



# Inspection Report

## Sample Report

**Property Address:**  
Sample  
Houston TX 77008



### ABET Home Services

**TREC#'s 288, 21245, 21907  
4434 Bluebonnet Drive Suite 153  
Stafford, TX 77477  
281-242-1300**

# PROPERTY INSPECTION REPORT

**Prepared For:** Sample Report

(Name of Client)

**Concerning:** Sample, Houston, TX 77008

(Address or Other Identification of Inspected Property)

**By:** TREC#'s 288, 21245, 21907 / ABET Home Services 10/10/2019

(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>Present At Inspection:</b> Buyer, Buyer's Agent	<b>Type Of Structure:</b> Single Family (1 Story)	<b>Approximate Age Of Structure:</b> Over 50 Years
<b>Temperature:</b> Over 65 (F) = 18 (C), Over 65 (F) = 18 (C)	<b>Weather:</b> Clear	<b>Utilities:</b> Gas On, Water On, Electricity On

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

I. Structural Systems

☒ ☐ ☐ ☒ A. Foundations

Foundation Type: Pier & Beam

Comments:

(1) *Foundations ( if all crawl space areas are not inspected, provide an explanation). A visible foundation should be maintained completely around the home at all times. At least 4-6" of foundation should be visible to deter water penetration into the home. A constant moisture level should be maintained in the soil around the home to help prevent unnecessary soil expansion and contraction. This can be accomplished by using soaker hoses around the home or through the use of a sprinkler system.*

*Slab-on-ground foundations are the most common type of foundation in the Greater Houston Area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheetrock, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-ground foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.*

*The foundation was inspected for any unusual or abnormal signs of structural movement or settling including items listed below. The exterior slab surface was inspected for surface problems including exposed rebar, exposed cable ends, cracks in corners and obstructions or areas where slab was not visible.*

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

**Performance Opinion:** (An opinion on performance is mandatory)

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

Significant signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the foundation and to provide suggestions as to what corrective actions should be taken.

I	NI	NP	D
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A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

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



A. Item 4(Picture)



A. Item 5(Picture)

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A. Item 6(Picture)



A. Item 7(Picture)

(2) And excessive amount of debris was observed beneath the home. Several of the piers are tilted and are not installed completely vertical. The beams in the subfloor appeared to be in overall good condition. The foundation of the home was viewed from the perimeter of the house only. Access beneath the home is very limited

☒ ☐ ☐ ☒ B. Grading and Drainage

Comments:

- (1) *The area around the home was inspected for proper grading and drainage. Ideally, the grade away from foundations should fall a minimum of 6" within the first 10'. Grading on many older homes does not meet this standard. Positive drainage should be maintained around the home at all times. Soil levels should be 4 - 6" below weep holes and wood siding. Areas that hold water near foundation should be filled to prevent ponding. Additional drainage should be installed in problem areas.*
- (2) Grading and drainage around structure is generally poor. Provisions for improvement of drainage by qualified landscapist or drainage specialist recommended.

Grading does not slope away from foundation 6" within the first 10'

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I   NI   NP   D



B. Item 1(Picture)

☒ ☐ ☐ ☐ C. Roof Covering Materials

**Roof Covering Materials:** Composition Shingles

**Approximate Age Of Roof:** 10-15 Years

**Roof Viewed From:** Ground Level & Attic

Comments:

*Roof surface was viewed from ground level and from attic space unless noted otherwise due to possible roof surface damage caused by walking on roof and damage to inspector. The roof was visually inspected for excessive wear, damaged or lifted shingles, unusual or abnormal deflection and sagging or roof surface. Flashing and roof jacks were inspected for proper installation, damage and deterioration. Unless otherwise stated, the roof surface was viewed from ground level. The roof was inspected for leakage by viewing readily accessible areas of decking visible from the attic space. Visible and accessible flashing and roof penetration points such as plumbing vent pipes, water heater vent pipes and furnace vent pipes were also inspected from the attic. A roofing specialist should be contacted if any concerns exist regarding the current condition of the roof covering, life expectancy or the potential for future problems. The client is advised that the opinions related to the roof are based upon limited, visual inspection and should not be considered a guarantee or warranty against future leaks.*

The roof surface appears to be in good condition and is performing as intended at the time of inspection.

