

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
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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.

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

X			
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 A. Foundations

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.

X			X
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 B. Grading & Drainage

Comments:



Grade should be 4" below first row of bricks.



Drains installed in yard

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D=Deficiency

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

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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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D=Deficiency

I	NI	NP	D
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Nail need to have sealant applied.

Trees need to be trimmed away from roof.

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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

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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.

X			
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F. Ceilings & Floors

Ceiling Materials: Interior ceiling is made of drywall
Comments:

X			
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G. Doors (Interior & Exterior)

Comments: All doors are functional



Master bathroom door - Crack in trim.

X			X
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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.

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I. Stairways (Interior & Exterior)

Comments:

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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.

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K. Porches, Balconies, Decks, and Carports

Comments:

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I NI NP D

☒ ☐ ☐ ☒ L. OtherMaterials:
Comments:

Fence board needs repair



North side fence pickets showing wear

II. Electrical Systems

☒ ☐ ☐ ☐ A. Service Entrance and PanelsPanel 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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I	NI	NP	D
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X			
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper wiring
Comments:

III. Heating, Ventilation and Air Conditioning Systems

X			
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A. Heating Equipment

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



Furnace gas line checked for leaks - None detected.

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I	NI	NP	D
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X			
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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

X			
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C. Duct System, Chases, and Vents

Comments: Registers are functional



Duct system

D=Deficiency

I NI NP D

X ☐ ☐ ☐ ☐ A. Water Supply System and Fixtures

- Static Water Pressure Reading: 60PSI



Water Pressure: 60PSI



Main water shutoff.

X				B. Drains, Wastes, and Vents
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Comments: Vents appear to be functional

X ☐ ☐ ☐ C. Water Heating Equipment

- 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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D=Deficiency

I	NI	NP	D
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 D. Hydro-Massage Therapy Equipment

Comments:

V. Appliances

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 A. Dishwasher

Comments: Dishwasher operated normally

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 B. Food Waste Disposer

Comments: Garbage disposal did not operate properly. Very noise - could not find obstruction.

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 C. Range Exhaust Vent

Comments:

- Self filtering unit with fan - part of microwave.

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 D. Ranges, Cooktops, and Ovens

Comments: Electric Range - Unit operated normally

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 E. Microwave Oven

Comments: Microwave operated normally

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I	NI	NP	D
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Working as intended

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F. Trash Compactor

Comments:

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G. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Bath fans operated normally

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H. Garage Door Operator(s)

Door Type: Roll-up doors, Vertical door

Comments: Door operated normally

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I. Doorbell and Chimes

Comments: Doorbell operated normally

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J. Dryer Vents

Comments: Dryer vent is functional

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I	NI	NP	D
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Dryer vent located on South wall.

VI. Optional Systems

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 A. Lawn and Garden Sprinkler Systems

Comments:

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 B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

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 C. Outbuildings

Materials:

Comments:

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 D. Outdoor Cooking Equipment

Energy Source:

Comments:

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 E. Gas Supply Systems

Comments:

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I	NI	NP	D
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Gas meter - Checked for leaks - None detected.

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

Type of Pump:

Type of Storage Equipment:

Comments:

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G. Private Sewage Disposal (Septic) Systems

Materials:

Location of Drain Field:

Comments:

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H. Whole-House Vacuum Systems

Comments:

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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.