

PROFESSIONAL HOME
INSEPTION REPORT



Client:

Address:

Date:

Inspector: **Shane Zimmerman**

License#: **24563**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

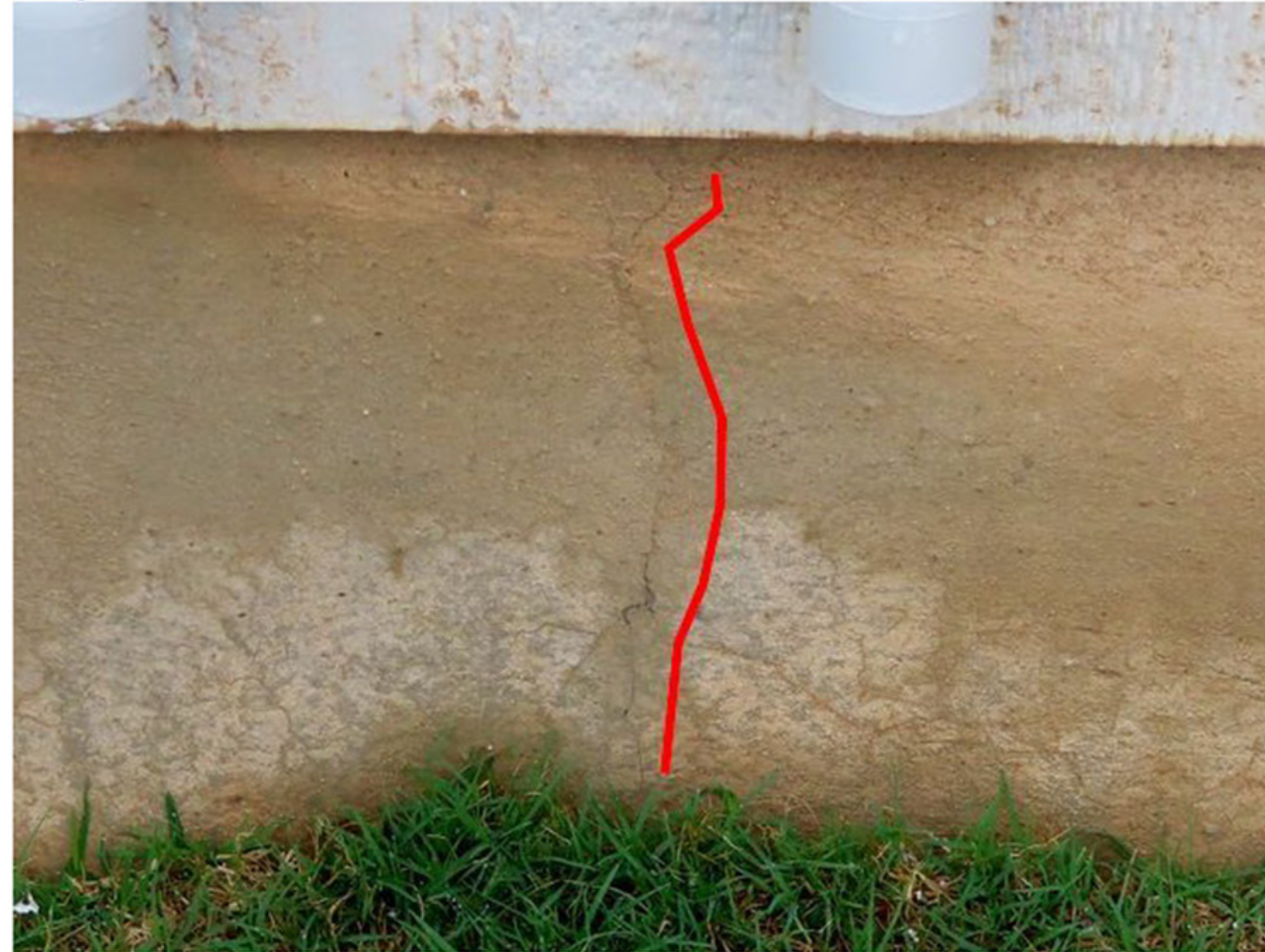
A. Foundations

Type of Foundation(s): **Post-Tensioned Slab-on-Grade**

Comments:

Signs of Structural Movement or Settling

There is a hairline vertical crack in the parge coat on the right side of the house, directly under the water heater drain lines. There is a sprinkler head at this location that is spraying the wall, so this is likely due to over-saturation. It appears to be cosmetic, but it should be monitored for future expansion.