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I	NI	NP	D

The roof surface appears to be in good condition and is performing as intended at the time of inspection.

☒ ☐ ☐ ☒ D. Roof Structures and Attics

**Attic Access:** Interior Door  
**Roof Decking:** Oriented Strand Board  
**Insulation Type:** Fiberglass  
**Approximate Average Depth of Insulation:** 0-2 Inches  
**Attic Vents:** Air Hawks

Comments:  
(1) *The roof structure was visually inspected from attic walkways and areas deemed to be safe by the inspector. Some areas of attic space were inaccessible. The roof structure was inspected for proper bracing and failed support members. Roof decking was checked for deterioration and signs of water leaks such as stains or rotted wood. Average useful life for composition shingles is approx 20 years.*  
  
*The attic space was inspected for proper ventilation and insulation. The type of attic insulation and methods of ventilation are listed below.*

Excess amount of debris was observed in attic. Unnecessary debris should be removed to help prevent damage to insulation, reduce the proper ventilation and eliminate possible fire hazard concerns.

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



D. Item 1(Picture)

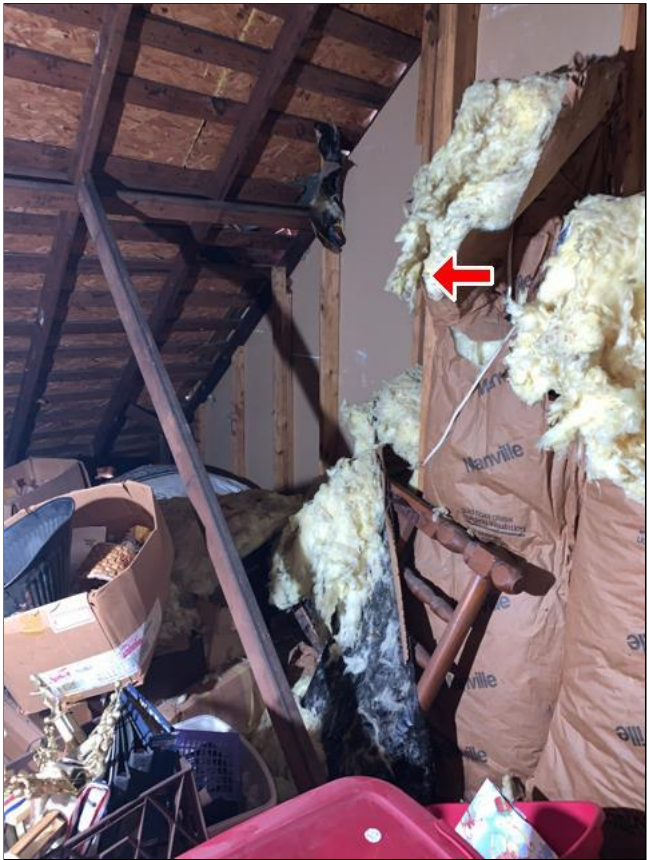
I	NI	NP	D
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D. Item 2(Picture)

(2) Vertical wall insulation is missing and damaged at the upstairs attic space

I	NI	NP	D
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D. Item 3(Picture)

I	NI	NP	D
I	NI	NP	D



D. Item 4(Picture)

(3) Insulation is missing on the attic floor at most locations throughout the house

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



D. Item 5(Picture)

(4) The roof decking above the upstairs bedroom appears to be Deteriorating. Further investigation is needed

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I	NI	NP	D



D. Item 6(Picture)

(5) Attic ventilation does not appear to be adequate. One square foot of ventilation is recommended for every 300 square feet of attic space.

