

Three of Harts

Home Inspection

Three of Harts Home Inspection, LLC

662 CR 153 Whitesboro, TX 76273

(903) 815-9449

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This Professional Inspection Report Has Been Prepared Exclusively For:

Actual Sample Report
123 Main St. North TX ZipCode

Inspector: Kevin Hartless
TREC#23158

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PROPERTY INSPECTION REPORT

Prepared For: Actual Sample Report (555) 555-5555
(Name of Client)

Concerning: 123 Main St., North, TX ZipCode
(Address or Other Identification of Inspected Property)

By: Kevin Hartless TREC#23158 Jun 14, 2019
(Name and License Number of Inspector) (Date)

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

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.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required 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

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events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

Property inspected was: Vacant

Parties present at inspection: Buyer / Buyers Agent

Real Estate Office: N/A

Selling Agent: N/A

House information: 2000 Approx. Sq. Ft.

2019 Approx. Yr Built

Weather Condition at Time of Inspection

Weather Condition during inspection: Clear

Outside temperature at Arrival: 81°

Outside temperature at Departure: 91°

Cost of inspection services: \$#, 450.00

paid at: End of inspection *Interoffice Data Row: 0001*

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify Three of Harts Home Inspection, LLC in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection and fails to prevail on all causes of action alleged, Client shall be liable to Three of Harts Home Inspection, LLC for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

INSPECTED BY: Kevin Hartless TREC#23158

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Ground

Comments:

(If all crawl space areas are not inspected, provide an explanation.)

Crawl Space inspected from: N/A

Performance Opinion:

- At this time, the foundation appears to be supporting the structure and immediate significant repair needs are not evident.
- Prior to closing, the foundation should be inspected by a qualified structural engineer, familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.

Additional Notes:

- Corner pop(s) were noted. Corner pops are cracks in the concrete within 3 feet of a corner. These are not considered structural but should be repaired with hydraulic concrete.
- Some frieze board separation. This is an indication of foundation movement. Recommend repairs or monitoring for future movement and or repairs.
- Vertical cracking in exterior brick wall
- Window in northwest bedroom will not open more than 8 inches



Grading and Drainage

Drainage Condition: Marginal - Current building practices recommend a 6 inch drop within 10 feet to move water away from foundation.

- No evidence of water penetration observed at this time
- Water spots evident Appears to have been repaired

Drainage: Drainage appears to be adequate

Additional Notes:

- Negative grade noted at north side of structure.
- All downspouts should be equipped with splash blocks to prevent erosion.
- Shrubs/Trees/Foliage should be trimmed at least 1 foot from structure.

Prepared exclusively for Client First Name Last Name • by Kevin Hartless TREC#23158

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B. Roof Covering Materials

Type(s) of Roof Covering: Composition Roofing Material
 Viewed From: Roof

Comments: Roof covering materials are with in first third of life expectancy.

Condition: Unable to locate an immediate roof problems

- Ridge shingles cracked / missing / loose
- Shingles cracked / missing / loose / damaged / worn / aged
- Valley in need of repair
- Starter strip missing / improperly installed
- Fasteners improperly installed
- Fasteners not viewed
- Nails or staples exposed
- Caulking needed
- Small holes or openings

Note: This inspection does not warrant against future roof leaks.

Additional notes: (This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the Client so chooses)



-
-
-
-

C. Roof Structure and Attics

Viewed From: Walked deck or safe area

Approximate Depth of Insulation in many locations: 10 to 12 inches of Fiberglass

Comments:

Approximate Average Thickness of Vertical Insulation: No vertical attic(s) walls requiring insulation

Attic Ventilation Type: Ridge vents

- Gutters: Bent Sections Debris
- Downspouts: Missing Extension/splash block missing

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Attic

Attic Insulation: Loose fill

Roof

Ventilation observed: Yes Condition: Ventilation adequate

- Ridge / Rafter sag noted
- Water leaks noted
- Previous repairs noted
- Vermin activity noted

Additional Notes:

D. Walls (Interior and Exterior)

Prevalent exterior siding: Brick Veneer

Interior Wall:

