

Inspection Report

Client Name

Address



Buchanan Home Inspection

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409-655-8323

PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

(Address or Other Identification of Inspected Property)

By:

Jared Buchanan 22516 / Buchanan Home Inspection

(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 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>).

Report Identification:

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.

Report Identification:

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:

In Attendance: Vacant (inspector only)	Type of building: Single Family (2 story)	Approximate age of building: Over 20 Years
Temperature: Over 80 (F)	Weather: Hot and Humid	

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

I	NI	NP	D
I. Structural Systems			

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s): Post Tension, slab on grade

Method used to observe Crawlspace: No crawlspace

Comments:

The foundation appeared to be operating as intended, however, there was some cosmetic damage and an exposed post tension end, at the left side of the home, that needs to be sealed/repaired to help prevent damage to home.



A. Item 1(Picture) Cosmetic damage at front of home.



A. Item 2(Picture) Exposed post tension end at the left side of home near the back by the driveway.

☒ ☐ ☐ ☒ B. Grading and Drainage

Comments:

Missing splash block/downspout extension at back right corner of home and back left corner of garage needs replacement/installation.

Vegetation growing on gutters at back of home needs to be removed to help prevent damage to property.

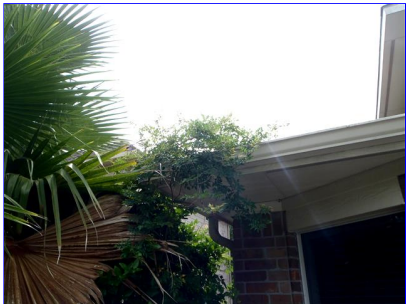
Debris and ponding water in gutters was noted in several areas and needs further evaluation and repair to help prevent damage to property.

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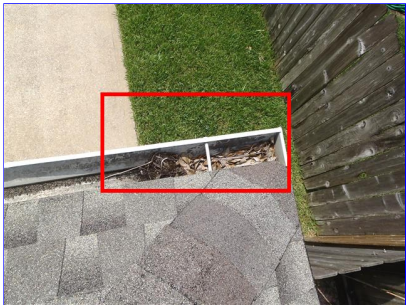
B. Item 1(Picture) Missing splash block/downspout extension at back right corner of home. Recommend installing to help prevent erosion and damage to property



B. Item 2(Picture) Vegetation growing on gutters at back of home.



B. Item 3(Picture) Missing splash block/downspout extension at back left corner of garage.



B. Item 4(Picture) Debris in gutters at the front of the garage.



B. Item 5(Picture) Ponding water in gutters at back of home at time of inspection.



B. Item 6(Picture) Ponding water in gutters at front of home above the front entrance.

☒ ☐ ☐ ☒ C. Roof Covering Materials

Types of Roof Covering: Architectural, Asphalt/Fiberglass

Viewed roof covering from: Walked roof

Comments:

The majority of roof coverings appeared to be operating as intended, however, there were a couple nail pops, at front facet of home above the front entrance, that need repair to help prevent moisture intrusion.

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C. Item 1(Picture) Nail pops noted at front facet of home above the front entrance.



C. Item 2(Picture) General view of roof.



C. Item 3(Picture) General view of roof.



C. Item 4(Picture) General view of roof.



C. Item 5(Picture) General view of roof.



C. Item 6(Picture) General view of roof.



C. Item 7(Picture) General view of roof.

☒ ☐ ☐ ☒ **D. Roof Structures and Attics**
Method used to observe attic: Walked

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Attic info: Pull Down stairs, Light in attic
Approximate Average Depth of Insulation: 10 inches
Type of insulation in attic: Loose fill fiberglass

Comments:
Gap in upstairs attic hatch needs repair to help prevent air movement in this area.



D. Item 1(Picture) Gap in upstairs attic hatch.



D. Item 2(Picture) General view of attic.

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

Wall Structure: Wood
Siding Style: Lap, Brick
Siding Material: Cement-Fiber, Brick veneer

Comments:
Vegetation in contact with exterior garage wall at the right side of home needs to be trimmed to help prevent damage to walls.