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

**Exterior Wall Materials:** Wood

Comments:

(1) *The interior and exterior wall surfaces of the home were visually inspected from ground level. Interior walls were checked for sheet rock damage, cracking and signs of water penetration. Minor cosmetic flaws and deficiencies are not normally noted. Exterior walls were inspected for deteriorated wood, brick cracks, warping, levelness, proper flashing, caulking and proper installation of materials. Again, cosmetic deficiencies are not normally noted. The type of exterior wall material is listed below.*

(2) Deteriorated wood siding was observed at the rear walls

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



E. Item 1(Picture)

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



E. Item 2(Picture)

I	NI	NP	D
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E. Item 3(Picture)

(3) Damaged sheet rock was observed at the dining room

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



E. Item 4(Picture)

(4) Damaged sheet rock was observed at the upstairs bedroom

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



E. Item 5(Picture)

(5) The asbestos shingles and siding is damaged and missing at the south wall and at the front porch

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



E. Item 6(Picture)

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



E. Item 7(Picture)

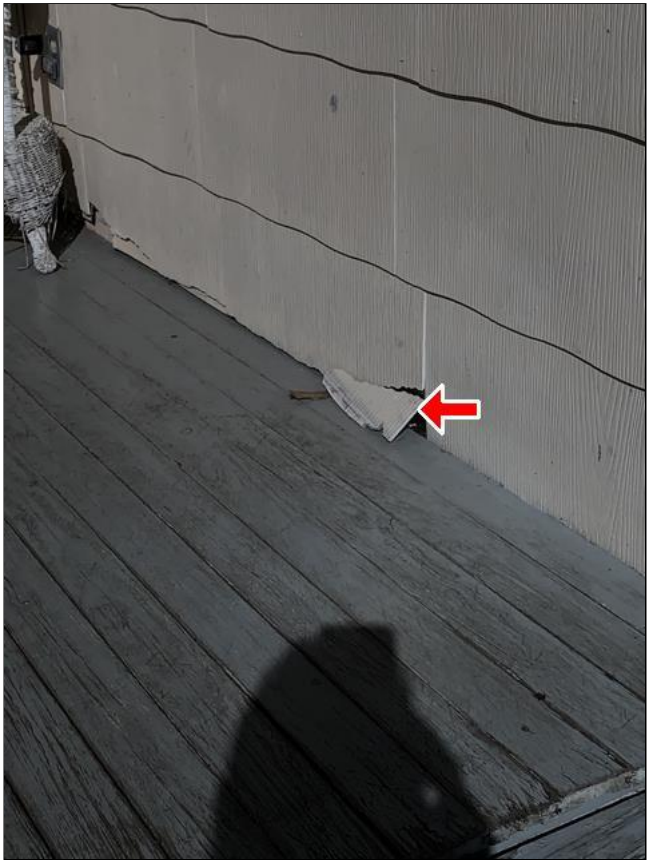
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I	NI	NP	D



E. Item 8(Picture)

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

I   NI   NP   D



E. Item 9(Picture)

☒ ☐ ☐ ☐ F. Ceilings and Floors

Comments:  
*The ceilings throughout the home were visually inspected for damage, water stains, sagging and previous repair. Minor sheet rock cracks or minor cosmetic deficiencies are not normally noted. The floors throughout the home were visually inspected for damage, loose floor decking, cracking and signs of water penetration. The general types of floor coverings are listed below.*

*Appears to be in good condition and functioning as intended*

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

Comments:  
(1) *All interior and exterior doors were checked for proper latching and proper fit and operation in door frames. Attic and exterior doors were inspected for proper weatherstripping. Installation of safety glass in exterior doors was verified. All exterior doors were inspected for proper operation. Wood frame doors were inspected for wood rot and deterioration. All exterior doors were checked for signs of water penetration.*  
(2) *The rear entry door and door frame are deteriorated at the bottom*