- Water stains / damage
- Small drywall cracks
- Large drywall cracks
- Mildew
- Holes
- Previous repairs noted

Exterior Wall

- Water stains / damage
- Small cracks
- Large cracks
- Weepholes missing / blocked
- Rotted / exposed wood
- Previous repairs noted
- Paint chipping
- Damage to trim, door, siding

Comments:

- Hole located in bedroom closet
- Crack visible in brick located on north side of structure



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E. Ceilings and Floors

- Water stains / damage
- Holes and openings
- Rotting evident
- Tiles – cracked / damaged / loose / missing
- Vinyl damage
- Slight sloping

Comments: Hole in ceiling located in bedroom closet



F. Doors (Interior and Exterior)

Interior:

- Damaged
- Holes and openings []
- Rotting evident []
- Not closing properly []
- Hardware damage / inoperative []
- Gaskets []

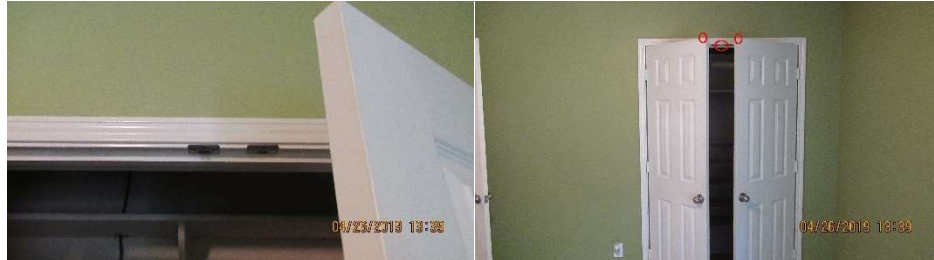
Exterior:

- Damaged Location(s): []
- Hollow []
- Holes and openings []
- Rotting evident []
- Not closing properly []
- Hardware damage/inoperative []
- Weather-stripping []

Garage Door:

- Damaged
- Bent panel
- Entry door damaged

Comments: Bedroom closet door hardware not operating properly



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G. Windows

Comments:

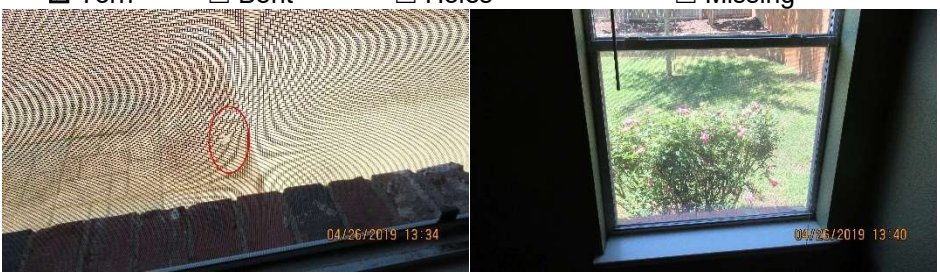
- Torn widow screens in various locations
- Window in northwest corner of structure will not open more than 8 inches.
- Windows throughout structure are hard to open

Evidence of water penetration: No

- Window inoperative
- Cracked window
- Broken window
- Moisture between panes
- Missing pane
- Caulking/glazing needed

Screens:

- Torn
- Bent
- Holes
- Missing



H. Stairways (Interior and Exterior)

Comments:

I. Fireplace and Chimneys

Comments:

Type of fireplace

Fuel Source:

Damper:

Firebox:

- Mortar missing behind face bricks
- Mortar missing rear wall
- Cracks/Lintel
- Soot build-up
- Poor draft evident
- Hearth insufficient/damage

Chimney:

- Crumbling brick
- Damaged/missing cap
- Spark arrestor missing
- Insufficient height/clearance

Additional Notes:

J. Porches, Balconies, Decks, and Carports

Comments:

- Rotting evident
- Insect Damage
- Wood/soil contact
- Trip Hazard
- Loose boards
- Handrail/railing missing/damaged
- Areas inaccessible

Note: Structural load capabilities were not inspected

Additional Notes:

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K. Other

Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Panel Brand: Square D

Panel Amperage: 200 AMP

Main panel location: Garage

Improper panel location

Panel Condition:

Damaged/rusted panel

Inadequate panel labeling

Burned wires

Double-lugging

Defective breakers

Type of wiring:

Copper

ARC Fault (Refer to OP-I form)

ARC Outlet location(s):

[]

Missing

Not tripping

[]

Missing

Not tripping

[]

Missing

Not tripping

[]

Missing

Not tripping

Grounding Electrode present: Yes

Note: All systems in the house could not be verified for bonding.

