



Beneficial Inspections, Inc



**1234 Sample St
Sample, TX 12345**

**Joe Sample
03/19/2022**

**Beneficial Inspections, Inc
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PROPERTY INSPECTION REPORT

Prepared For: Joe Sample
(Name of Client)

Concerning: 1234 Sample St, Sample, TX 12345
(Address or Other Identification of Inspected Property)

By: Brad Baker, Lic #7522 03/19/2022
(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 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 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. 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, bathroom, 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 requires 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

Weather Conditions	Approximate. Temperature	Approximate. Age	Building Status	Utilities
Recent Rain	50 Degrees	16 yrs	Vacant	All Utilities On

Beneficial Inspections, Inc. 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 Joe 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.

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I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

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.

Painting of some or all of the home has been recently done. Fresh paint hinders viewing of underlying surfaces (i.e. exterior siding, exterior trim, interior walls, interior ceilings, etc).

Foundation Type: Slab **Reinforcement:** Undetermined

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

Cracks in walls and/or ceilings.
Nail heads backing out of walls and/or ceilings.
Cracks in exposed cement floors.
Doors that tend to swing open or closed by themselves.
Door striker(s) with poor alignment.

Structural Performance Opinion:

NOTE: Elevation levels are not taken by this company and the inspector is not a licensed structural engineer. However, this company is qualified by the Texas Real Estate Commission to render an opinion on the performance of the foundation through a visual inspection process. For an accurate reading of the foundation elevation changes, if any, a licensed structural engineer should be contacted. This company does not provide this service.

Signs of structural movement/settling noted, however, the foundation was supporting the structure at the time of inspection.

B. Grading and Drainage

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.

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

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C. Roof Covering Materials

Primary Roof Covering Type: Composition Shingle

Inspection/viewing Method: Walked on the roof top

Roof Covering Approximate Age: Undetermined. **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.

Was proper roof cover fastening inspected/observed: Yes No

The earliest practical time the inspector could determine this, is at time of inspection.

If "No" is checked, the inspector determined that checking for proper roof cover fastening may cause damage, such as broken seals, torn shingles, displacement of covering, and therefore was not inspected/observed.

There is evidence of the roofing being wind/hail damaged. Client is advised to ask the seller to seek a hail damage claim from the seller's insurance company.



Shingles are torn/damaged/perforated and/or missing in several areas.

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There is misc. damage to one or more shingles at the rear porch roof.



D. Roof Structures and Attics

Attic Viewing Method: Areas inside the attic

Note: All attics have limited access due to insulation/obstructions/clearances and therefore there are areas that are not viewed/inspected.

Attic:

There are areas of drip staining to insulation in the attic, indicative of water penetration at one time.



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Ceiling Insulation:

Insulation Type(s): Blown in insulation

Approximate Average Depth: 7 inches

Approximate Average Thickness of Vertical Insulation: N/A

Roof Decking/Sheathing:

Roof Structure:

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E. Walls (Interior and Exterior)

Siding Materials: Stone, **Other Siding Materials:** Cement Composite

Exterior Walls/Siding:

Cracking has occurred in the exterior siding of the structure (stone).



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Trim boards are separated from each other and/or from siding materials around the house.



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One or more siding seams have dried/separated and/or missing caulking.



There are various areas of panel siding around the house where corners are damaged/chipped (typically from over-driven nails).



Bib plates are damaged/missing at the exterior wall penetrations for the exterior faucets.



Interior Walls:

Small scale cracks/separations have occurred to walls in the house.

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There is staining/damage to cabinet shelves under sinks in the house.

There is staining/damage to window sills/openings, typically from condensation build-up.



F. Ceilings and Floors

Interior Ceilings:

Cracks were observed in the ceiling in one or more areas. Repairs/patches were also observed.



There is staining to the ceiling in the kitchen, in the front dining area, in the master bedroom.

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Nails heads are popping through the ceiling in one or more areas.

Interior Floors:

Cracking was observed in exposed cement floors, such as at the garage floor and the rear porch.

The floor tiles in the kitchen have a hollow sound, when stepped on, indicative of inadequate support/thin set.

G. Doors (Interior and Exterior)

Interior/Exterior Doors:

The door swings open/closed by itself at the guest bedroom, at the rear left bedroom.

The door does not latch at the air handler closet.

Overhead Garage Doors:

Type(s): Metal

H. Windows

Windows:

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

There is a tension spring out of place at the rear left window in the living room, at the window in the guest bedroom, at the rear right window in the master bedroom.

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Glazing strips are damaged/displaced in areas.



Exterior Screens:

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

L. Other

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
Service Entrance & Panels:

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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.

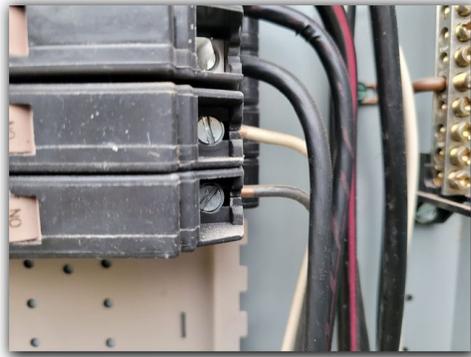
Main Service:

NOTE: The depth of ground rods is not determined by this company. Proper inspection of the ground rod depth would require unearthing the ground rod and exceeds the scope of this inspection.

