

Home Inspection By Stephen Ruback
17515 Spring Cypress, C136, Cypress, TX 77429
832-489-1071

PROPERTY INSPECTION REPORT

Prepared For: Client Name

(Name of Client)

Concerning: ANY St., Your City, TX 77XXX

(Address or Other Identification of Inspected Property)

By: Stephen Ruback, License Number 6030

Now

(Name and License Number of Inspector)

(Date)

n/a

(Name, License Number and Signature of Sponsoring Inspector, if required)

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

Report # 502127

This was a HUD home that had been vacated for some time, and showed many signs of long term neglect. Gas and water was turned off. While electricity was on, several exposed wires were energized and provided serious safety hazards. No functional appliances were present.

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	Inspection Item
I	NI	NP	R	

I. STRUCTURAL SYSTEMS

A. Foundations (if all crawl space areas are not inspected, provide an explanation.)

Comments (An opinion on performance is mandatory.):

Pier and beam foundation appears to function , but several conditions are in need of repair.

Perimeter support beam showed signs of moisture and deterioration at back opening. Full extent of deterioration not visible or readily accessible. Suggest opening all vent areas and have qualified foundation technician/engineer examine adjacent beams for moisture and deterioration. If deterioration of perimeter beam is widespread, this is likely to require significant cost to repair.

Loose electrical wires visible under house – safety hazard.

Ground under house was wet to touch and drainage was not directed away from structure – repair.

Space between structure and ground was less than 18 inches – repair.

Access was inadequate – repair.

Ventilation was not screened to keep animals out – repair.

Several vents blocked – repair.

B. Grading and Drainage

Comments: PT valve for water heater directed under structure – safety hazard. Gutters missing.

Gutters/down spouts do not direct water at least five feet from structure.

“R801.3 Roof drainage. In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that *will collect and discharge all roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls* or to an approved drainage system.” [Emphasis added]

Several areas sloped toward the house. Drainage should be directed away from foundation – repair.

A minimum of 4 inches clear space should be provided between brick walls [6 inches for other wall coverings] and ground surface.

Low spots near foundation promote ponding – change contour to create proper drainage away from structure.

AC condensate drain directed to East side near structure – redirect to drain away from structure.

C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Comments: Roof covering inspected by binoculars.

Asphalt shingles appear to be near the end of their useful life.

Some shingles lifted – repair.

Original design was apparently wood shingles, which have been replaced with plywood sheathing and asphalt shingles.

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D. Roof Structure and Attic (if the attic is inaccessible, report the method used to inspect.)
Comments: Front section of roof showed some visible bowing.
 Ridge board did not extend below cut ends of rafters – repair.
 Rafters were 2x4 lumber instead of 2x6.
 Insulation thickness nominally 0 inches to 4 inches. Several areas with thin or no insulation should be filled in.
 Attic flooring does not provide the minimum 30 inch access at least 3/4 inch thick to and in front of mechanical equipment – repair.

M1305.1.3 Appliances in attics. Attics containing appliances requiring access shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) in length when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), where such dimensions are large enough to allow removal of the largest appliance.

Facia boards rotted and with gaps – repair.
 Roof vent covers corroded, partly missing – repair.
 Cover on attic access door warped – repair.

E. Walls (interior and Exterior)
Comments: Exterior: Several holes and cracks should be patched or sealed.
 Wood trim and siding rotted, warped, gapped and generally open to elements – replace.
 East wall showed a visible bulge.
 North West corner showed signs of movement in excess of 1/2 inch relative to adjacent window – repair. This could be an indication of additional damage inside wall. The only way to be sure of extent of damage is to open wall for further inspection.
 Expansion joints in brick walls not present.
 AC service line entrance probably open with signs of animal infestation – repair.

 Interior: Several holes should be repaired. Large holes under sinks – repair.
 Hole in East wall at bottom of window showed signs of deterioration of structure under window – repair. Full extent of damage can only be determined by opening wall area.
 Signs of patching in several walls.
 Small cracks over doorways and windows – repair and monitor for future movement.

F. Ceilings and Floors
Comments: Floor furnace with loose grill in front hall – trip hazard.
 Kitchen floor covering missing in several areas – trip hazard.
 Water stains and deterioration in several areas – repair.
 Significant bowing in dining area – repair.
 Significant bowing in front upstairs bedroom, possibly from weight of ceiling fan.
 Ceiling structure is 2x4 with no support over long span across front bedroom – repair. This appears to be a significant safety hazard.
 Floor around toilets showed signs of water and deterioration – repair.
 Signs of patching in several rooms.