- Due to defects observed, recommend service and complete system check by licensed electrician
- Due to aluminum wiring being found, recommend service and complete system check by licensed electrician

Comments: 200amp main breaker is damaged

- Recommend a License Electrician to repair/replace broken breaker



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I NI NP D

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Type: 2 prong 3 prong aluminum wiring observed

Ground Fault Circuit Interrupter (GFCI) (Refer to OP-I form)

GFCI Outlet location(s): Bathroom: Missing Not tripping
Kitchen: Missing Not tripping
Wet Bar: Missing Not tripping
Garage: Missing Not tripping
Exterior: Missing Not tripping

GFCI Reset Location(s): Hall bathroom, Garage, Kitchen

- Loose / broken / inoperative outlet Loose / broken / inoperative switch
- Loose / broken / inoperative light
- Smoke detector inoperative Ceiling fan inoperative
- Improper wiring Exposed wire Double-lugging
- Reverse Polarity Open ground
- Wire splices / open junction boxes Voltage drop detected

Additional Notes:

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III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

 A. Heating Equipment

Type of Systems Forced air central unit(s) located in attic.
Energy Sources: Electric

- Heat pumps were not inspected since outside temperature is above 70°F
- Heating unit(s) were inspected but were not operated since the ambient temperature exceeds 70°F.

Normal Δ range 30° - 50°

Unit 1:

- | | | | |
|------|---|--|---|
| | Thermostat Location: | Outside master bedroom | |
| | Condition: | <input type="checkbox"/> Loose | <input type="checkbox"/> Not level <input type="checkbox"/> Not registering properly |
| | Filter Type: Fiberglass | Condition: Acceptable | Size: 25x25x1 |
| Gas: | <input type="checkbox"/> Rust on burner | <input type="checkbox"/> Flame inconsistent | <input type="checkbox"/> Pilot not lit |
| | <input type="checkbox"/> Improper venting | <input type="checkbox"/> Copper gas line | <input type="checkbox"/> No gas shut-off |
| | <input type="checkbox"/> Gas leak | <input type="checkbox"/> Air blowing in burner chamber | |
| | <input type="checkbox"/> Gas line not supported | | |
| | Electric: | <input type="checkbox"/> Not on | <input type="checkbox"/> Inoperable |
| | Blower: | <input type="checkbox"/> Fan loose | <input type="checkbox"/> Limit switch missing/inoperable <input type="checkbox"/> Noisy |
| | <input type="checkbox"/> Burned wires inside blower | | |

Additional Notes:

- Due to defects observed, recommend service by qualified H.V.A.C Service Company
- Note: Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

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B. Cooling Equipment

Type of System: Forced air central unit(s) located in attic.

Manufacture: Carrier

Size: 5 Ton

Year of manufacture: 2018

- Heat pumps are operated in one mode only
- Air conditioning unit(s) were inspected but were not operated since the ambient temperature is below 60°F

Normal Δ range 15° - 21°

Location: Master Return 66° Supply 49° Δ Temperature 17°

Unit 1:

- High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)

Compressor: Not on Not level Not shutting off
 Improper clearance Fin damage Inoperative

Condenser: Fan not on Coils need cleaning Noisy

Condensate Drain:

Primary: Clogged No trap Not insulated
 Tray debris / standing water / rust Tray leak

Secondary: Does not exist Not readily visible

Location: Hall bathroom sink

Freon line: Insulation missing / damaged Refrigerant leak possible

Location:

Comments: No issues noted at time of inspection

- Due to defects observed, recommend service by qualified H.V.A.C Service Company

Note: RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

C. Duct Systems, Chases and Vents

Comments:

- Openings evident (return) Openings evident (supply)
- Covering(s) torn / missing

Additional Notes:



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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front yard

Location of main water supply valve: Front yard

Static water pressure reading: 70

Note: Water pressure reported was a cursory test, the pressure can vary throughout the day.

