

Mainka Home Inspections

Property Inspection Report



99999 Somewhere, Houston TX, 770000
Inspection prepared for: Some Body
Agent: Inspection Test -

Inspection Date: 8/15/2009 Time: 1PM
Age: 9 Years Old Size: 2100
Weather: Clear - 98F

Inspector: Chris Mainka
License # 10327
30560 Haner Rd Hockley, TX, 77447
Phone: 832-768-4202
Email: chris@mainkas.com
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Mainka Home Inspection Services

PROPERTY INSPECTION REPORT

Prepared For: Some Body
(Name of Client)

Concerning: 99999 Somewhere, Houston TX, 770000
(Address or Other Identification of Inspected Property)

By: Chris Mainka, License # 10327 8/15/2009
(Name and License Number of Inspector) Date

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 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>).

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D
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I. Structural Systems

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
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Type of Foundation(s): Slab Foundation - Slab on Grade

Comments:

- Foundation at the time of inspection appears to be functioning as intended.



Small settling crack in foundation. SE corner.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Grading & Drainage
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Comments:



Grade should be 4" below first row of bricks.



Drains installed in yard

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I	NI	NP	D
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Topsoil in beds too high - should have 4" from bottom of first row of bricks.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt shingles

Viewed From: Roof

Comments:



Nails need to have sealant applied - Ridge Vent

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I	NI	NP	D
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Nail need to have sealant applied.



Trees need to be trimmed away from roof.

X			
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D. Roof Structure & Attic

Approximate Average Depth of Insulation: Insulation is 8 inches deep
 Approximate Average Thickness of Vertical Insulation: Insulation is 4 inches deep
 Comments:
 • Viewed From: Attic



Attic Insulation

X			
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E. Walls (Interior and Exterior)

Wall Materials: Exterior walls are made of brick. Interior walls are made of Drywall
 Comments:

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I	NI	NP	D
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Unattractive caulk used on the front of structure - should be painted or caulked using correct color.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Ceilings & Floors

Ceiling Materials: Interior ceiling is made of drywall
Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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G. Doors (Interior & Exterior)

Comments: All doors are functional



Master bathroom door - Crack in trim.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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H. Windows

Window Types:
Comments: All windows are functional

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I	NI	NP	D
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Small chip missing from North window trim.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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I. Stairways (Interior & Exterior)

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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J. Fireplace/Chimney

Locations: Fireplace is located in the living room

Types: Fireplace is prefabricated

Comments: Outside fresh air vent cover for fireplace needs to be replaced.



Gas Fireplace



Air vent for fireplace needs repair.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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K. Porches, Balconies, Decks, and Carports

Comments:

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. Other
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Materials:
Comments:



Fence board needs repair



North side fence pickets showing wear

II. Electrical Systems

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Service Entrance and Panels
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Panel Locations: Electrical panel is located on the south side of the building
Materials & Amp Rating: Copper wiring • 150 amp Box and Service
Comments:



Electrical box labeling difficult to read.

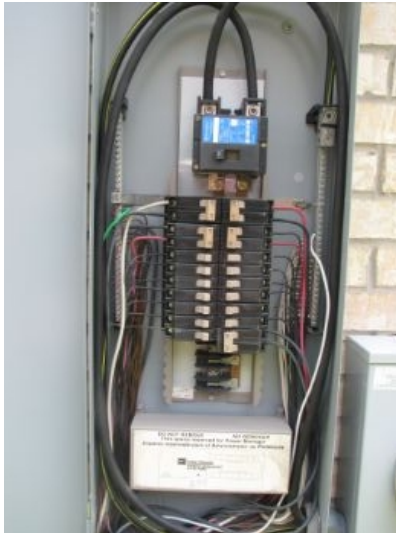
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper wiring
Comments:

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Type of System: Central System
Energy Source: Heater is Natural Gas
Comments:



Furnace gas line checked for leaks - None detected.

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

I	NI	NP	D
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B. Cooling Equipment

Type of System: Central System
Comments: Refrigerant line are functional. Thermostat is functional. AC System was operated
Duct Temp: 58 F Degrees
Return Temp: 74 F Degrees

System operated with in the 15 to 20 degree requirement at the time of inspection



Outside compressor

C. Duct System, Chases, and Vents

Comments: Registers are functional



Duct system

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I	NI	NP	D
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IV. Plumbing Systems

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Water Supply System and Fixtures
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Location of Water Meter: North East corner - Front of structure
 Location of Main Water Supply Valve: North, East corner of garage.
 Comments:
 • Static Water Pressure Reading: 60PSI



Water Pressure: 60PSI



Main water shutoff.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Drains, Wastes, and Vents
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Comments: Vents appear to be functional

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Water Heating Equipment
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Energy Source: Water heater is gas powered
 Capacity: Unit is 50 gallons
 Comments:
 • Water heater is located in the attic and is functioning correctly at the time of inspection. Water temperature: 119 F Degrees

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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Comments:

V. Appliances

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwasher
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Comments: Dishwasher operated normally

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Food Waste Disposer
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Comments: **Garbage disposal did not operate properly. Very noise - could not find obstruction.**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Exhaust Vent
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Comments:

- Self filtering unit with fan - part of microwave.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges, Cooktops, and Ovens
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Comments: Electric Range - Unit operated normally

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Oven
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Comments: Microwave operated normally

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I	NI	NP	D
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Working as intended

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Trash Compactor
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Mechanical Exhaust Vents and Bathroom Heaters
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Comments: Bath fans operated normally

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Garage Door Operator(s)
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Door Type: Roll-up doors, Vertical door
Comments: Door operated normally

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Dryer Vents
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Comments: Dryer vent is functional

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

I	NI	NP	D
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Dryer vent located on South wall.

VI. Optional Systems

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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Materials:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Outdoor Cooking Equipment
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Energy Source:

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Gas Supply Systems
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Comments:

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I NI NP D



Gas meter - Checked for leaks - None detected.

F. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

G. Private Sewage Disposal (Septic) Systems

Materials:
Location of Drain Field:
Comments:

H. Whole-House Vacuum Systems

Comments:

I. Other Built-in Appliances

Comments:

Photos



South side of home



North Side of Home



Front Entrance



Dining Room



Living Room



Master Bath

Report Summary

Appliances		
Page 12 Item: B	Food Waste Disposer	Garbage disposal did not operate properly. Very noise - could not find obstruction.