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 warrantied.

No Signs of Any Structural Movement and/or Damage Noted: The foundation appears to be performing the intended function with no deficiencies.

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.

B. Grading and Drainage

Comments:

Note: Any area where the ground, the grade, does not slope away from the structure is to be considered an area of improper drainage. Proper grading and drainage slopes down and away from the house 6 inches within the first 10 feet.

- No Evidence of Water Penetration Observed
- Water Penetration Evident
- Plants Touching Siding
- Limbs Touching House
- Tripping Hazard

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Inadequate Sloping

Inadequate Drainage Evident

High Soil Level

C. Roof Covering Materials

Type(s) of Roof Covering: [Architectural Composition Shingles \(HD Shingles\)](#)

Viewed From: [Walking Surface of Roof](#)

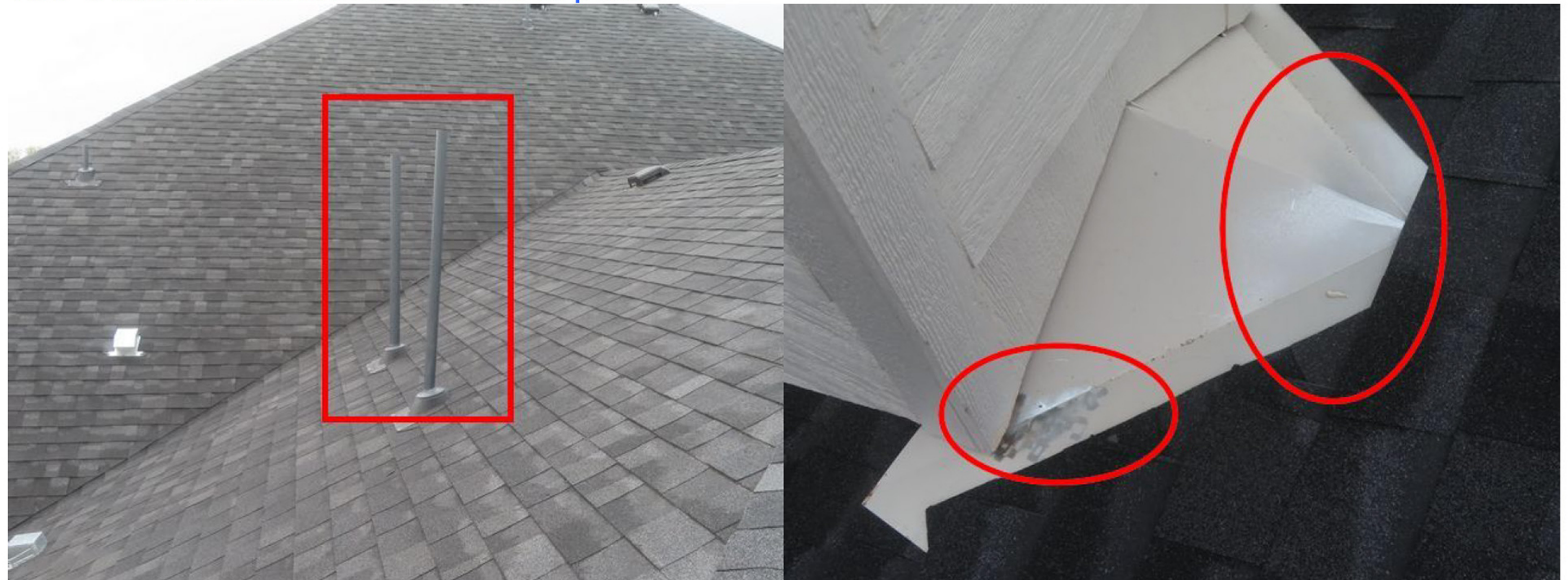
Condition of Roof Covering: [In Need of Minor Repairs](#)

Comments:

There are a few shingles on the front side of the house that have been damaged and need to be replaced. There are 7 spots in total that I was able to see. I have marked them below.



There are two vent pipes above the master bathroom that have not been trimmed. The cricket needs a second coat of paint.