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✓	<input type="checkbox"/>	<input type="checkbox"/>	✓	G. Doors (interior and Exterior) <i>Comments:</i> Latches missing on several doors – repair. Sliding closet doors did not operate properly – repair. Glass mirror doors had no indication of being safety glass – safety hazard. Doors with glass inserts had no indication of being safety glass – safety hazard.											
✓	<input type="checkbox"/>	<input type="checkbox"/>	✓	H. Windows <i>Comments:</i> Windows broken, missing, trim and sills rotted and/or missing allowing entry to the elements – repair/replace. Windows could not be opened, many missing ropes for counterweights and generally in very nonfunctional status. Flashings not visible above windows. Some screens missing/broken – replace. Window latches broken/missing – repair. Birds nesting in rotted sill at bottom of window on West wall – replace.											
✓	<input type="checkbox"/>	✓	<input type="checkbox"/>	I. Fireplace/Chimney <i>Comments:</i> Apparent gas line in living room, protruding from floor where a decorative simulated fire place may have been.											
✓	<input type="checkbox"/>	<input type="checkbox"/>	✓	J. Porches, Decks and Carports (Attached) <i>Comments:</i> Front porch roof leaking with deteriorated areas on, under and around, including some visible deterioration of structural components visible through holes in corners. Flashing for porch roof at house wall apparently leaking, and improperly installed. Support posts corroded at bottom and sinking into rotted top board – repair. Full extent of damage can only be determined by removing bottom covering. Front porch had cracks in cement floor – repair – after stabilizing foundation drainage. East side concrete steps missing handrail – safety hazard – and blocking vent opening – repair. Back deck cover corroded, posts not anchored, metal covering bent and support post missing in center of warped West side beam – repair. Back porch attached to back wall without flashing – repair. Back deck beginning to deteriorate at rear – repair. Raised part of deck missing screen to keep animals out. Gap between deck and back cement stoop trip hazard.											
✓	<input type="checkbox"/>	<input type="checkbox"/>	✓	K. Other <i>Comments:</i> Stair rail missing at bottom half of stairway. Upper rail ends not curved to wall – safety hazard. Large tree in front closer than 15 feet from porch and may be associated with one or more cracks in porch. Signs of previous animal activity in some cabinets and attic.											
II. ELECTRICAL SYSTEMS															
✓	<input type="checkbox"/>	<input type="checkbox"/>	✓	A. Service Entrance and Panels <i>Comments:</i> type of service: Overhead Main service conductors at weather head connected by temporary means – safety hazard. Tape wrapped connections at weather head at bottom of drip loop – safety hazard.											

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Service wires closer than 8 feet from metal roof over back deck – safety hazard.
 Oversized breakers for wire sizes – safety hazard.
 Unterminated wires in breaker box – safety hazard.
 Main service panel with no sign of bonding between neutral and panel – safety hazard.
 Circuits not clearly labeled as to function – safety hazard.
 Panel cover missing screws – safety hazard.
 Open blocks in electrical panel – safety hazard.
 Unprotected ground stake with improper type of clamp not flush with ground – safety hazard.

- B. Branch Circuits - Connected Devices and Fixtures** (Report as in need of repair the lack of ground fault circuit protection where required.):
Comments: House served by: Copper wire
 Exposed, unprotected, unterminated wires – EXTREME safety hazard.
 GFI protection absent – safety hazard.
 Cover plates missing, loose and broken outlets – safety hazard.
 Ungrounded outlets – safety hazard.
 Closet lights missing protective cover – safety hazard.
 Dead fixtures, switches, and missing fixtures – safety hazard.
 No outlets for electrical service for dryer or kitchen range – repair.
 Insufficient number of outlets, especially in kitchen.
 Switches with function unknown.
 No service outlets for mechanical appliances in attic or outside.
 At least half of the visible outlets were of old two prong style.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- A. Heating Equipment**
Type and Energy Source: central heat, gas, forced air,
Comments: Exhaust flue positioned less than one inch from flammable materials – safety hazard.
 Custom metal box between flue and furnace showed signs of possible overheating, holes and no indication of being listed for such service.
 Unit not readily accessible for visible inspection of internals.
 Gas turned off so unit could not be operated.
 Suggest detailed inspection, and assessment by qualified heating technician to ascertain functionality and extent of repairs needed. Unit should not otherwise be operated.

- B. Cooling Equipment:**
Type and Energy Source: electrical, split system, AC
Comments: Filters dirty – replace.
 Outside unit missing.
 Primary condensate line apparently plugged form signs of water streaming down side of house – repair.
 Primary condensate drain directed to outside near foundation. This should be directed to a proper trapped drain.
 Condensate line missing insulation and cap – repair.
 Condensate drip pan corroded – replace.
 Cooling system had stains and material buildup on and around air coil box suggesting poor insulation and seals – repair.
 Large amount of lint and dirt in ducts suggest likelihood of plugged coils and possible dirty fan. entire unit should be thoroughly evaluated by a qualified

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technician to determine functionality of all parts of system and feasibility of use with new outside unit.
Suggest annual service by qualified AC technician to clean coil & condensate drain and check system operation.

✓ ✓

C. Ducts and Vents

Comments: No functional return duct for downstairs – repair.
Duct insulation incomplete, broken/torn – repair.
Ducts crushed/ deformed – repair.
Ducts sagging, inadequately supported with wrong support material – repair.