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

I   NI   NP   D

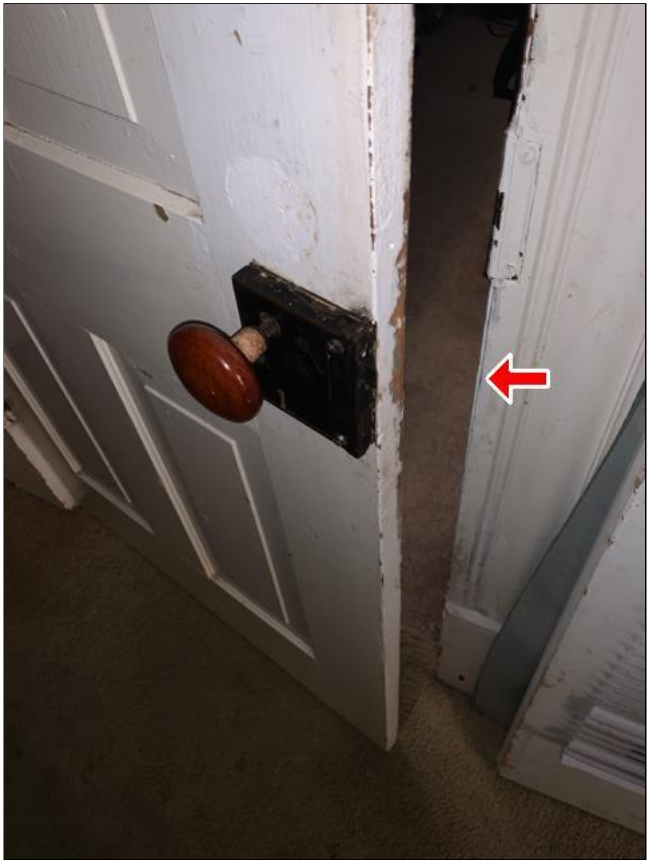
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G. Item 1(Picture)

(3) The rear bedroom entry door knob requires repair

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



G. Item 2(Picture)

(4) The attic access door does not close and it's not weatherstripped

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



G. Item 3(Picture)

☒ ☐ ☐ ☒ H. Windows

**Window Types:** Single Pane, Wood Frame

Comments:

- (1) *All easily accessible windows throughout house were manually operated. The type of windows installed were identified. Windows were visually inspected for breakage, water penetration and caulking. Locks and latches on easily accessible windows were inspected. Double pane windows were visually inspected for signs of fogging between panes. Identification of failed seals is limited if windows require cleaning. Missing and damaged window screens are noted.*
- (2) The window frame at the rear wall to the breakfast room is badly deteriorated

I	NI	NP	D
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H. Item 1(Picture)

(3) Window frames are deteriorated at the rear wall and the south wall



H. Item 2(Picture)

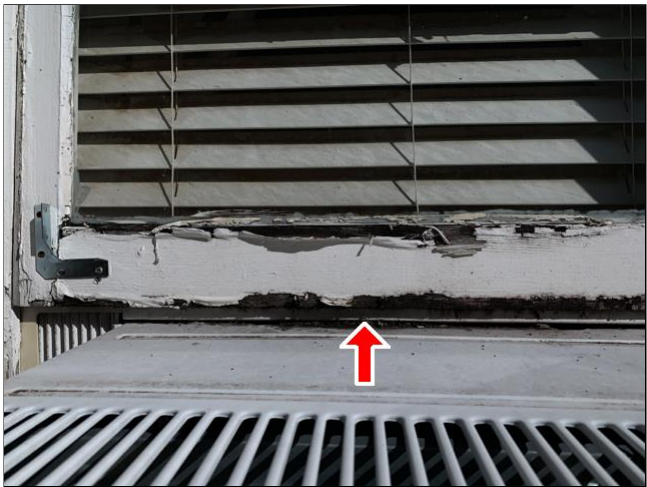


H. Item 3(Picture)

I	NI	NP	D
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H. Item 4(Picture)



H. Item 5(Picture)



H. Item 6(Picture)

(4) The wood framed windows throughout the house have been painted shut and are not operable.

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I	NI	NP	D

Bedroom windows should be operable for egress from the home in the event of an emergency  
(5) The window screen is damaged at the upstairs bedroom



H. Item 7(Picture)

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

- Comments:
- (1) *Stairways were inspected for proper installation and location of handrails, baluster installation and spacing and proper dimension of stair tread.*
  - (2) Hand railing is not terminated to wall

I	NI	NP	D
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I. Item 1(Picture)

(3) Hand railing is loose/missing

I	NI	NP	D
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I. Item 2(Picture)

(4) Improper dimensions of stair risers greater than 7 3/4"

Improper dimensions of stair treads less than 10"

