



BENEFICIAL
Home Inspections



**123 Sample Lane
San Antonio, TX 12345**

**John Doe Sample
12/20/2006**

**Beneficial Home Inspections
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PROPERTY INSPECTION REPORT

Report #: Sample Report

Prepared For: Sample, John Doe
(Name of Client)

Concerning: 123 Sample Lane, San Antonio, TX 12345
(Address of Inspected Property)

By: Brad Todd Baker, Lic #7522 12/20/2006
(Name and License Number of Inspector) (date)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Weather Conditions	Approximate Temperature	Approximate Age	Building Status	Utilities
Clear	65 degrees	6 yrs	Owner Occupied	All Utilities On

Beneficial Home Inspections wishes to remind you, every home requires a certain amount of ongoing maintenance, such as, clogged drains, servicing of air conditioners, heaters, water heaters etc. This home is no exception. We suggest you budget for ongoing regular maintenance / repairs in addition to the items noted in this report.

NOTE: No moisture, and/or Indoor Air Quality (IAQ) tests were performed as they are beyond the scope of the inspection performed on this date. It should also be noted that various fungi, molds, and mildew flourish in such an environment provided by moist and/or water damaged conditions. A growing concern of many to date includes the adverse affect on indoor Air Quality and the potential for inherent hazards with some immunocompromised individuals. If a comment is made concerning (past and/or present) moisture intrusion, plumbing leaks, roof leaks or any type of moisture damage, you are advised to contact a specialist to make further inspections and/or testing and to seek estimated cost of remediation prior to the purchase of this property.

NOTE: There may be items listed in this report as in need of repair that may have been considered acceptable when originally installed or constructed, but due to changes in the industry these items may not be considered acceptable due to obsolescence, or life, safety, health or functionality considerations.

This report is GENERAL IN NATURE AND SCOPE and is NOT meant to be an in depth all encompassing inspection. THIS REPORT IS NEITHER VALID NOR COMPLETE WITHOUT THE INSPECTION AGREEMENT. This report is paid for by and prepared exclusively for John Doe Sample. This report is not intended to be used for the determination of insurability or warrantability of any part, component or system. Copying or other reproduction of this document is prohibited without written permission of Beneficial Home Inspections.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or In Need Of Repair

I	NI	NP	R	Inspection Item
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I. Structural Systems

A. Foundations

Comments:

Special Comments:

NOTE: All directions given in this report (i.e. left, right, front, rear) are to be taken as if standing on the street facing the front of the building or, when appropriate, the system or component being inspected.

This is a visual inspection and furniture and stored items hinder access. The home is occupied and filled with personal belongings, stored items/possessions, therefore, some of the receptacles and switches were not checked, areas of the interior walls, closets, and inside cabinets were not visible. Plumbing lines and shut off valves inside cabinets filled with stored items were not inspected.

Foundation Type: Slab **Reinforcement:** Undetermined

Evidence of Structural Movement Noted (refer to specific sections for details):

Cracks in walls and/or ceilings.
 Separations between exterior trim and the siding veneer.
 Doors that tend to swing open or closed by themselves.

Structural Performance Opinion:

Signs of structural movement noted, however, the foundation is supporting the structure at this time.

B. Grading & Drainage

Comments:

Conditions Conducive to Structural Movement:

NOTE: The following conditions can influence or damage the foundation and various other components of the building (i.e. slab, walls, roof, plumbing, etc.) via soils movement, mechanical damage, and/or water penetration. Soils movement and its influence is generally considered to be perpetual in nature.

Foliage (i.e. trees, bushes, vines) are too close to the structure.



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Soil erosion exists adjacent to the structure.



Roof runoff exists (poorly functioning or non-existent gutter system).

The HVAC condensate drain line is draining excessively close (< 3 feet) to the structure.

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C. Roof Covering

Comments:

Primary Roof Covering Type: Composition Shingle

Inspection/viewing Method: Walked on the roof top

Roof Covering Approximate Age: 6 Yrs. **Average Design Life:** 12-18 Yrs.

Roof Covering (and related components):

NOTE: Any evidence of roof leaks or roof component related leakage or repairs referred to in this report should be followed up by the client requesting all available repair and/or replacement work orders, receipts, and warranties from the seller. Any conditions noted below are cause for professional evaluation or repairs.

Exposed and improperly sealed nail and/or staple heads are visible through the shingle surfaces and/or flashing areas.



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There is an area at the rear of the house where a nail head is lifting a shingle.



Gutters & Downspouts:

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D. Roof Structure and Attic

Comments:

Attic Viewing Method: Areas inside the attic

Note: All attics have limited access due to insulation/obstructions/clearances.