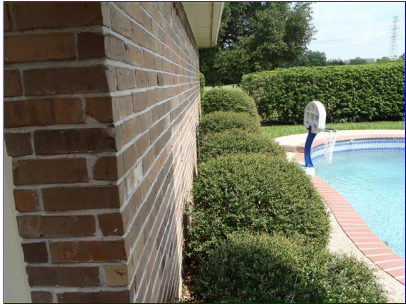
Slightly damaged siding at the front left side of home. Evaluate and repair as needed.

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E. Item 1(Picture) Recommend re-sealing around electrical, by the a/c condensers at the right side of home, to help prevent moisture intrusion.



E. Item 2(Picture) Vegetation in contact with exterior garage wall at the right side of home.



E. Item 3(Picture) Recommend sealing around vent on exterior wall at the left side of home to help prevent moisture intrusion.



E. Item 4(Picture) Slightly damaged siding at the front left side of home.

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Ceiling Structure: 6" or better

Floor Structure: Slab

Comments:

Ceilings and floors appeared to be performing as intended at time of inspection. No large cracks observed at time of inspection. If cracks are noticed to appear, recommend contacting structural engineer to evaluate, determine cause, and remedy.

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

Comments:

The front door does not latch properly and needs repair.

☒ ☐ ☐ ☒ **H. Windows**

Window Types: Single-hung

Comments:

Loose piece of excess glass on exterior of window at the left side of home needs further evaluation and repair as needed.

Missing screens, on windows at back of home, need to be replaced to help prevent damage to windows.

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H. Item 1(Picture) Loose piece of excess glass on exterior of window at the left side of home. Unsure of purpose of this but recommend further evaluation and repair as needed.



H. Item 2(Picture) Missing screens on windows at back of home.

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

Comments:

☒ ☐ ☐ ☒ J. Fireplaces and Chimneys

Sky Light(s): None
Chimney (exterior): Cement Fiber
Types of Fireplaces: Non-vented gas logs
Operable Fireplaces: One

Comments:

Damaged trim on exterior of chimney needs repair to help prevent moisture intrusion.

The fireplace would not light and the pilot could not be lit, with the igniter on the unit, at time of inspection. Unsure of cause but recommend further evaluation and repair, as needed, by a professional contractor.



J. Item 1(Picture) Damaged trim on exterior of chimney.

☒ ☐ ☐ ☐ K. Porches, Balconies, Decks and Carports

Driveway: Concrete
Comments:

☒ ☐ ☐ ☒ L. Other

Comments:

Damaged flatwork at the front of home by the front door should be repaired to help prevent damage to home.

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Bricks stacked up on right side of home need to be removed to help prevent damage to property or injury to person, if these were to fall.

Missing cover at top of ceiling fan in the room at the top of the stairs needs replacement.

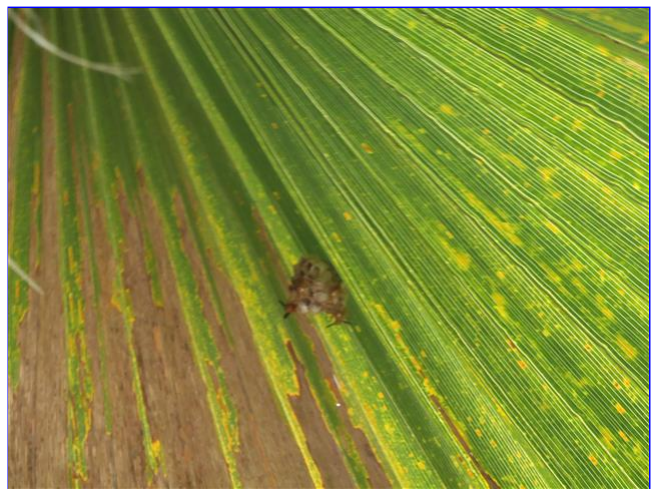
Flying sting insects on tree at the back right corner of home at time of inspection. The inspector was stung by several of these at time of inspection and need to be removed for safety.