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



I. Item 3(Picture)

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



I. Item 4(Picture)

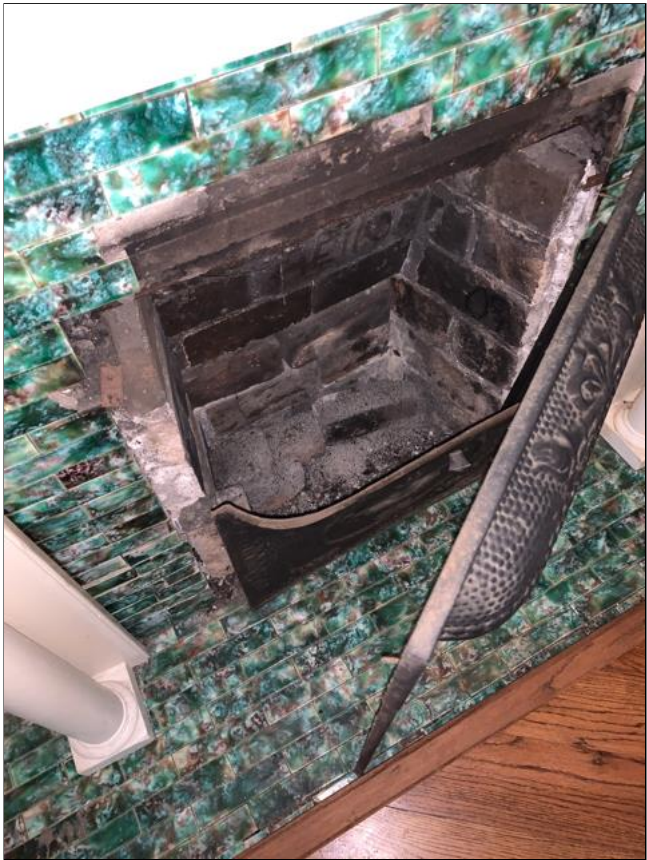
☒ ☐ ☐ ☒ J. Fireplaces and Chimneys

Types of Fireplaces: Masonry

Comments:

(1) *The fireplace was inspected visually from the interior of the home, attic space and exterior ground level. The firebox, visual flue, damper mechanism, hearth and chimney were inspected.*

I	NI	NP	D
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J. Item 1(Picture)

(2) The small fireplace does not appear to be safe to use. Fire brick are loose and missing. The damper is not operational. Further investigation is needed

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I	NI	NP	D



J. Item 2(Picture)

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

Comments:

Appears to be in overall good condition at the time of inspection

☒ ☐ ☐ ☐ **L. Driveways & Sidewalks**

**Driveway:** Gravel, Dirt

Comments:

(1) Driveways and sidewalks appear to be in overall good condition at the time of inspection

(2) Driveway or sidewalk is cracked at multiple locations

Cracks or separations in driveway or sidewalk exceed 1" in height or separations - This is considered a trip hazard

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



L. Item 1(Picture)

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

II. Electrical Systems

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Panel Type: GE  
Panel Size: 200 AMP  
Type of Wire: Copper  
Panel Location: Exterior Wall  
Type of Service: Overhead Service  
Sub Panel Type: N/A  
Sub Panel Size: N/A  
Sub Panel Location: N/A