Attic:

Ceiling Insulation:

Insulation Type(s): Blown in insulation **Approximate Depth:** 7 - 10 inches

Roof Decking/Sheathing:

Roof Structure:

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E. Walls (Interior and Exterior)

Comments:

Siding Materials: Brick, **Other Siding Materials:** Vinyl

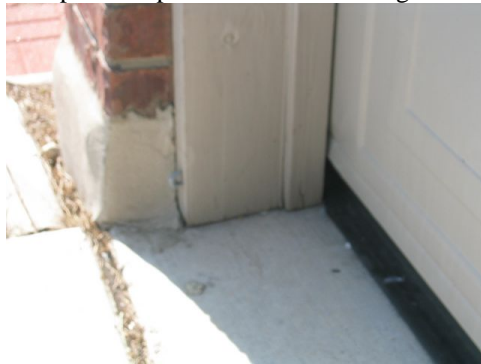
Exterior Walls/Siding:

There are areas around the house where the vinyl siding and/or trim is out of place and/or ill-fitted.

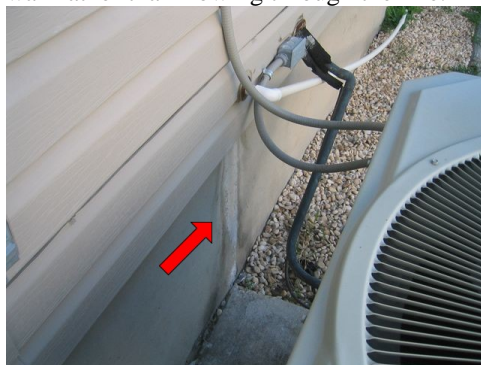
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There is wood to ground contact at the trim boards on the sides of the overhead garage door. This can speed the process of water damage/rot to the wood.



There is evidence that the condensate from the air handler leaks from the drain pipe at the exterior wall rather than flowing through the line.



I	NI	NP	R	Inspection Item
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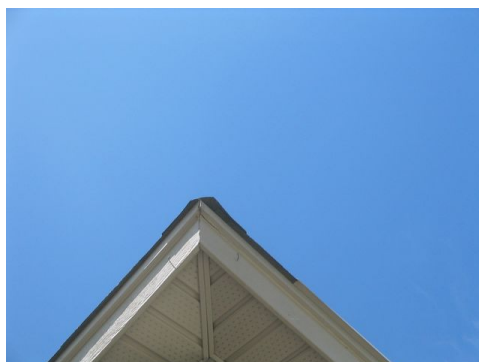
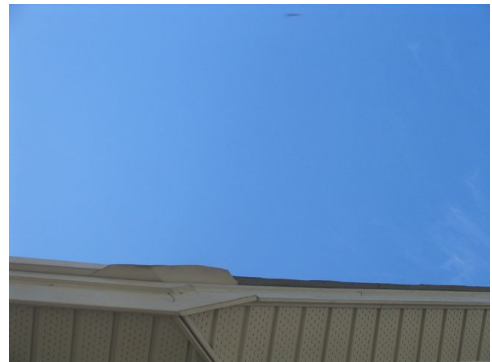
The damper/cover is missing for the combustion air for the fireplace.



The bolts that anchor the satellite dish to the exterior wall are not sealed over/protected from the elements.



There are minor separations at some fascia boards and/or trim boards around the house.



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There is a bolt that protrudes out from the foundation wall at the rear of the house. It is unknown at this time what the reason is for this bolt.



There is poor sealing at one or more exterior wall penetrations. The dryer vent damper is completely out of place.



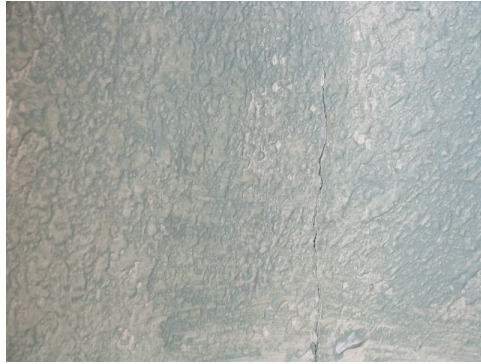
Interior Walls:

There are window sills in the house that appear weathered/damaged. An example is the buckled paint at the window sill at the front-frost window in the living room.



There is a crack in the wall in the downstairs half bathroom.