D. Roof Structures and Attics

Viewed From: [Walked Decking](#)

Approximate Average Depth of Insulation: [More than 12"](#)

Type of Insulation: [Rolled Batt & Blown-In Insulation](#)

Comments:

E. Walls (Interior and Exterior)

Comments:

Interior Walls:

Water Stains/Damage

Small Drywall Cracks

Large Drywall Cracks

Mildew

Holes

Previous Repairs Noted

There is a hole in the drywall of the upstairs bathroom, near the light switches. This needs to be patched and painted.

The towel rod hits the shower door and prevents it from opening fully in the upstairs bathroom.

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Exterior Walls:

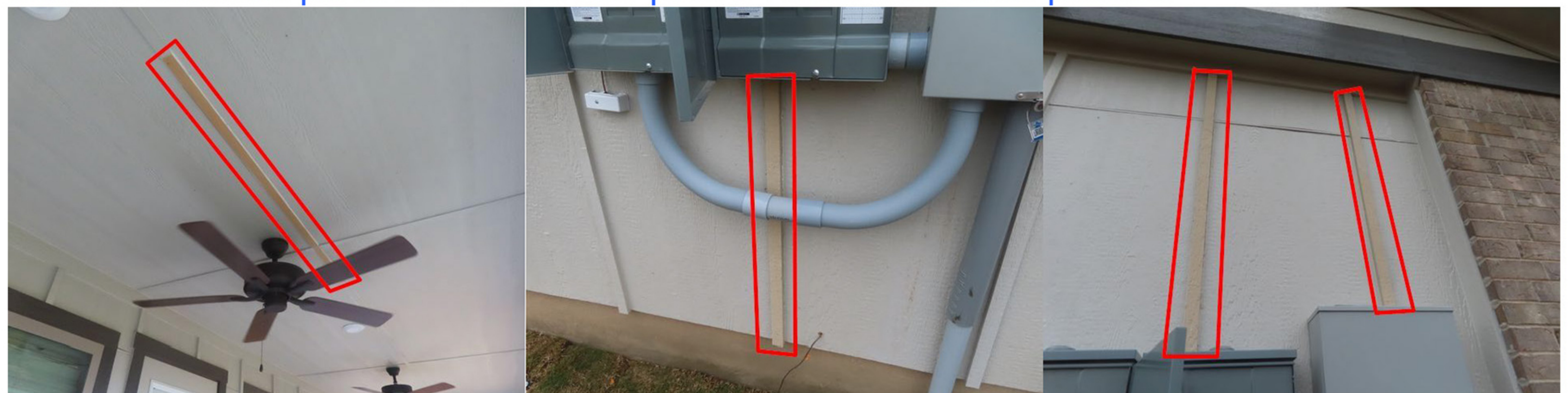
Prevalent Exterior Siding: [Stone/Brick/Fiber-Cement Board/Wood](#)

- | | | |
|--|---|---|
| <input type="checkbox"/> Water Stains/Damage | <input checked="" type="checkbox"/> Small Cracks | <input type="checkbox"/> Large Cracks |
| <input checked="" type="checkbox"/> Rotting/Exposed Wood | <input checked="" type="checkbox"/> Paint Missing | <input type="checkbox"/> Previous Repairs Noted |
| <input type="checkbox"/> Weep Holes Missing/Blocked | <input type="checkbox"/> Damage to Siding, Trim, and/or Exterior Doorframes | |

The osb wood trim, especially at the rear and front porches, really absorbed the first coat of paint, and several areas of the wood have not been covered/sealed. These trim boards need a second coat of paint to prevent them from rotting.



Several new trim boards have not been painted. They are located on the left side of the house, near the electrical panel and on the rear porch. These need to be painted.



There are wires near the electrical panels on the left side of the house that penetrate the siding. It appears as though the siding where the white low-voltage wires penetrate has been sealed, but it

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Garage Doors

Type: **Metal**

Condition: **No Deficiencies**

H. Windows

Comments:

Double-Pane Seal/s Broken

Broken Window

Not Latching Properly

Counterbalance Spring/s Malfunctioning

Water Penetration Evident

Improper Height

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

Type of Fireplace: **Factory**

Masonry

Free Standing

The left side of the firebrick liner was damaged during installation. A piece of it has chipped off the bottom, under the hole where a gas line can be installed. This side panel needs to be replaced.