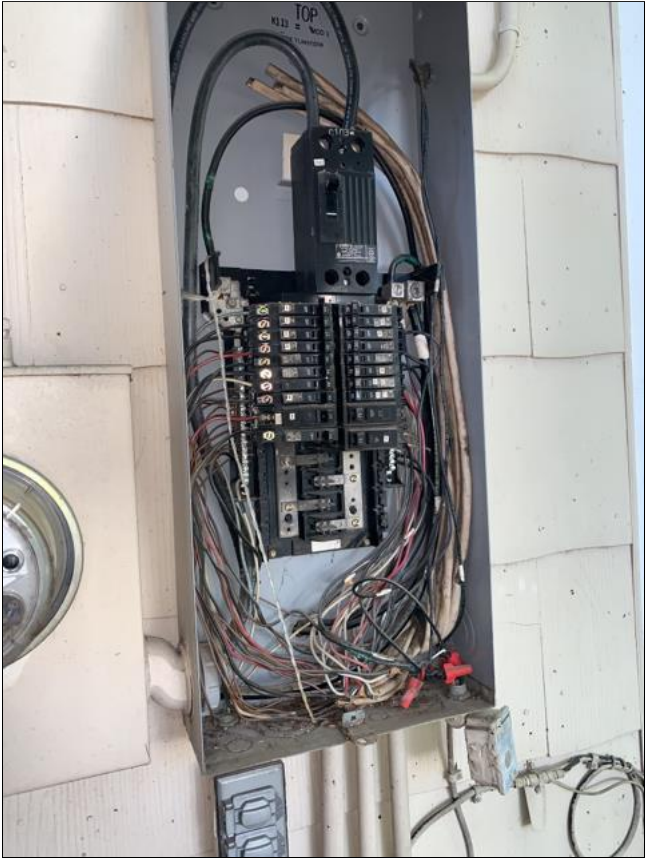
Comments:  
(1) *The breaker box was visually inspected. The location, brand and amperage of the panel are noted. The panel was checked for deficiencies related to proper breaker sizing, grounding, physical damage, proper access and clearances, absence of trip ties on 240V circuits, missing knock outs, labeling and loose or missing dead front panels. Overhead services are inspected for proper height, clearances, condition of overhead wiring and condition of weatherhead.*

I	NI	NP	D
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A. Item 1(Picture)

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



A. Item 2(Picture)

- (2) Ground wire and ground rod are not visible
- (3) Panel is not labeled at all locations

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

**GFCI Locations:** Bathrooms

Comments:

(1) *Electrical outlets, switches, fixtures and fans were inspected throughout house where readily accessible. Furniture and household items were not moved in order to check electrical items. Electrical outlets were checked for proper wiring relating to grounding, polarity and power to outlets. Presence of ground fault protection (GFCI) at kitchen counter, bathroom, exterior, laundry sink, wet bar, and jacuzzi tub locations were verified. All GFCI circuits were inspected for proper function. The type of electrical wiring is noted - Copper or Aluminum. Deficiencies relating to equipment disconnects, switches, receptacles, wiring, wiring terminations, junction boxes, light fixtures and ceiling fans are noted.*

*The presence or absence of arch fault protection to undesignated outlets throughout house was inspected. The presence of smoke detectors in bedrooms and hallways was inspected. The door bell was checked for proper operation and physical damage.*

*Smoke and / or Fire alarms are now required on each floor or level of home, in each bedroom and in hallways leading to bedrooms*

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I	NI	NP	D

- (2) The kitchen counter outlets are not GFCI protected
- (3) There is an improperly terminated wires at the ceiling above the cooktop



B. Item 1(Picture)

- (4) The exterior junction Boxes at the rear porch are not connected to the conduit. The exterior outlets are also not GFCI protected

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



B. Item 2(Picture)

(5) The original knob and tube wiring was observed at multiple locations throughout the Attic space and appears to be still in use. This wiring is now considered to be unsafe and should be replaced

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



B. Item 3(Picture)

(6) Junction box covers were observed to be missing at multiple locations in the attic space

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



B. Item 4(Picture)

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



B. Item 5(Picture)

(7) No GFCI protection at one or more locations - This is considered a recognized safety hazard

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I   NI   NP   D

### III. Heating, Ventilation and Air Conditioning Systems

☒ ☐ ☐ ☐ **A. Cooling Equipment**

**Number of AC Only Units:** Six

Comments:

*The type of A/C units and sizes of units is noted. The number of A/C systems and areas of the home the systems are zoned to is also noted. A/C systems are operated when the external ambient temperature exceeds 60 degrees. The systems are inspected for adequate cooling and performance as determined by the inspector. In most cases a temperature drop of the system is used to measure performance. Temperature drop measurements are listed below. Systems are inspected for adequate clearance, access to equipment, adequate walkways and adequate service platform. Attic equipment is checked for excessive vibration, proper drainage and visible rust in drain pans. Condensing units are inspected for adequate clearances, cleanliness, physical condition, vibration, levelness and elevation above grade level. Electrical connections and condition of refrigerant lines is also inspected.*