Type of supply lines: PVC/CPVC

Anti Siphon / Back Flow / Air Gap(s): Available

Fixture Shut Off Valves: Available

- Kitchen Sink: Faucet leak Drain leak Spray leak
 Sink leak Drain slow Low / no pressure

Additional Notes:

- Bar/utility Sink: Faucet leak Drain leak Spray leak
 Sink leak Drain slow Low / no pressure

Additional Notes:

- Bar/utility Sink: Faucet leak Drain leak Spray leak
 Sink leak Drain slow Low / no pressure

Additional Notes:

Hall:

Bath Sinks:

- Drain leak Slow drain Faucet leak Faucet/knob missing
 Faucet/knob damaged Stopper missing/non-functioning

Bathtubs:

- Drain leak Slow drain Faucet leak Faucet/knob missing
 Faucet/knob damaged Stopper missing/non-functioning
 Diverter leak Diverter non-functioning
 Grout/caulk missing Water damage

Shower:

- Drain leak Slow drain Faucet leak Faucet/knob missing
 Faucet/knob damaged Head leak Pan leak
 Door not closing properly Water damage Grout/caulk missing

Commodes:

- Loose on floor Fills slow Not flushing properly Leaking
 Not turning off

Additional Notes:

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Master:

Bath Sinks:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Stopper missing/non-functioning

Bathtubs:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Stopper missing/non-functioning
- Diverter leak Diverter non-functioning
- Grout/caulk missing Water damage

Shower:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Head leak Pan leak
- Door not closing properly Water damage Grout/caulk missing

Commodes:

- Loose on floor Fills slow Not flushing properly Leaking
- Not turning off

Additional Notes:

3rd

Bath Sinks:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Stopper missing/non-functioning

Bathtubs:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Stopper missing/non-functioning
- Diverter leak Diverter non-functioning
- Grout/caulk missing Water damage

Shower:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Head leak Pan leak
- Door not closing properly Water damage Grout/caulk missing

Commodes:

- Loose on floor Fills slow Not flushing properly Leaking
- Not turning off

Additional Notes:

Outside Faucets:

- Leak Location: Front Rear Side
- Inoperative Front Rear Side
- Missing/broken handle Front Rear Side
- Missing anti-siphon Front Rear Side

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B. Drain, Wastes and Vents

Comments: No issues at the time of inspection

Type of waste lines: PVC/CPVC

Additional Notes:

-

C. Water Heating Equipment

Energy Source: Electric

Capacity: 50 Gallons

Comments: No issues at the time of inspection

(Refer to OP-I form)

Unit 1:

Location: Garage

Safety Pan and Drain Installed: Yes

Garage Unit(s): Physically Protected: Yes 18 inch Floor Clearance: Yes
 Corrosion at supply connections: No

Leak

Temperature & Relief Valve (TPR): Not Operated

Gas Unit:

Gas Shut Off Valve:

Branch Line:

Improper venting:

Electric Unit: Improper wiring: No Inoperative heating element: No

Additional Notes:

-

D. Hydro-Massage Therapy Equipment

Comments:

GFCI condition: GFCI Reset Location:

Underside of tub readily accessible:

Leak Switches loose Unsafe location

Debris in port openings

Additional Notes:

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E. Other

Comments:

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V. APPLIANCES

A. Dishwashers

Comments: No issues at the time of inspection.

- Inoperative Leak High loop missing Noisy
- Soap tray defective Rust Rollers missing Trays damaged
- Loose in cabinet Door damage

Additional Notes:

B. Food Waste Disposers

Comments: No issues at the time of inspection.

- Inoperative Leak Stuck hammers Poorly secured
- Vibration Noisy Damaged splash guard

Additional Notes:

C. Range Hood and Exhaust Systems

Comments: No issues at the time of inspection.