Note: The bottom of the firebox has scuff marks on it. This is a cosmetic concern.



K. Porches, Balconies, Decks, and Carports

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L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Type of Wiring: **Aluminum**

Type of Service Conductors: **Underground**

Main Disconnect Panel:

The grounding electrode is connected to the grounding rod improperly. Code requires the wire to be run under the acorn clam and be inserted from the bottom up, so it can't accidentally be pulled out from the top. This needs to be reinstalled the correct way.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: **Copper**

Comments:

Outlet and Switches

Ground-Fault Protection:

Kitchen:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Bathrooms:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Exterior:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Garage:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Laundry:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial

Reset Location:

Main Disconnect Panel
 1st Floor Hall Bathroom GFCI Outlet
 Main Disconnect Panel
 Main Disconnect Panel
 Main Disconnect Panel

There is an electrical outlet receptacle in the hallway outside the downstairs bathroom that is within 6 feet of the sink. This outlet receptacle is missing the required ground-fault protection. It needs to be replaced with a GFCI outlet. This is a safety concern, because someone could be shocked without the circuit tripping due to a ground-fault. This needs to be addressed immediately.

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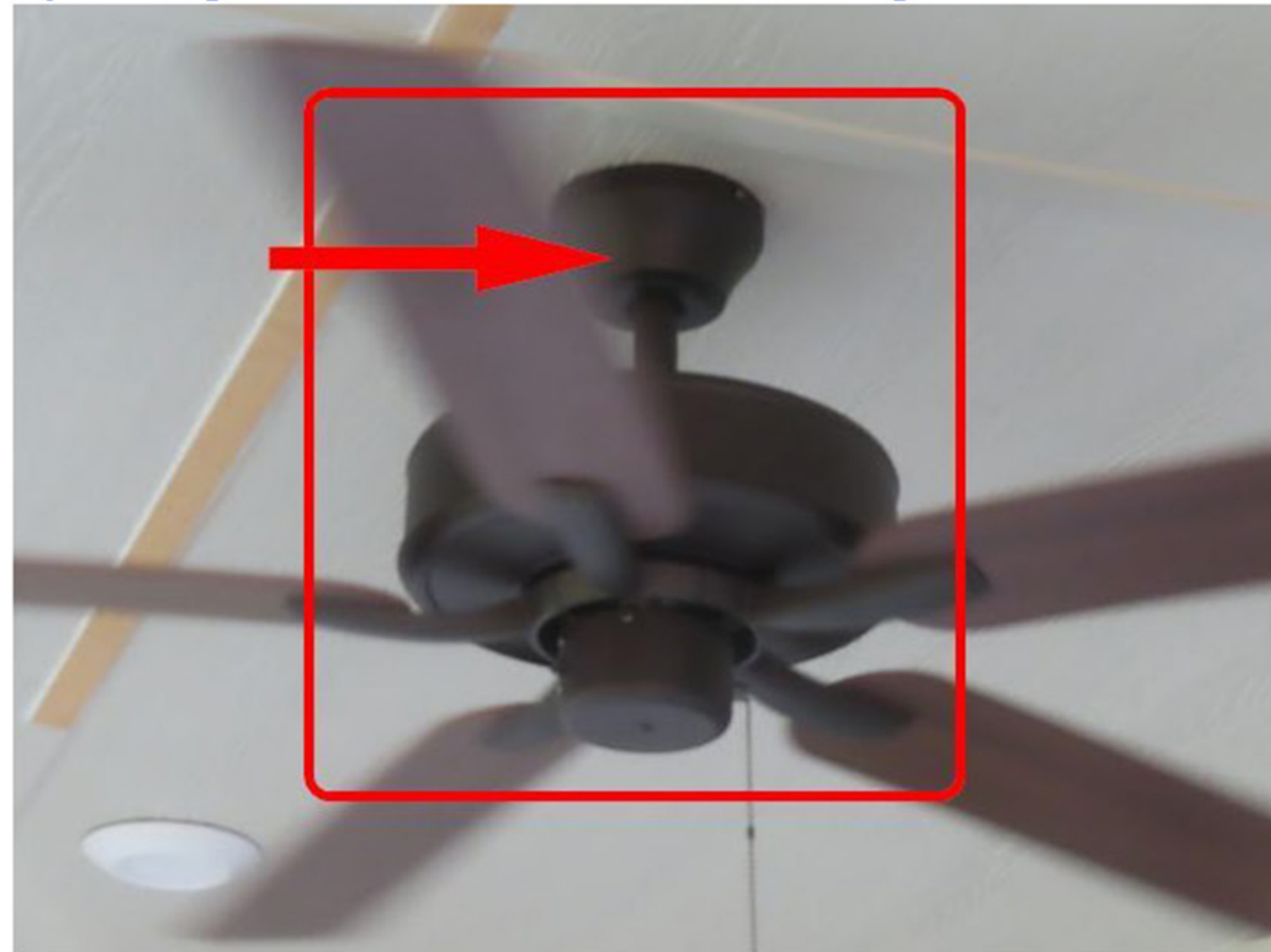
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Fixtures