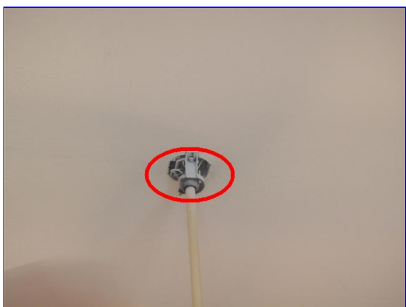
L. Item 1(Picture) Damaged flatwork at the front of home by the front door.



L. Item 2(Picture) Bricks stacked up on right side of home.



L. Item 3(Picture) Flying sting insects on tree at the back right corner of home.



L. Item 4(Picture) Missing cover at top of ceiling fan in the room at the top of the stairs.

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II. Electrical Systems			

☒☐☐☒ A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Type: Circuit breakers

Electric Panel Manufacturer: SQUARE D

Main service disconnect amp rating: 150 amp

Comments:

Loose clamp on grounding rod/wire under the gas meter at the right side of home needs to be tightened for safety. This was also noted on the clamp on the ground rod at the meterbase and needs repair.

There was a critter in the electrical panel at time of inspection, which is a possible fire hazard, and should be removed. Recommend having a professional remove critter and seal gaps between the pane and wall to help prevent re-entry.

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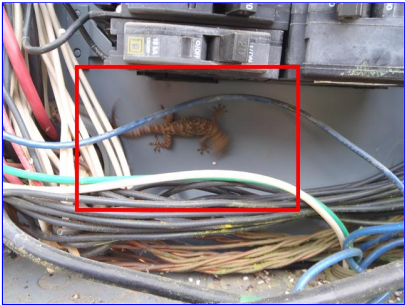
A. Item 1(Picture) Loose clamp on grounding rod/wire under the gas meter at the right side of home.



A. Item 2(Picture) Loose clamp on grounding rod at meterbase.



A. Item 3(Picture) General view of electrical panel.



A. Item 4(Picture) Critter in panel at time of inspection.



A. Item 5(Picture) General view of electrical panel.

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

Type of wiring: Copper
Wiring Methods: Romex
Comments:

Arc Fault Circuit Interrupter (AFCI's) breakers were not present in panel at time of inspection. AFCI is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. While this may not have been required for the entire home at the time the home was built, it is now recommended for all 15 and 20 amp branch circuits providing power to outlets in residential family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreation rooms, closets, hallways, and similar rooms or areas in home for safety. Recommend having licensed electrician evaluate and give recommendations on having AFCI breakers installed if desired, and recommendations on any updates/upgrades needed for safety.

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The smoke detectors were not tested due to possible monitored system but were in all required locations. Recommend testing all smoke detectors, especially in common hallway to bedrooms upon moving in to home.

Light in garage not working at time of inspection. Recommend further evaluation and repair .



B. Item 1(Picture) Light in garage not working at time of inspection.

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III. Heating, Ventilation and Air Conditioning Systems			

☒ ☐ ☐ ☒ A. Heating Equipment

Type of Systems (Heating): Furnace

Energy Sources: Gas

Number of Heat Systems (excluding wood): Two

Heat System Brand: AMANA

Location of thermostat: Downstairs hallway, Upstairs hallway

Comments:

Heating equipment appears to possibly be original to home and may need repair/replacement soon, however, it did appear to be operating as intended at time of inspection.

Loose cover on furnace number two, further from attic entrance, needs to be properly secured to help prevent damage to unit.

