



Inspection Report

Sample Report

Property Address:
123 KDF Way
Montgomery tx 77356



Front Elevation.

KDF Home Inspections

**Ryan Powell #21952
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Montgomery TX 77356
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PROPERTY INSPECTION REPORT

Prepared For: Sample Report
(Name of Client)

Concerning: 123 KDF Way, Montgomery, tx 77356
(Address or Other Identification of Inspected Property)

By: Ryan Powell #21952 / KDF Home Inspections 6/22/2016
(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>).

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:

Type of building:

Single Family (1 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation (s): Poured concrete

Comments:

(1) Typical settlement cracks in the concrete slab. Many homes have hairline or settlement cracks which have no effect on the function of the slab. It is recommend that you monitor periodically.

(2) The Foundation wall at the rear of home missing mortar. A small repair is needed. It is recommended that mortar be added where it is missing to fill area and cover any exposed reinforcement components in foundation.

B. Grading and Drainage

Comments:

C. Roof Covering Materials

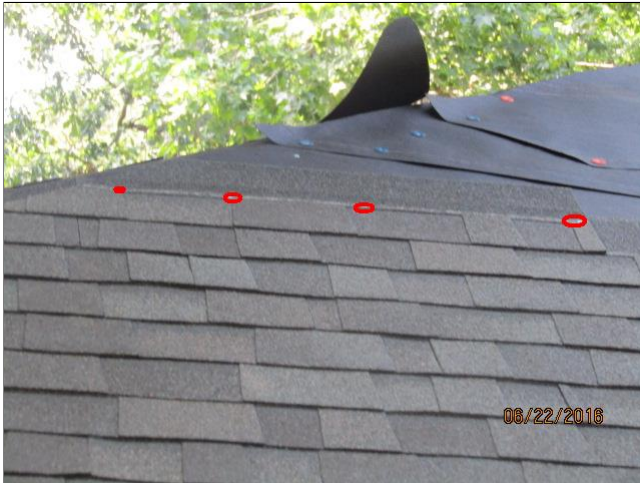
Types of Roof Covering: Architectural, Asphalt/Fiberglass

Viewed from: Walked roof, Attic

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

(1) The roof covering was not completely installed at the time of inspection.



C. Item 1(Picture) Suficent fastener pattern in composite shingle roof at time of inspection.

(2) Sufficient use of Valley Flashing on Newly installed roof.

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C. Item 2(Picture) Sufficient use of Valley metal flashing.

(3) Valley Flashing installation.



C. Item 3(Picture) Sufficient valley flashing.

D. Roof Structures and Attics

Method used to observe attic: Walked

Viewed from: Walked roof

Roof Structure: 2 X 6 Rafters

Attic Insulation: Blown

Approximate Average Depth of Insulation: 14 inches

Attic info: Attic access, Pull Down stairs, Storage, Light in attic

Comments:

E. Walls (Interior and Exterior)

Wall Structure: Wood, Brick

Comments:

Damage to Freeze board on front of house, Suggest repairs be made to avoid deterioration of exposed wood.

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E. Item 1(Picture) Damage at Front Gable roof Freeze Board

F. Ceilings and Floors

Floor Structure: Slab

Ceiling Structure: 2X10

Comments:

(1) The Sheetrock on the ceiling reveals a light stain at Garage which appears from a water leak. Stain appears old and has multiple cracks also shows repair signs at the garage. While this damage is cosmetic, This is a small repair issue for your information.



F. Item 1(Picture) Ceiling Drywall stain In Garage.

(2) The Drywall on the ceiling reveals a water stain indicating a leak did or still exists at the Attached garage. While this damage is cosmetic, the repair cost should be considered due to the amount of damage. A qualified person should repair or replace as needed.

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F. Item 2(Picture) Drywall crack in garage indicated the left of red line in photo

(3) Failing cosmetic sealant in Office.



F. Item 3(Picture) Cosmetic failing sealant at ceiling in office.

G. Doors (Interior and Exterior)

Comments:

(1) The Entry door needs adjustment at the Living Room. This is a small repair I recommend repair as desired.

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G. Item 1(Picture) Entry Door sticking at door frame

- (2) The sensors are in place for garage door(s) and will reverse the door.
- (3) The garage door will reverse when met with resistance.
- (4) Glass pane in Master bathroom shower entry door does not have visible labeling as safety glass.