The house is being called by six different window units. All of the window units appear to be working satisfactorily at the time of the inspection

☒ ☐ ☐ ☒ **B. Heating Equipment**

**Energy Sources:** Gas

**Number of Heat Systems:** Two

Comments:

*The type of heating systems and energy sources of units is noted. Heating systems were inspected for proper operation, physical damage, proper location and clearances, venting, proper gas line installation, proper access and walkways. Gas furnaces were inspected for obvious gas leaks, rusted burner chambers, gas shut off valve, vent pipe termination and vibration*

House is being heated by one gas wall unit and one gas floor unit. This type of heating system is no longer considered safe to use.

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

Comments:

*Duct systems are inspected for general condition, damage, missing insulation, proper elevation and strapping. The type of ductwork is noted. Improper sizing of ductwork or return air openings may also be noted. Air filters and air registers are also inspected.*

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I	NI	NP	D

IV. Plumbing System

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

Location Of Water Meter: Street  
Location Of Main Water Supply Valve: Exterior Wall  
Static Water Pressure Reading: 45 psi  
Water Supply Piping Type: Galvanized

- Comments:
- (1) *The location of the water meter, location of the house shut off valve, water pressure to the house and type of plumbing piping is noted. All faucets and plumbing fixtures were operated manually and inspected for proper operation and leakage where accessible. Visible plumbing beneath sinks or vanities was also inspected for general condition and leakage. In most cases shut-off valves beneath sinks were not operated due to the risk of causing leakage. Tub and shower enclosures were inspected for proper caulking, condition of tiles and water penetration*
- (2) The sink stopper at the rear bathroom vanity is not working



A. Item 1(Picture)

- (3) The rear bathroom toilet is loose on the floor

I	NI	NP	D
I	NI	NP	D



A. Item 2(Picture)

(4) The master bathroom vanity faucet is leaking

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



A. Item 3(Picture)

(5) The master bathroom shower floor is cracked and is probably leaking. Further investigation is needed

I	NI	NP	D
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A. Item 4(Picture)

☒ ☐ ☐ ☒ B. Drains, Wastes, & Vents

Drain Piping Type: PVC, Cast Iron

Comments:

- (1) *Drains are tested by running a normal amount of water from associated fixtures. Underground or under-slab drain systems were not inspected.*
- (2) The clean out cap And piping is broken at the center of the backyard

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

I   NI   NP   D



B. Item 1(Picture)

☒ ☐ ☐ ☒ C. Water Heating Equipment

**Water Heater Brand:** BRADFORD-WHITE

**Water Heater Location:** Closet

**Water Heating Source:** Gas

**Water Heater Capacity:** 40 Gallons

Comments:

(1) *The location, capacity and energy source of water heaters is noted. Water heaters were inspected for general physical condition, obvious leakage, proper operation, appropriate locations and proper clearances. Units are also inspected for presence of drain pans and drain lines, presence of temperature and pressure relief valve, proper type of vent pipes and termination of vent pipes. Gas lines and Gas shut-off valves were also inspected.*

I	NI	NP	D
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C. Item 1(Picture)

(2)