Main Disconnect:

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

There is neutral (white) wiring that is not properly labeled when used as hot for 220V wiring.



Subpanel(s):

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

B. Branch Circuits, Connected Devices, and Fixtures

Note: Light fixtures on motion sensors or dusk/dawn sensors, security alarm systems, intercom systems and fire detection systems are not the subject of this inspection. The inspector also does not replace inoperative bulbs or attempt to trouble-shoot circuits and/or lights that are not functioning in normal operating mode.

Branch Circuits:

Predominant Branch Circuit Wire Type: Copper

Switches/Receptacles:

The outlets throughout the house are not "Tamper Resistant" (2008 NEC).

The hot/neutral are reversed at the front wall GFCI outlet in the kitchen.

Ground Fault Circuit Safety Protection:

The hot/neutral are reversed at the front wall GFCI outlet in the kitchen. This prevents the GFCI feature from functioning at this outlet.

Arc Fault Circuit Safety Protection:

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One or more branch circuits in a required location are not AFCI Protected. The lack of AFCI protection is now considered deficient in the family/living room(s), dining room(s), libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas. At this time, the circuits for the bedrooms and the smoke detectors are the only AFCI protected circuits (typical of age).

Attached Devices:

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.

Carbon Monoxide Alarms:

There is no carbon monoxide detector in the house.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

NOTE: This is a limited, non-intrusive inspection of the HVAC system. A full inspection of the heat exchanger/evaporator coils/heating elements is not possible without dismantling equipment, which is beyond the scope of this inspection. A licensed HVAC company/technician should be consulted to evaluate components that are restricted from view/inspection.

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

Energy Source: Unit A: Electric

Approximate Age(s) In Years: 16 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:

There are areas of loose/separated taping/seal at the supply plenum in the air handler closet.



There is rust/staining to the safety pan under the air handler, indicative of leakage/blockage at one time.

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The coils are dirty at the air handler.

There is staining to the platform in front of the air handler, indicative of leakage at one time.



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

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B. Cooling Equipment

NOTE: See also comments in the Heating Equipment section of this report as some components are shared between heating and cooling equipment

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

Energy Source: Unit A: Electric

Approximate Age(s) In Years: 16 yrs
Average design life is 13-15 years.

Filter Type(s) & Condition: Conventional

Air Conditioner Condition:

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

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

Operation of the air conditioning system(s) was not performed at this time due to the outside temperature

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being too low. Damage to the unit could result if tested at this time.

C. Duct Systems, Chases, and Vents

Type(s) of HVAC Ducting: Flex Ducts

HVAC Ductwork:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

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

Location of Water Meter: At front of house, near street

Location of Main Water Supply Valve: At meter

Sinks:

Commodes:

The commode refill device is leaking inside the tank in the hall bathroom, in the master bathroom.

Bathtubs and Showers:

The shower diverter valve does not divert all the water to the shower head in the hall bathroom, in the master bathroom, in the guest bathroom.

Washing Machine Connections:

Washing machine connected: No. Faucets/drains not tested for proper operation

There is no safety pan in place for a washing machine in the upstairs laundry room.

Exterior Plumbing:

The exterior faucets do not have backflow or anti-siphon protection.

Static Water Pressure Reading (Normal = 40-80 psi): 50 psi

The static water pressure is normal

Additional Plumbing System Comments:

There is no thermal expansion tank in place at the water heater.

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B. Drains, Wastes, and Vents

Sewer Drainage:

NOTE: Tree root systems cannot be observed/inspected, but may affect sewer drain piping. If there are comments/indications of slow drains/clogs/back-ups, the client is advised pursue further investigation from a licensed plumber. This inspection is non invasive and visual.

Plumbing Vent System:

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C. Water Heating Equipment

Capacity: Unit A: 50 gallons

Energy Source: Unit A: Electric

Approximate Age(s) In Years: 16 yrs

Average design life is 10-12 years.

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

Water Heater:

There is no hard-wired electrical disconnect in place for the water heater. There is only a power cord to an outlet.

The safety pan, under the water heater, is damaged/bent.

There is staining to the platform next to the water heater, possibly indicating leakage at one time.



Water Heater T&P Valve(s):

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D. Hydro-Massage Therapy Equipment

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E. Other

V. APPLIANCES

A. Dishwashers

B. Food Waste Disposers

C. Range Hood and Exhaust Systems
Range Hood/Ventilator:
Type: Non Vented

D. Ranges, Cooktops, and Ovens
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.

During the inspection, the stove top burners did not operate properly at high and low settings and then the oven/range lost power while the oven was being operated. The inspector observed the breaker in the main panel box was somewhat loose and pressed it into place. The oven/range operated properly after this. The client is advised to have a licensed electrician further evaluate the breaker/breaker connection prior to closing.

E. Microwave Ovens
The surface is damaged/chipped inside the microwave oven.



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The inside of the door is damaged/warped.



F. Mechanical Exhaust Vents and Bathroom Heaters

G. Garage Door Operators

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.

H. Dryer Exhaust Systems

NOTE: Functional exhaust flow is not tested.

I. Other