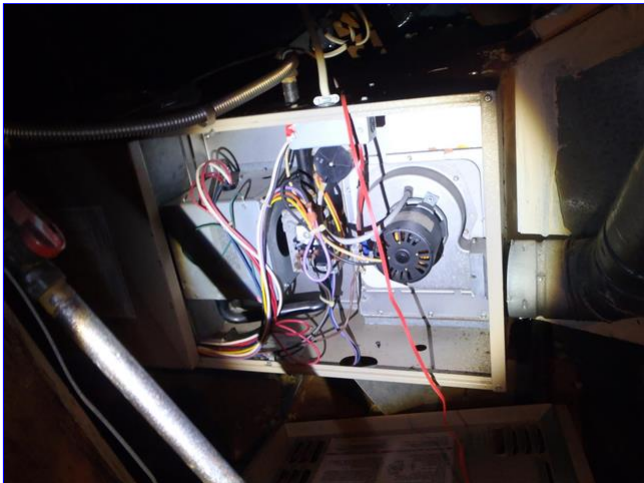
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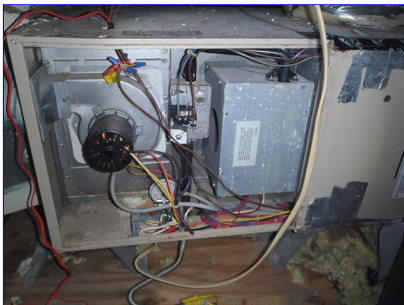
A. Item 1(Picture) General view of heating unit number one.



A. Item 2(Picture) General view of heating unit number one with cover off.



A. Item 3(Picture) General view of heating unit number two.



A. Item 4(Picture) General view of heating unit number two without cover.



A. Item 5(Picture) Loose cover on furnace number two at time of inspection.

☒ ☐ ☐ ☐ B. Cooling Equipment

Type of Systems (Cooling): Air conditioner unit

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: Two

Central Air Brand: RUUD

Comments:

Cooling equipment appeared to be operating as intended at time of inspection and the return and supply

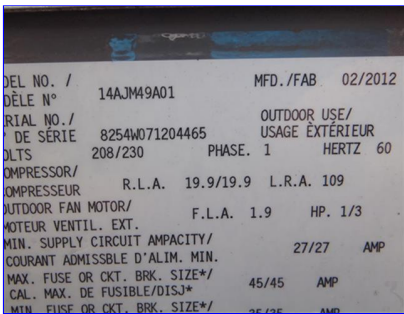
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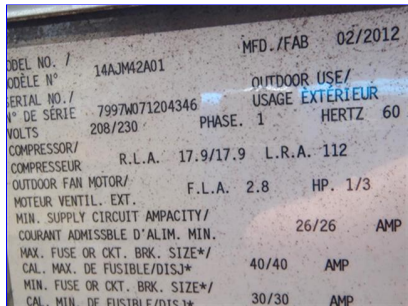
air was at a proper operating differential, between 14 and 22 degrees, as recommended. Recommend contacting a licensed HVAC professional if system does not appear to be cooling home adequately, or if noise is noticed to be coming from the unit.



B. Item 1(Picture) General view of a/c condensers.



B. Item 2(Picture) Label for the condenser on the left.



B. Item 3(Picture) Label for the condenser on the right.



B. Item 4(Picture) Recommend repairing damaged insulation on a/c suction line at the condenser on the right.

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

Ductwork: Insulated
Filter Type: Disposable
Comments:

Touching and condensating ducts noted in the attic by furnace number two that needs further evaluation and repair to help prevent damage to property and fungi growth.

Some ducts laying in insulation at time of inspection. This can cause ducts to condensate and should be evaluated further and repaired.

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C. Item 1(Picture) Touching and condensating ducts noted in the attic at the by furnace number two.



C. Item 2(Picture) Duct laying in insulation at time of inspection.

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IV. Plumbing System			

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution System and Fixtures

Water Source: Public
Water Filters: (We do not inspect filtration systems)
Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper
Location of water meter: Front yard
Location of main water supply valve: Front of home
Static water pressure reading: 80 psi
Gas shut off: Right side of home

Comments:
The exposed exterior water piping, at the main water shutoff at the front of home, needs to be insulated to help prevent damage to supply piping.