IV. PLUMBING SYSTEM

✓ ✓

A. Water Supply System and Fixtures

Comments: Water pressure measured as 0 psi. [Water was turned off, so fixtures could not be tested.]
Hose bibs missing anti-siphon prevention – safety hazard.
Several places where copper tube was connected directly to galvanized iron pipe with no dielectric isolation and heavily corroded joints – repair.
Most lines and fixtures exhibited corroded connections – repair/replace.
Toilets both loose on floor with signs of deterioration in flooring around them – repair.
Signs of previous leaks under most fixtures.
Tile surrounds need recaulk or regrouting or replacement.
Water supply shutoff valve not visibly evident – repair.
“**P2903.9.1 Service valve.** Each dwelling unit shall be provided with an accessible main shutoff valve near the entrance of the water service. The valve shall be of the full open type having a nominal restriction to flow, with provision for drainage such as a bleed orifice or installation of a separate drain valve. Additionally the water service shall be valved at the the curb or property line in accordance with local requirements.”

✓ ✓

B. Drains, Wastes, Vents

Comments: Drain plugs all missing or not working – repair/replace.
Signs of previous water under all sinks.
Drain function could not be tested with water off. Drains appeared to be cast iron pipe. Suggest considering replacement with modern materials to avoid likely problems from a system past its prime.
Vent cover corroded and missing – replace.

✓ ✓

C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Energy Source: gas – located in kitchen
Comments: Pressure/temperature relief valve directed under house – safety hazard.
Flue vent pipe in contact with several flammable materials in several places – safety hazard.
Flue vent pipe disconnected from top of heater – safety hazard.
Flue vent pipe connected with screws in adjacent area – safety hazard.
Flue vent pipe sloped downward – safety hazard.
Corroded connections – repair.
Missing drip pan – repair.
No attempt should be made to operate water heater until flue vent problems are corrected.

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V. APPLIANCES

A. Dishwasher

Comments:

B. Food Waste Disposer

Comments:

C. Range Hood

Comments: Though discharge opening was present in wall, current vent was not outdoor discharge type.

Controls difficult to access, and it did not work.

No outdoor discharge.

“M1502.1 General. Range hoods shall discharge to the outdoors through a single wall duct. The duct serving the hood shall have a smooth interior surface, shall be air tight and shall be equipped with a back draft damper. *Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building.*

Exception: Where installed in accordance with the manufacturer’s installation instructions, and where mechanical or natural ventilation is otherwise provided, listed and labeled ductless range hoods shall not be required to discharge to the outdoors.” [Italic emphasis added.]

D. Ranges/Ovens/Cooktops

Comments:

E. Microwave Cooking Equipment

Comments:

F. Trash Compactor

Comments:

G. Bathroom Exhaust Fans and/or Heaters

Comments: Bathrooms without openable windows are supposed to have a vent directed outside.

H. Whole House Vacuum Systems

Comments:

I. Garage Door Operators

Comments:

J. Door Bell and Chimes

Comments:

K. Dryer Vents

Comments

L. Other Built-in Appliances

Comments:

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VI. OPTIONAL SYSTEMS

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A. Lawn Sprinklers
<i>Comments:</i> |
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|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | B. Swimming Pools and Equipment
<i>Comments:</i> |
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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | C. Outbuildings
<i>Comments:</i> Building in back not inspected per client. Visual observation suggests considering removal for health and safety reasons. |
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|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. Outdoor Cooking Equipment
Energy Source: gas electric
<i>Comments:</i> |
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|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. Gas Lines
<i>Comments:</i> Accessible gas lines visually inspected.
Gas line to furnace in attic with flex connector longer than 3 feet – safety hazard.
Flex line to water heater longer than three feet, extended through wall and lacking valve on water heater side of wall – safety hazard.
Uncapped gas lines unconnected to appliances, some with the valve on – safety hazard. DO NOT TURN ON GAS until these faults are corrected.
Iron pipe gas line to furnace not adequately supported or protected – safety hazard. |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Water Wells (A coliform analysis is recommended.)
Type of Pump: <input type="checkbox"/> Surface <input type="checkbox"/> Submerged
Type of Storage Equipment: <input type="checkbox"/> Pressure tank <input type="checkbox"/> Bladder tank <input type="checkbox"/> Other
<i>Comments:</i> <input type="checkbox"/> Wellhead less than 18 inches above grade. |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | G. Septic Systems
<i>Comments</i> |
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|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | H. Security Systems
<i>Comments:</i> |
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- | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | I. Fire Protection Equipment
<i>Comments:</i> Smoke alarms not present in each bedroom and adjacent hallway. |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|

ADDITIONAL COMMENTS:

Safety related items should have highest action priority.

Foundation drainage should be corrected and moisture level under structure stabilized before trying to level any other part of structure.

Suggest turning off power until electrical system can be repaired to eliminate all obvious safety hazards.

Water should remain off until all obviously faulty fixtures and connections can be repaired to avoid accidental flooding from leaks and/or broken fittings.

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Water heater should not be operated until installed properly. Suggest considering alternate locations for water heater.

Gas should remain off until all unused lines are capped and safety related repairs made.

Overall condition was, in the opinion of the inspector, very poor. Virtually all systems in need of serious repair/replacement. Several unsafe conditions were also present that should be corrected at the earliest possible time.

Stephen Ruback
Professional Inspector