No drain pan is installed underneath water heater

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

I   NI   NP   D



C. Item 2(Picture)

(3) Gas line has no sediment trap

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

I   NI   NP   D



C. Item 3(Picture)

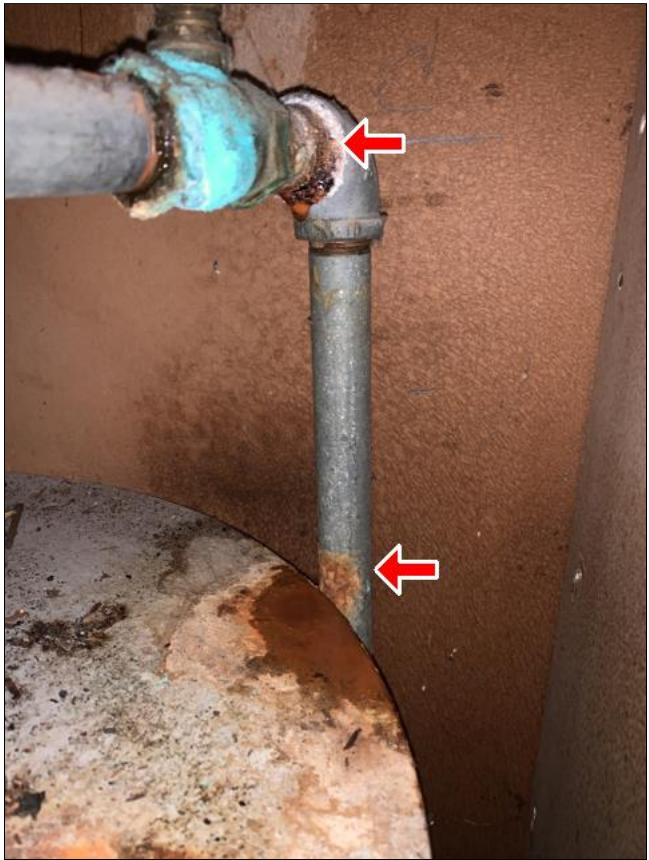
(4) Supply lines are leaking or corroded

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



C. Item 4(Picture)

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



C. Item 5(Picture)

☐ ☐ ☒ ☐ D. Hydro-Massage Therapy Equipment

Comments:  
*Jacuzzi tubs were inspected for proper operation and obvious active leakage. Absence of visible access for service and absence of GFCI protection is noted if applicable.*

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

I   NI   NP   D

## V. Appliances

☒ ☐ ☐ ☐ A. Dishwasher

Comments:

*Dishwasher was operated through a complete normal cycle during the time of inspection. The unit was inspected for deficiencies in mounting, performance and general condition. The presence of a back-flow prevention device is also inspected.*



A. Item 1(Picture)

☐ ☐ ☒ ☐ B. Food Waste Disposers

Comments:

*The garbage disposal was inspected for proper operation, physical condition, rust, vibration, mounting, leakage and damage to components.*

☐ ☐ ☒ ☐ C. Range Hood and Exhaust System

Comments:

*Vent hoods and exhaust systems were inspected for proper operation, mounting, and physical condition. The type, condition and termination point of the vent pipe was also inspected.*

☒ ☐ ☐ ☒ D. Ranges, Cooktops, & Ovens

**Range/Cooktop Type:** Gas

Comments:

*(1) Gas or Electric cook-tops are inspected for proper function and physical condition. Burners are checked on both High and Low settings. Ranges are inspected for presence of an anti-tip device. Ovens are*

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

*operated on both bake and broil settings and are pre-heated to 350 degrees. Self cleaning and timer operations are not inspected. Proper function of oven doors and mounting of unit is also inspected.*



D. Item 1(Picture)



D. Item 2(Picture)

(2) The spark igniter's on the cooktop are not working properly. The burners are very slow to ignite

☐ ☐ ☒ ☐ E. Microwave Ovens

Comments:

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

I   NI   NP   D

*Microwave ovens are inspected for proper operation by boiling a small amount of water. The unit is checked for proper mounting and physical condition.*

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

Comments:

- (1) *Exhaust fans are operated and checked for proper function, vibration and vent pipe termination.*
- (2) Exhaust fans are not installed in the bathrooms
- (3) Unvented heating units are not considered to be safe. Carbon monoxide Exhaust directly into the home



F. Item 1(Picture)

☐ ☐ ☒ ☐ **G. Garage Door Operator(s)**

Comments:

*Garage door openers are inspected for proper mounting, function and presence of photo electric sensors. Doors are opened and closed using the manual button. In most cases remote control units are not inspected.*

☐ ☐ ☒ ☐ **H. Dryer Exhaust System**

Comments:

*Dryer vents are inspected for missing or damaged components, termination to exterior, a screened exterior cover and presence of smooth metal duct.*

☐ ☐ ☒ ☐ **I. Door Bell & Chimes**

Comments:



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## **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.

[Foundation Elevation Readings](#)

[Termite Inspection](#)