Slight odor noted when running water at the kitchen sink. Evaluate and repair as needed.

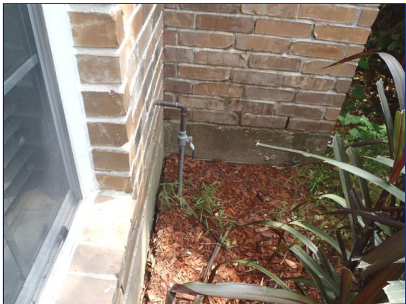
No access panels for majority of tubs and showers in the home. This prevents the inspector from inspecting water supply piping in this area.

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A. Item 1(Picture) Water pressure for the home should be between 40 and 80 psi and was approximately 80 psi at time of inspection.



A. Item 2(Picture) Main water shutoff for the home is at the front left side of home.



A. Item 3(Picture) Water was off to the toilet, in the upstairs hallway bathroom, and could not be operated. Recommend further evaluation and repair as needed. We do not turn on valves that are off due to not knowing why it is off.



A. Item 4(Picture) Evidence of previous leak under the lavatory in the upstairs hallway bathroom. Recommend monitoring for leaks in this area.

☒ ☐ ☐ ☒ B. Drains, Waste and Vents

Washer Drain Size: Adequate

Plumbing Waste: PVC

Comments:

Drain stopper, for the lavatory in the bathroom by the laundry room, does not work properly and needs repair.

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B. Item 1(Picture) Drain stopper, in the bathroom by the laundry room, does not work properly.

☒ ☐ ☐ ☐ C. Water Heating Equipment

Water Heater energy sources: Gas (quick recovery)

Water Heater Capacity: (2) 40 Gallon

Water Heater Location: Attic

WH Manufacturer: WHIRLPOOL

Comments:

Water heater appeared to be operating as intended at time of inspection. Recommend monitoring for any leaks on unit, or around connections, as well as for rust on unit. If this is noticed, recommend contacting licensed plumber to evaluate and remedy.



C. Item 1(Picture) General view of water heaters.



C. Item 2(Picture) Label for the water heater on the left.



C. Item 3(Picture) Label for the water heater on the right.

☒ ☐ ☐ ☒ D. Hydro-Massage Therapy Equipment

Comments:

Access should be provided to circulation pumps in accordance with the fixture or pump manufacturers installation instructions. Where instructions do not specify location and size of access openings, an

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opening of not less than 12x12 inches should be installed for access to the circulation pump, (unless pump located more than 2 feet from access opening, in which case, opening should be 18x18 inches at minimum) and unobstructed. Due to no access to pump motor, we were not able to inspect the pump motor or circulation piping. Evaluate and repair as needed.



D. Item 1(Picture) Missing access panel for hydro massage tub. This may not have been required when the home was built but should be installed to be able to inspect plumbing.

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V. Appliances

- ☒ ☐ ☐ ☐ A. Dishwasher
[Comments:](#)
- ☒ ☐ ☐ ☐ B. Food Waste Disposers
[Comments:](#)
- ☒ ☐ ☐ ☐ C. Range Hood and Exhaust System
[Comments:](#)
- ☒ ☐ ☐ ☐ D. Ranges, Cooktops and Ovens
[Comments:](#)
- ☒ ☐ ☐ ☐ E. Microwave Ovens
[Comments:](#)
- ☒ ☐ ☐ ☐ F. Mechanical Exhaust Vents and bathroom Heaters
[Comments:](#)
- ☒ ☐ ☐ ☐ G. Garage Door Operator(s)
[Auto-opener Manufacturer:](#) CRAFTSMAN
[Garage Door Type:](#) One automatic
[Comments:](#)
- ☒ ☐ ☐ ☒ H. Dryer Exhaust System
[Comments:](#)
Slight bit of debris in the dryer exhaust needs to be removed to help prevent possible fire hazard.



H. Item 1(Picture) Slight bit of debris in the dryer exhaust.