G. Item 2(Picture) Master bath Shower Door.

H. Windows

Comments:

- (1) One window cracked at glass pane at the Master bath. A repair may be needed. .

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H. Item 1(Picture) Crack in Glazing.

(2) Multiple window have failing Sealant, Sealant throughout a house is a regular maintenance issue that should be monitored regularly and replaced when necessary. This is a small repair.



H. Item 2(Picture) Failing sealant at window head in den.

J. Fireplaces and Chimneys

Chimney (exterior): Metal Flue Pipe

Operable Fireplaces: One

Types of Fireplaces: Propane gas logs vented, Insert

Comments:

Wood Flooring for stand alone Fireplace at the Living room Is not approved for use as any fireplace hearth extension. . I recommend repair or replace as needed.

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J. Item 1(Picture) Combustibles should not be used as
Hearth Extension.

K. Porches, Balconies, Decks and Carports

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Capacity: Adequate

Panel Type: Circuit breakers

Electric Panel Manufacturer: Cutler Hammer

Comments:

Electrical service panel was not accessible.



A. Item 1(Picture) Service Panel in Closet at northeast bedroom.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Not Visible

Comments:

(1) GFCI (Ground Fault Circuit Interrupter) outlets at the garage Missing. Recommend installing GFCI in circuit protecting garage and exterior outlets. .

(2) Branch Circuit conductor material could not be identified due to inaccessibility of service panel.

(3) The smoke detector has been disconnected intentionally and did not work when tested at the common hallway to bedrooms. Without a working smoke detector in your home you have no first alert to a possible fire.

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B. Item 1(Picture) Inoperative Smoke detectors throughout home.

(4) The smoke detector is needed at the bedrooms throughout structure and all smoke alarms should be interconnected when installed.

(5) Fuses to Branch Circuits labeled in service panel box.



B. Item 2(Picture) Branch Circuits Labeled.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air, Air conditioner unit

Energy Sources: Gas

Heat System Brand: Trane

Number of Heat Systems (excluding wood): One

Comments:

(1) Our company did not inspect the gas furnace. Temperature above 75 degrees, operating heating equipment when exterior temperature is high risks damaging heating equipment and Due to Lack of safe working platform . A qualified licensed HVAC (Heat/Ventilation/Air conditioning Contractor) should inspect further..

(2) Absence of Secure work platform at attic furnace.



A. Item 1(Picture) Missing Secure work platform at front of Furnace about Garage.

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: Amana

Comments:

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Comments:

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IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Front

Location of main water supply valve: Front

Static water pressure reading: 60 pounds/square inch

Water Source: Public

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): Not visible

Water Filters: (We do not inspect filtration systems)

Water heater: 40 Gallon

Comments:

(1) I could not locate the main shut-off for water? Please ask the current owners for the location.

Otherwise, you will need to use a water key at the street meter or have a plumber install one.

(2) The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

B. Drains, Waste, and Vents

Washer Drain Size: Not visible

Plumbing Waste: PVC

Comments:

(1) The plumbing waste line has evidence of previous leak. at the Half Bath sink. Upon testing, there was no active leak at the time of inspection. . Monitor area regularly. .



B. Item 1(Picture) Water stain in Half Bath.

(2) The toilet is loose at floor at the shared bath. Repairs are needed.

(3) Garbage Disposal drain line have anti siphon loop to prevent drainage from Disposal into dishwasher.

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B. Item 2(Picture) Kitchen Sink Drain lines.

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)

Capacity (Water Heater): 50 Gallon (2-3 people)

Water Heater Manufacturer: State

Water Heater Location: Garage

Comments:

(1) The flame/burner for water heater appeared to burn evenly and cleanly at the time of inspection.



C. Item 1(Picture) Water Heater in Closet at back of garage.

(2) The water heater drain pan drain line does not carry water to outside of building. This modification was likely made when new water heater was installed. Recommend correction be made.

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C. Item 2(Picture) Water Heater Drain Pan/ Line

(3) Galvanized gas line and Water heater not electrically bonded together, meaning there is no direct mounted electrical conductor contacting gas line and water heater. This conductor ensures that an electrical surge flowing from the water heater will have a safe path to travel another metal conductor.



C. Item 3(Picture) Flexible gas Connection Line at Water Heater.

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V. APPLIANCES