The right fan fixture on the rear porch was not mounted properly. It is shaking while the blades are spinning. The left fan is not moving at all while the blades are spinning.



Smoke and Fire Alarms

NOTE: The batteries of all smoke and CO alarms should be changed on the first day you move in, then replaced every year when you do your spring cleaning. Also, it's important to test all the alarms that are designed to be tested at least once a week to verify they are working properly. Lastly, check the manufacture date and model number on the inside of the unit when you replace the batteries, so you can find out how long these particular units were designed to last and replace them at the appropriate time; the average rated life expectancy is 10 years. It's always better to be safe than sorry.

Other Electrical System Components

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

-
-
-
-

A. Heating Equipment

Type of System: Heat Pump/s (Zoned)

Energy Source: Electric

Comments:

Heat pump/s were not inspected in heating mode, due to outside temperature exceeding 70°F.

Normal Heating Δ range is between 30°F - 50°F

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Sinks

Comments: _____

Bathtubs and Showers

Comments: _____

There is a chip in the downstairs hall bathroom's bathtub. This tub needs to be repaired/replaced.



Commodes

Comments: _____

Washing Machine Connections

Comments: _____

Exterior Plumbing

Comments: _____

-

B. Drains, Wastes, and Vents

Type of drain piping material: [Appears to be PVC](#)

Comments:

-

C. Water Heating Equipment

Energy Source: [Electric](#)

Capacity: [50 Gallons](#)

Year of Manufacture: [2025](#)

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: [No](#)

Temperature & Relief Valve (TPR): [Operated/Appears to be functioning properly](#)

Comments:

[There is no deficiency in the photo/s of the data sticker/s. It/They are simply included, so you can have ready access to the model and serial number/s of this/these appliance/s.](#)

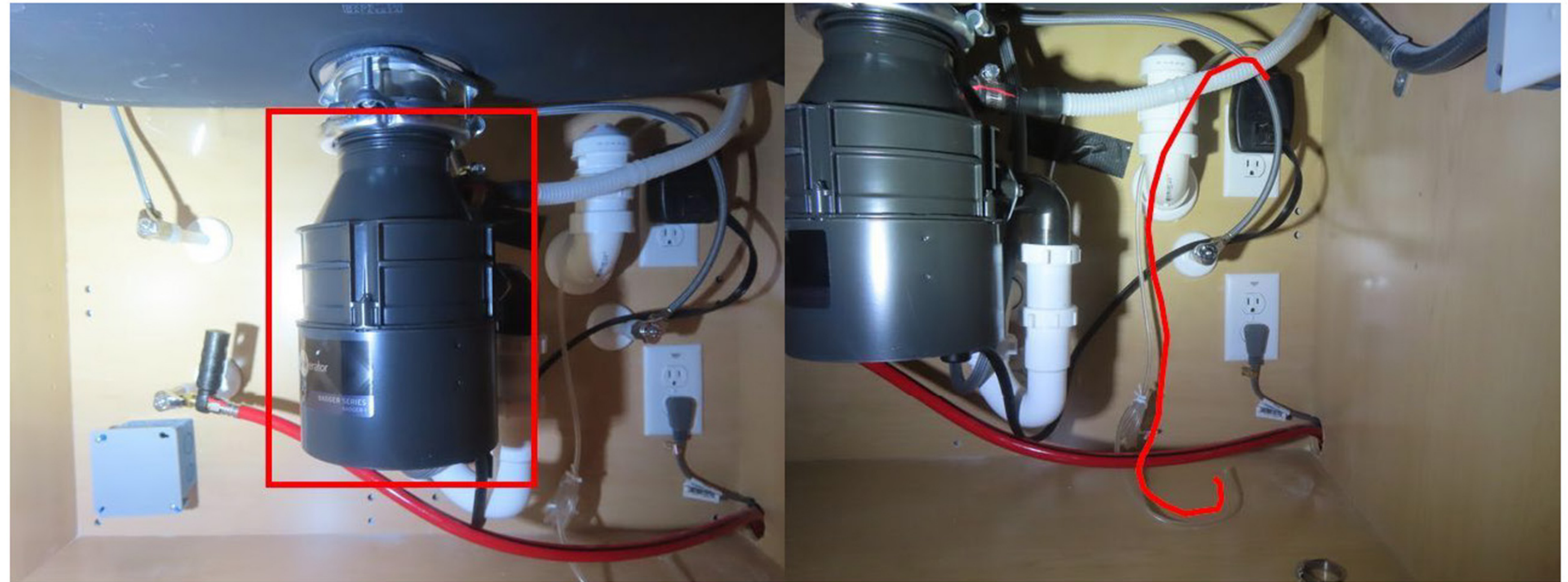
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C. Range Hood and Exhaust Systems
Comments:

D. Ranges, Cooktops, and Ovens
Comments:

Type of Range/Cooktop: **Electric**
 Shut-Off Valve Location: **N/A**

Type of Oven: **Electric**
 Branch Line: **N/A**

- No Gas Shut-off Valve in Room Gas Leak Anti-tip Missing

Cooktop:

- Pilot NOT Working Damaged/missing knobs Improper heating

Oven:

- Door Damaged Inoperative Door Latch Seal Damaged/Missing
 Inoperative Light Broiler non-functioning Control Panel Malfunctioning

Each oven was set to 350°F. Acceptable variance in either direction is 25°F.
 Achieved: Oven #1 **348°F**

E. Microwave Ovens
Comments:

- Microwave Inoperative Arcing in Food Compartment Not Heating Properly
 Light Inoperative Door Handle Missing/Damaged Door Seal Damage

F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

The required mechanical exhaust vent for the laundry room is missing. This is required, because it provides a way for any water vapors to be safely transmitted outside the house. A mechanical exhaust fan should be added to the laundry room. In some cities, local code supersedes the state code. If this is the case in Belton, I recommend the builder show the buyer that documentation.

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G. Garage Door Operators

Comments:

Photoelectric Eye Sensor Reverse Test: [Test Passed](#)

Bypass Eye Sensor - 5 lb Reverse Test: [Test Passed](#)

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

NOTE: The manual garage lock has been disabled, as code requires. However, this is usually done by inserting a bolt into the hole in the slide that will prevent it from operating. If this is ever going to be used, it will have to be removed and reinstalled in the correct, horizontal orientation.



H. Dryer Exhaust Systems

Comments:

Dryer Exhaust Duct:

- Improper Material Damaged Clogged
- Disconnected Ducting Segments Loose

Dryer Exhaust Cover:

- Missing Damaged Clogged
- Improper Termination Location Loose

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

The irrigation system is controlled by a Hunter control unit located in the garage and appears to be functioning properly. It is also controlled by a rain sensor that is installed on the fascia board on the right side of the garage. This rain sensor appears to be functioning properly. There are no deficiencies in either of the following images.



The system is protected by a back-flow preventer located in the front-right yard, near the water meter. It appears to be installed at the appropriate height for the heads in this system and functioning properly at the time of the inspection. There are no deficiencies in the following image.



When brick siding, stone siding, or a concrete foundation are repeatedly sprayed with water, they can become over-saturated and form cracks. There are one or more heads in zones 4 & 7 which are partially directed towards the house. These heads need to be adjusted immediately, so they no longer spray the house.

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There is an area of the backyard that is not being sprayed by any of the heads in this system. This grass is already more brown than the surrounding grass and will die unless the irrigation system is changed. Now, because we don't want this area of the house and foundation to be over-saturated, simply adjusting the heads in this area will not suffice. A new head needs to be added. I recommend tying it into zone 6 and put it either directly under the center of the master bedroom window or at the rear corner of the master bedroom closest to the rear porch.