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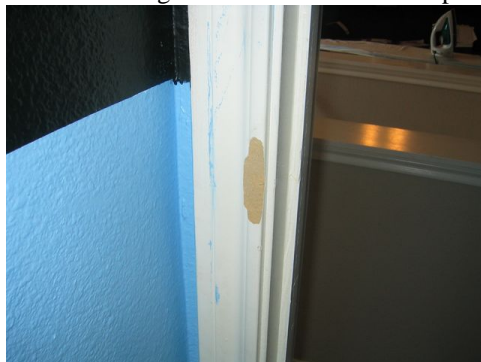
The base boards are not in place at this time in the laundry room/pantry.

There is a closet near the passage door to the garage in the laundry room/pantry that is not a finished room. This is a fire blocking issue.

There is misc. damage to th walls in the garage.



There is damage to the door trim at the upstairs front left bedroom door.



There are base boards around the house that are damaged. (dog?)

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There is cracking/separating occurring at the wall near the stairway at the lower level. This could be at a tape joint. There is also a bulge in the wall in the stairway that appears to be from a tape joint as well.



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F. Ceilings and Floors

Comments:

Interior Ceilings:

Interior Floors:

The flooring near the sliding glass door is loose/bouncy and ill fitting. There is no transition piece in place to hold the edge down.

Interior Steps/Stairways/Railings:

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G. Doors (Interior and Exterior)

Comments:

Interior/Exterior Doors:

There are doors that swing open/closed by themselves.

The door rubs/sticks on the door frame at the laundry room/pantry.

The passage door to the garage is missing hardware. In addition to the door not able to latch, this is also a fire blocking issue.

The closet doors are missing at the upstairs front left and upstairs front right bedrooms.

There is loose hardware at the master bathroom door.

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The upstairs front middle bedroom door does not latch.

Sliding Glass Doors/Screen Doors:

The sliding screen door screen is damaged/torn.

Overhead Garage Doors:

Type(s): Metal

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H. Windows

Comments:

Windows:

Note: Storm windows/shutters/blinds were not the subject of this inspection.

There are windows in the house that are difficult to operate.

Exterior Screens:

There is one or more windows that have screen cords out of place.



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I. Fireplace/Chimney

Comments:

Type of Fireplace: Factory Built

Exterior Chimney:

Interior of Firebox and Flue:

Note: Gas log operation is not inspected.

The fire box is cracked at the back of the box.

The fire box and chimney flue are dirty. It is recommended that a chimney sweep clean the chimney flue prior to closing.

There is no hearth extension in place that is differentiable from the surrounding floor surfaces.

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J. Porches, Decks and Carports (Attached)

Comments:

Wood decking members are in direct soil contact. This is conducive to rot and insect infestation.

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The wood debris behind the deck should be removed.

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K. Other

Comments:

II. Electrical Systems

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A. Service Entrance and Panels

Comments:

Service Entrance & Panels:

Visible Wiring Type(s) (Service): Aluminum

Visible Wiring Type(s) (Feeders): Aluminum

Note: The wiring types listed above are for identification purposes only and are not in need of repair.

Main Service:

Main Disconnect:

Main Panel(s) labeled: Yes (Accuracy of labeling not determined)

Subpanel(s):

Subpanel(s) labeled: Yes (Accuracy of labeling not determined)

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B. Branch Circuits - Connected Devices and Fixtures

Comments:

Note: Security alarm systems, intercom systems and fire detection systems are not the subject of this inspection.

Branch Circuits:

Predominant Branch Circuit Wire Type: Copper

Electrical wiring is improperly routed without being inside protective conduit in one or more areas.

Switches/Receptacles:

There is an outlet in the game room area with a missing face plate.



Ground Fault Circuit Safety Protection:

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Attached Devices:

The light cover is missing at the living room ceiling fan.

There are missing light covers in the garage.



Smoke Alarms:

Notes: Smoke alarms/heat sensors connected to alarm systems are not tested.

Smoke alarms should be tested monthly and batteries changed at least once each year. Present day safety standards require hard-wired (with battery back-up) smoke alarms which are interconnected and installed in each bedroom, each floor level, and adjacent to any bedroom areas.

NOTE: The inspector pressed the test button on the smoke detectors in the house and found the units in the upstairs front left bedroom, upstairs front right bedroom, and the game room area did not operate as loud as the others. It is recommended that further investigation be done and corrective measures be taken in order to have proper alarm protection.

III. Heating, Ventilation, A/C Systems

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A. Heating Equipment

Comments:

Type(s) of Heating: Unit A: Central Forced Air

Energy Source: Unit A: Heat Pump

Approximate Age(s) In Years: 6 yrs
Average design life is 13-15 years.

HVAC Thermostat(s) and Controls:

Note: Programmable digital thermostats and set back features on thermostats are not inspected.

Heating Equipment:

The evaporator or interior coils are excessively dirty at the air handler.

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See the Cooling Equipment Section also as some of the same components are shared by both systems.