- Filter Missing Vents into attic Inoperative
- Damaged switches No Light Noisy

Additional Notes:

D. Ranges, Cooktops, and Ovens

Comments:

Type of Range/Cooktop: Electric

Type of Oven: Electric

Gas Shut Off Valve:

Branch Line:

- No gas shut-off in room Gas leak Anti-tip missing

Cooktop:

- Not lighting off pilot Right front Left front Right rear Left rear
- Damaged/missing knobs Right front Left front Right rear Left rear
- Improper heating Right front Left front Right rear Left rear

Oven: Door damage

Inoperative door latch

Inadequate door seal

Inoperative light

Clock inoperative

Broiler non-functioning

Thermostat set at 350°F

Achieved: Oven 1- 335°F

Oven 2 [##]°F

High/low differential

Additional Notes:



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I NI NP D

E. Microwave Ovens

Comments: No issues at the time of inspection.

- Light inoperative
- Door seal damage
- Microwave inoperable
- Does not heat properly
- Door handle missing/damaged

Additional Notes:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Exhaust fan inoperative
- Noisy
- Exhaust fan light inoperative
- Cover missing
- Damaged
- Condensation / vent problems
- Heater inoperative
- Improper heater location

Additional Notes:

G. Garage Door Operators

Comments: No issues at the time of inspection

Auto reverse block test acceptable: Yes

Electric eye reverse test acceptable: Yes

- Improper sensor height (more than six inches above garage floor)
- Opener Inoperative
- Opener Damaged

Additional Notes:

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- Multiple sprinkler heads damaged throughout yard
- Zones not labeled in control box
- Check valve located in box full of water

Additional Notes: Recommend irrigation company to service unit before use.



B. Swimming Pools, Spas, Hot Tubs and Equipment

Type of Construction:

Comments:

- Single Main Drain (potential entrapment hazard)
- GFCI Device Required (protect Pool/Spa light and other outlets)

C. Outbuildings

Comments:

- Improper sensor height (more than six inches above garage floor)

D. Private Water Wells (A coliform analysis recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

Location of Well:

System tested: minutes

Type of Well:

Coliform test performed by []

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

System presently in use:

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

I	NI	NP	D
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F. Other:

Comments:

Summary

(This summary is provided for convenience and does not take the place of the full report. I encourage you to read the full report and call me with any questions you have.)

Foundations:

- At this time, the foundation appears to be supporting the structure and immediate significant repair needs are not evident.
- Corner pop(s) were noted (Corner pops are cracks in the concrete within 3 feet of a corner. These are not considered structural but should be repaired with hydraulic concrete.)
- Some frieze board separation (This is an indication of foundation movement. Recommend repairs or monitoring for future movement and or repairs.)
- Vertical cracking in exterior brick wall
- Window in northwest bedroom will not open more than 8 inches

Grading and Drainage:

- Negative grade noted at north side of structure (Current building practices recommend a 6 inch drop within 10 feet to move water away from foundation.)
- All downspouts should be equipped with splash blocks to prevent erosion
- Shrubs/Trees/Foliage should be trimmed at least 1 foot from structure

Roof Structure and Attics:

- Extension/splash block missing
- Debris inside of gutters

Walls (Interior and Exterior):

- Crack visible in brick located on north side of structure (This is an indication of foundation movement. Recommend repairs or monitoring for future movement and or repairs.)
- Hole located in bedroom closet

Ceilings and Floors:

- Hole located in ceiling in bedroom closet

Doors (Interior and Exterior):

- Bedroom closet door hardware not operating properly

Windows:

- Torn widow screens in various locations
- Window in northwest corner of structure will not open more than 8 inches
- Windows throughout structure are hard to open

Electrical:

- 200amp main breaker is damaged
- I recommend a License Electrician to evaluate and repair as required.

Prepared exclusively for Client First Name Last Name ● by Kevin Hartless TREC#23158

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Plumbing:

- Stopper missing/non-functioning in hall bath
- Lose bath fixture in master bath
- Slow to drain toilet in master bath
- Outside fixtures leaking

Ranges, Cooktops, and Ovens:

- Anti-tip missing

Landscape Irrigation (Sprinkler) Systems:

- Multiple sprinkler heads damaged throughout yard
- Zones not labeled in control box
- Check valve located in box full of water
- I recommend a Certified Sprinkler Company evaluate and repair as required.