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B. Cooling Equipment

Comments:

Type(s) of Cooling: Unit A: Central Forced Air

Energy Source: Unit A: Electric

Approximate Age(s) In Years: 6 yrs
Average design life is 13-15 years.

Filter Type & Condition: Unit A: Conventional

The filter is dirty, the HVAC system can not operate properly as a result.

The HVAC filter is damaged and has allowed air to bypass into the system. **NOTE:** The inspector removed the damaged filter and replaced it with a new filter that was in the air handler closet.



Air Conditioner Condition:

Note: Accessories such as humidifiers, motorized dampers and electric air filters are not inspected.

Temperature drop: 29-30 Degrees.

Note: Temperature drop should be between 15-21 degrees F.

The insulation is missing/damaged on the freon line.

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Client is advised to have a licensed HVAC technician clean and service and recheck the system prior to closing.

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C. Ducts and Vents

Comments:
Type(s) of HVAC Ducting: Flex Ducts

HVAC Ductwork:

Garage Combustion Air or Gasoline Vapor Venting:

IV. Plumbing System

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A. Water Supply System and Fixtures

Comments:
NOTE: Private water wells, septic systems, water softeners and filter systems are not inspected by this company. Only visible plumbing is inspected. Plumbing system is neither pressure nor flow tested. Gas lines are not pressure tested only visually inspected.

Water Source: Public

Sewer Type: Public

Sinks:

Commodes:

The commode refill device is leaking inside the tank in all the commodes.

There is a constant drip leak into the bowl of the commode in the upstairs hall bathroom.

Bathtubs and Showers:

The shower head leaks at the ball joint in the master shower.

Washing Machine Connections:

Washing machine connected: Yes. Faucets/drains not tested for proper operation

Exterior Plumbing:

All of the exterior faucets do not have backflow or anti-siphon protection.

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Functional Flow and Pressure:

Gas Lines:

Additional Plumbing System Comments:

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B. Drains, Wastes, Vents

Comments:

Sewer Drainage:

Plumbing Vent System:

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C. Water Heating Equipment

Comments:

Capacity: Unit A: 50 gallons

Energy Source: Unit A: Electric

Approximate Age(s) In Years: 6 yrs

Average design life is 10-12 years.

Note: Water temperatures above 120 degrees F can cause severe burns from scalding.

Water Heater:

The water heater is not raised 18 inches as required. Any water heater installed in a garage location or room opening into a garage should have a minimum clearance of 18 inches from the garage floor.

There is no overflow drain pan installed under the water heater with a drain line routed to the exterior. While it is typical practice in South Texas to only place a pan when a unit is in the attic or on an upper floor level, client is advised that most manufacturers recommend a pan when the unit is installed in a place where leakage could result in damage to the surrounding area.

There is build-up in place on the hot water line of the unit that is indicative of a slow leak.



Water Heater T&P Valve(s):

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I	NI	NP	R	Inspection Item				

.. | | .. **D. Hydro-Therapy Equipment**
Comments:

V. Appliances

| | | | **A. Dishwasher**
Comments:
 The rinse aid lid is missing.

| | | | **B. Food Waste Disposer**
Comments:
 The disposal splash guard is damaged and/or missing.

 The inside of the disposal is excessively rusted/corroded (typical).

| | | | **C. Range Hood**
Comments:
Range Hood/Ventilator:
Type: Non Vented

| | | | **D. Ranges/Ovens/Cooktops**
Comments:
Note: Timers and clocks on such items as ovens, ranges, and other household appliances are not checked for accuracy over long term operation. Any self-cleaning cycle is not tested due to the extensive time necessary for operation.

Range Type: Electric **Oven Type:** Electric

 The oven does not have an anti-tilt device in place. These devices are used to reduce the risk of tipping the range forward.

.. | | .. **E. Microwave Cooking Equipment**
Comments:

.. | | .. **F. Trash Compactor**
Comments:

| | | | **G. Bathroom Exhaust fans and/or Heaters**
Comments:
 The bathroom exhaust vent makes excessive noise/vibration in the upstairs hall bathroom.

.. | | .. **H. Whole House Vacuum Systems**
Comments:

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I. Garage Door Operators

Comments:

NOTE: It is very important to maintain the door operator and keep all safety or pressure sensitivity switches in proper adjustment and in good working order. Units installed after 1991 should have electric eye sensors. We recommend that you consider upgrading your unit if these are not installed.

The overhead garage door lock has not been disabled while the opener is in use.

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J. Door Bell and Chimes

Comments:

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K. Dryer Vents

Comments:

Note: Functional exhaust flow is not tested.

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L. Other Built-in Appliances

Comments: