



**Check It Out Home Inspections**

603 E Pecan

**(936)443-1177**

[CheckItOutTX.com](http://CheckItOutTX.com) [Chris@checkitouttx.com](mailto:Chris@checkitouttx.com)



*This Professional Inspection Report Has Been Prepared Exclusively For:*

**Eric Frisbie**

16142 Parish Hall Dr., Spring, TX 77379

**Inspector:** Chris Zimmerman TREC #21082

# PROPERTY INSPECTION REPORT FORM

Eric Frisbie <i>Name of Client</i>	10/17/2023 <i>Date of Inspection</i>
16142 Parish Hall Dr., Spring, TX 77379 <i>Address of Inspected Property</i>	
Chris Zimmerman <i>Name of Inspector</i>	TREC #21082 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

**Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.**

**This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.**

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**

Present at Inspection:  Buyer  Buyer's Agent  Owner  Owner's Agent  
Building Status:  Vacant  Staged  Occupied  Other  
Weather Conditions:  Fair  Cloudy  Raining **Temp: 75 °F**  
Utilities On:  Yes  No Water  No Electricity  No Gas  
Special Notes: \_\_\_\_\_

**INACCESSIBLE OR OBSTRUCTED AREAS**

Sub Flooring  Attic Space is Limited - Viewed from Accessible Areas  
 Floors Covered  Plumbing Areas - Only Visible Plumbing Inspected  
 Walls/Ceilings Covered or Freshly Painted  Siding Over Older Existing Siding  
 Behind/Under Furniture and/or Stored Items  Crawl Space is limited - Viewed From Accessible Areas

Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.  
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

***All safety concerns will be in red. All other deficiencies will be in blue.***

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## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): It appears to be a Slab-on-Grade

Comments: There is a small crack in the slab on the right side of the home to the left of the windows.

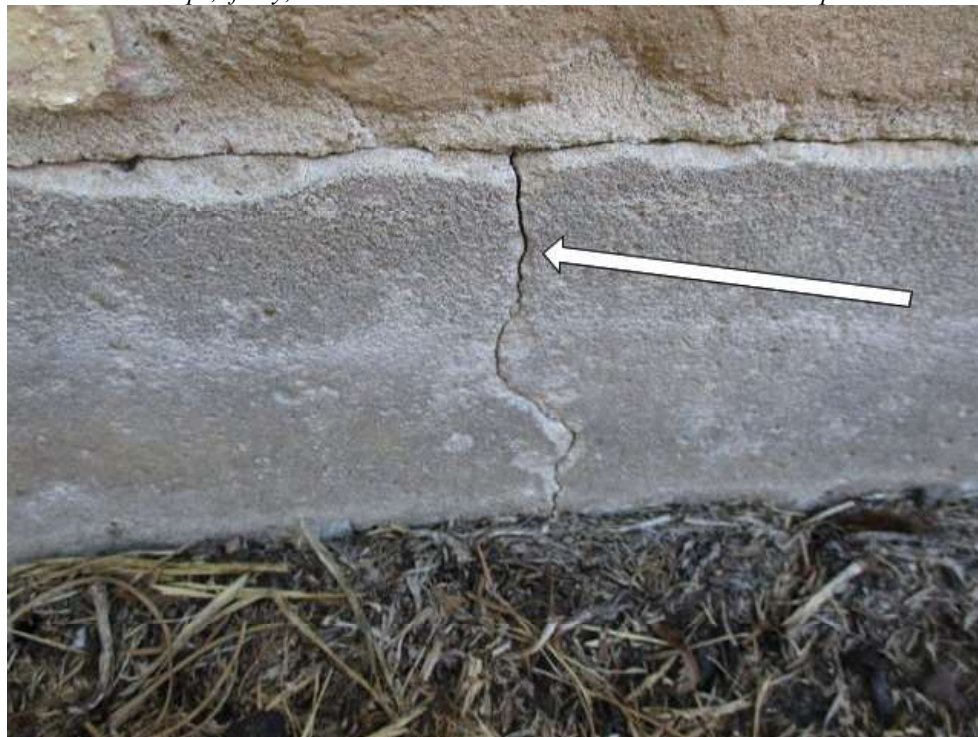
#### Signs of Structural Movement or Settling

**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 warranted.

**No Signs of Any Structural Movement and/or Damage Noted:** The foundation appears to be performing as intended.

**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



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*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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**C. Roof Covering Materials**

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

Viewed From: [Walking Surface of Roof](#), and from the ground with binoculars.

Condition of Roof Covering: [Roof Condition](#)

Comments: [There is hail damage to shingles throughout. This roof should be check by professional roofer. There are nails exposed that should be sealed with sealant. There is something green growing on some of the shingles. Both turbines are locked up and are not able to turn to function properly. There is a raised area over the front of the garage, it appears to be a sheet of plywood not secured well on one side. There are some damaged shingles on some of the ridges. There are some loose ridge shingles near the back right corner of the home. Splash blocks are missing under the rundowns.](#)



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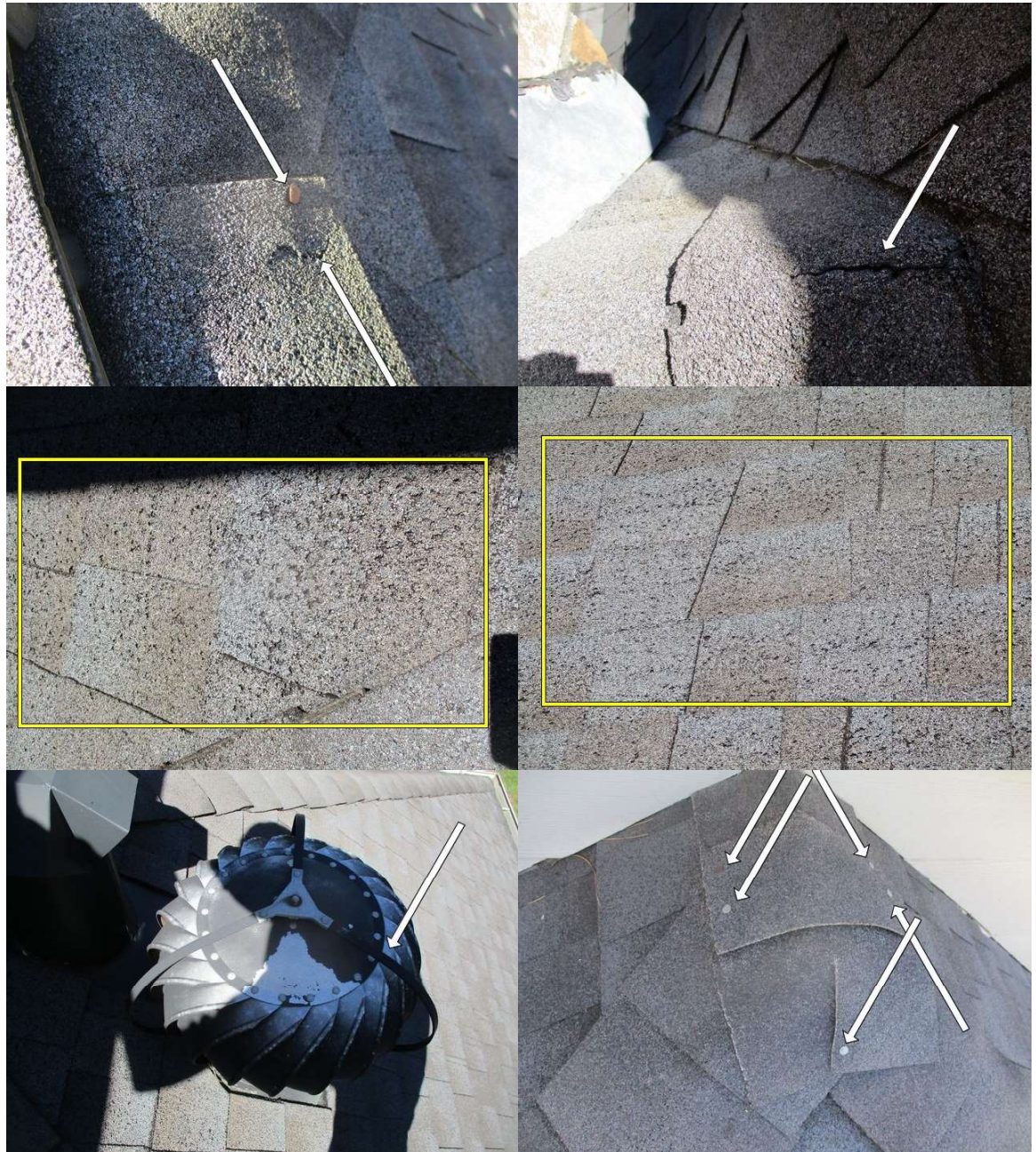
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**D. Roof Structures and Attics**

*Viewed From:* [Walked Decking](#)

*Approximate Average Depth of Insulation:* 3" to 6"

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

*Comments:* [There is some insulation missing in a few areas. The attic access in the closet was not accessible.](#)

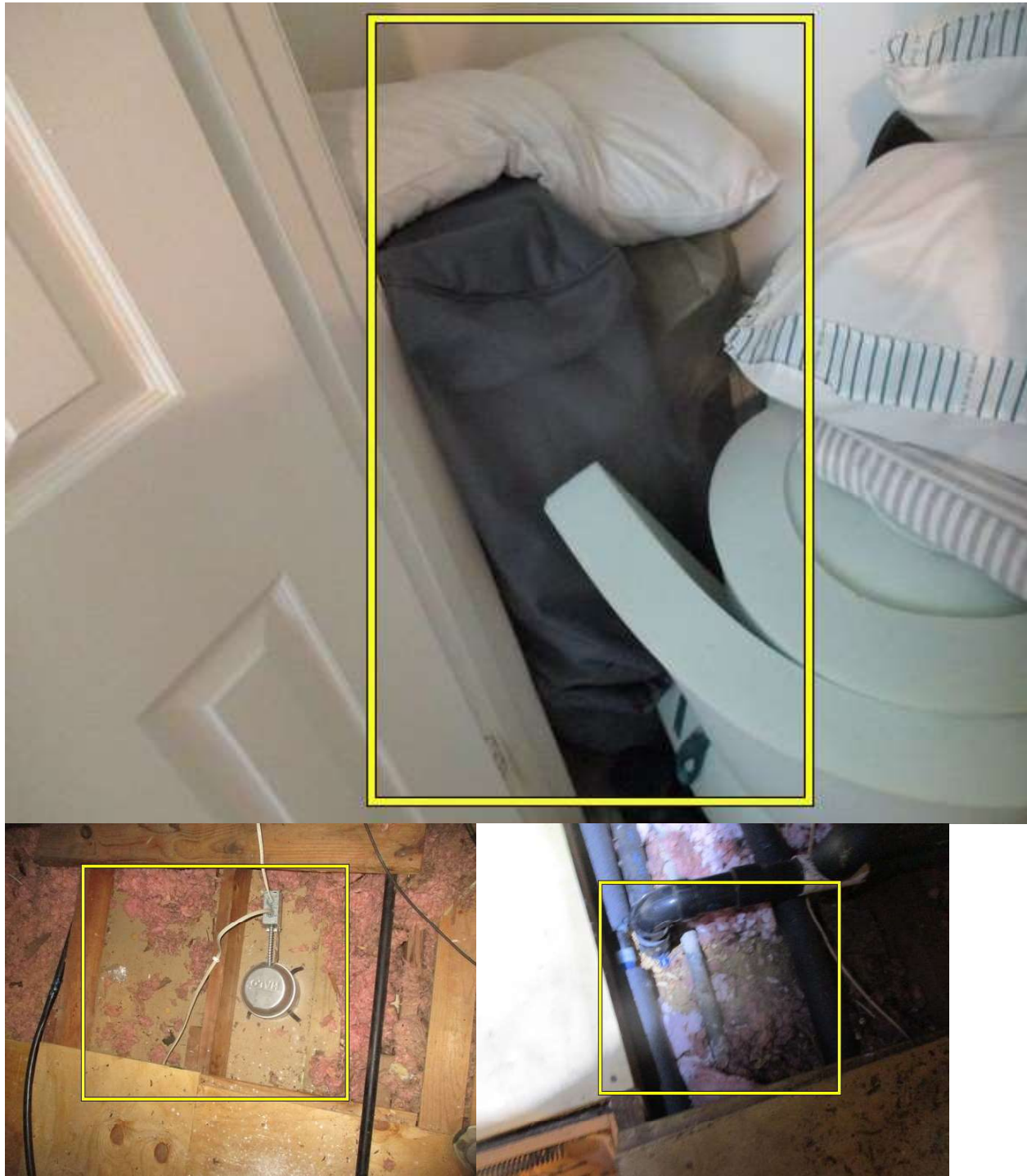
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**E. Walls (Interior and Exterior)**

*Comments:* There is caulk missing from a corner above the roof to the front porch. There is caulk missing left of the chimney. There is damage to some siding, the soffit, and trim to the right of the chimney. There is a crack in the mortar in the corner, and near the top of the wall to the right of the front door. There is a crack in the mortar to the right of the front porch, and to the right of the corner to the right of the front porch. There is a crack in the mortar on the right side of the home near the front right corner. There are cracks in the mortar above and below, and beside windows on the right side of the home. The flat bar over the window to the left of the front porch is rusting and should be painted. There is a crack in the mortar by this flat bar. There is a hole in the wall near the top to the right of the kitchen sink window. There is a crack in the mortar on the left side of the home. There is some caulk missing from the back left and right corners of the home. There is moisture damage to the trim on the left side of the back door to the living room. There is some caulk missing over the back door. There is a hole in the wall to the left of the door to the garage. There is some caulk missing around the trim to the large garage door on the right side. There is moisture damage to the trim at the front left corner of the garage. There is damaged siding near the front right corner of the garage.

There is moisture damage to the trim to the left of the back door in the living room. There are cracks in the wall by windows in the master bedroom. There is a hole in the wall about midway up the stairs. There is a hole in the wall by the door in the bedroom upstairs near the back right corner of the home.

**Interior Walls:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Water Stains/Damage | <input type="checkbox"/> Small Drywall Cracks | <input type="checkbox"/> Large Drywall Cracks   |
| <input type="checkbox"/> Mildew              | <input type="checkbox"/> Holes                | <input type="checkbox"/> Previous Repairs Noted |

**Exterior Walls:**

Prevalent Exterior Siding: Brick

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





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**F. Ceilings and Floors**

*Comments: There are wrinkles in the carpet throughout the home. These are trip hazards, and they should be removed.*

**Ceilings:**

- |   |                                    |   |   |
|---|------------------------------------|---|---|
| <input type="checkbox"/> Cracks in Vaulted Ceilings | <input type="checkbox"/> Nail Pops | <input type="checkbox"/> Water Stains   | <input type="checkbox"/> Crack in Drywall |
| <input type="checkbox"/> Cracks in Crown Molding    | <input type="checkbox"/> Holes     | <input type="checkbox"/> Drywall Damage | <input type="checkbox"/> Cracks at Seams  |

**Floors:**

- |  |                                       |  |
|--|---------------------------------------|--|
| <input type="checkbox"/> Water Stains/Damage | <input type="checkbox"/> Other Stains | <input type="checkbox"/> Holes/Openings  |
| <input type="checkbox"/> Vinyl Damage        | <input type="checkbox"/> Tile Damage  | <input type="checkbox"/> Laminate Damage |

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Wood Flooring Damage

Slight Sloping

Rotting Evident



**G. Doors (Interior and Exterior)**

*Comments:* The laundry room door rubs on top. The closet door to the upstairs common room is not latching. The bedroom door upstairs near the front right corner of the home rubs on top. The door to the commode room upstairs is not latching.

**Interior Doors**

**Exterior Doors**



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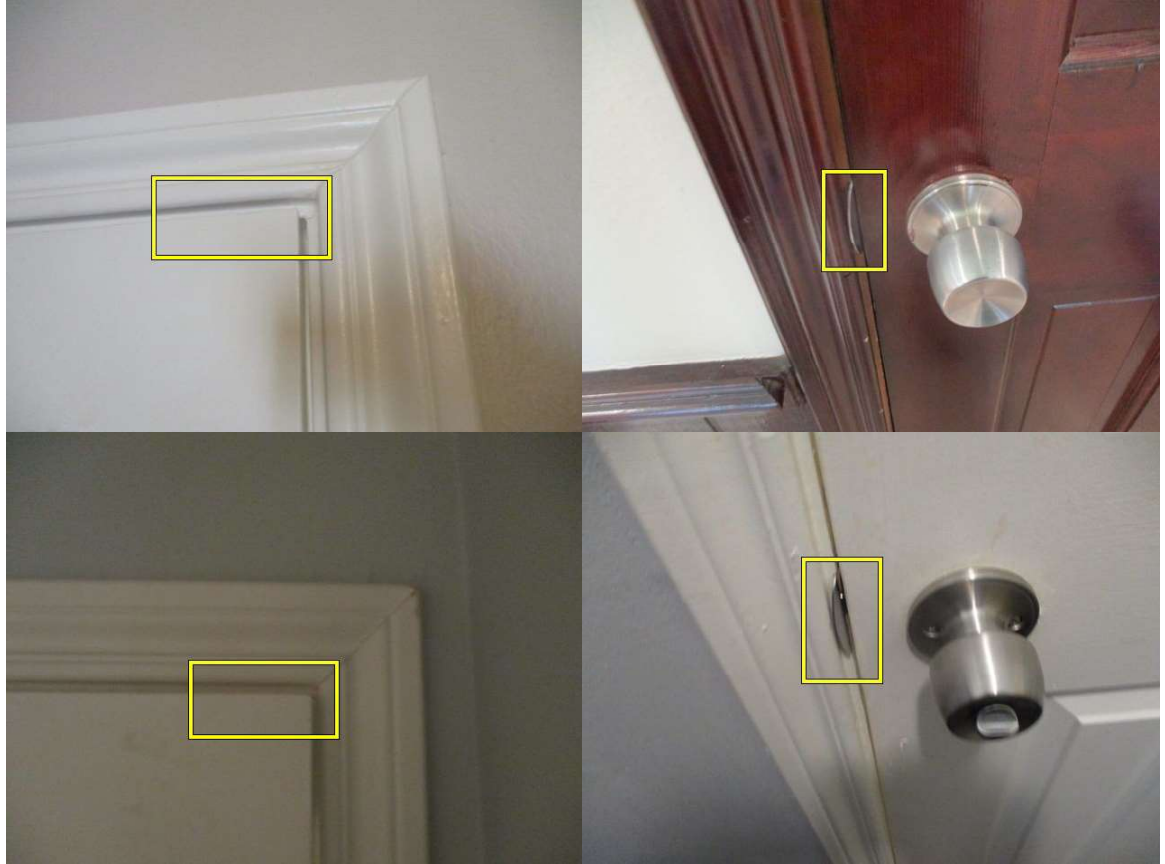
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**Garage Doors**

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: There are some cracks in the fire place cap over the chimney.

Type of Fireplace:

Factory

Masonry

Free Standing

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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

**L. Other**

*Comments:* Current code requires drywall around the door from the garage to the breeze way. This will slow the spread of fire from the garage to the house, in the case of a fire starting in the garage.



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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:* The aluminum service wires are missing the anti-oxidant gel that is required by current code.

Some of the breakers are not labeled.

ARC Fault Circuit Interrupting breakers are required by current code for the lights and outlets in all sleeping rooms as well as the kitchen, living room, all hallways and closets, etc. Pretty much the only rooms inside the house which do not require AFCI Breakers are bathrooms. There are currently no AFCI breakers installed. This is a safety concern and should be addressed immediately.

*Type of Wiring:* Aluminum

*Type of Service Conductors:* Overhead

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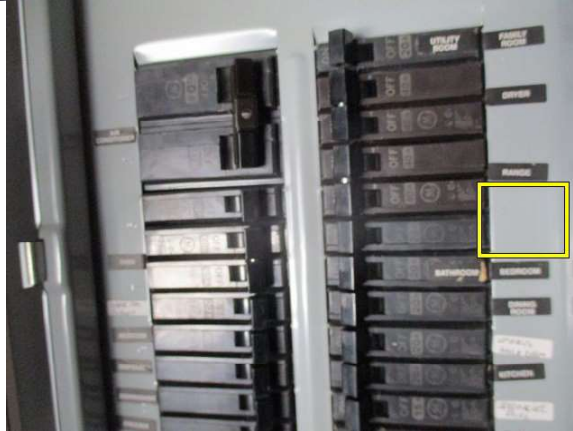
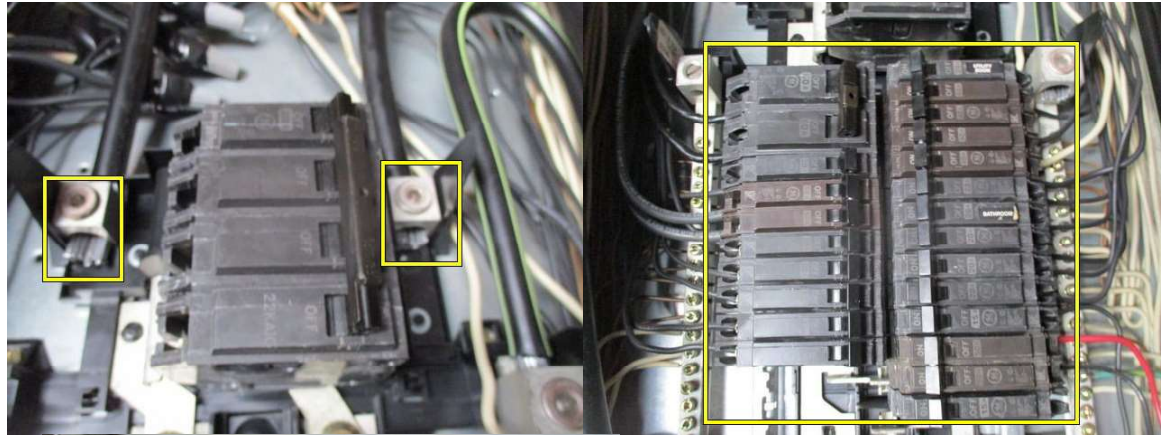
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**Main Disconnect Panel: The breaker box in the garage.**



Example of AFCI Breaker



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**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: **Copper**

Comments: **The outlet on the front porch is not G.F.C.I. protected like current code requires. The**



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outlet to the right of the kitchen sink has an open ground and is not tripping. The outlet to the right of the fridge is not G.F.C.I. protected like current code requires. The outlets in the kitchen mounted in the back splash are missing the extender boxes that are required by current code.

**Outlet and Switches**

**Ground-Fault Protection:**

- Kitchen:  Yes  No  Partial
- Bathrooms:  Yes  No  Partial
- Exterior:  Yes  No  Partial
- Garage:  Yes  No  Partial
- Laundry:  Yes  No  Partial

**Reset Location:**

- [Kitchen GFCI Outlet/s](#)
- [Half Bath GFCI Outlet](#)
- [Exterior GFCI Outlet/s](#)
- [GFCI Reset Location](#)
- [GFCI Reset Location](#)

**Fixtures**

**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 always replace the alarms before they exceed their life expectancy. It's always better to be safe than sorry.*

**Other Electrical System Components**



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**C. Other**

Comments:

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

**A. Heating Equipment**

Type of System: **Forced air.**

Energy Source: **Gas**

Comments:

Normal Heating  $\Delta$  range is between 30°F - 50°F

Unit #1:

Supply Temp: 109°F

Return Average: 70°F Average  $\Delta$ : 39°F

Unit #2:

Supply Temp:    °F Return Average:    °F Average  $\Delta$ :    °F

Unit #3:

Supply Temp:    °F Return Average:    °F Average  $\Delta$ :    °F

Thermostat Location: [Thermostat Location](#)



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Condition:  Inoperative     Loose     Not Level     Missing Batteries  
 Filter Type: [Filter Type](#)    Condition: [Filter Condition](#)    Size: [Filter Size](#)

**B. Cooling Equipment**

Type of System: [Central H.V.A.C.](#)

Comments: [The outside unit appears to have been made in 2015. It appears to be a 5 ton unit. It appears to have 410A freon.](#)

Normal Cooling  $\Delta$  range is between 15°F - 22°F

Unit #1:

Supply Temp: \_\_\_°F    Return Average: \_\_\_°F    Average  $\Delta$ : \_\_\_°F

- Primary Drain Line Missing Insulation
- Primary Drain Clogged
- Rust in Drain Pan
- Debris in Drain Pan
- Drain Pan Missing/Damaged



**C. Duct Systems, Chases, and Vents**

Comments:

Type of Ducting:  [Flex Ducting](#)     Duct Board     Metal

**D. Other**

Comments:

**IV. PLUMBING SYSTEMS**

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**A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: [Front yard left side.](#)

Location of main water supply valve: [Right Exterior Wall of House](#)

Static water pressure reading: [52 PSI](#)  Below 40 PSI  Above 80 PSI



Missing Reducing Valve over 80 PSI

Type of supply piping material: [Appears to be PEX, and some pvc.](#)

Comments:

Water Source:  Public  Private

Sewer Type:

Public

Private

**Sinks**

Comments: [The master sink on the left has a slow drain.](#)

**Bathtubs and Showers**

Comments: [The master shower is missing some grout, or caulk. The tub upstairs has a slow drain. The tub upstairs is missing caulk around it.](#)





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**Commodes**

Comments: [The commode in the 1/2 bath is loose on the floor.](#)

**Washing Machine Connections**

Comments: \_\_\_\_\_

**Exterior Plumbing**

Comments: [There is pipe insulation missing from the pipes on the right side of the home.](#)



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**B. Drains, Wastes, and Vents**

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

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**C. Water Heating Equipment**

Energy Source: [Gas](#)  
Capacity: [50 Gallons](#)  
Year of Manufacture: [2020](#)  
Location: [Attic](#)  
Safety Pan and Drain Installed: [Yes](#)  
Garage Unit(s): Physically Protected: [Y/N/O](#)  
18-inch Floor Clearance: [Y/N/O](#)  
Corrosion at supply connections: [No](#)

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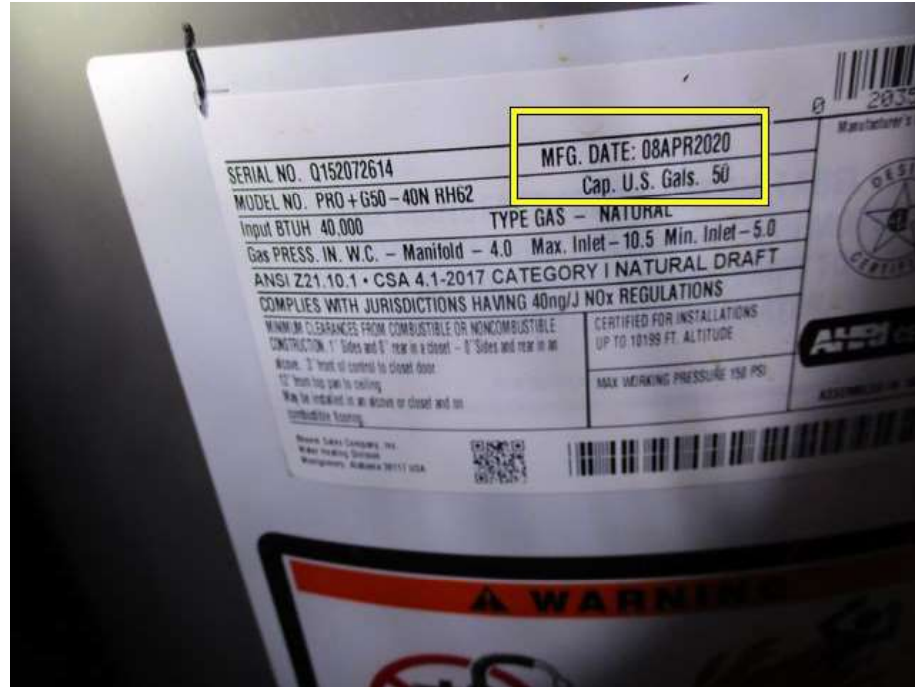
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Leak: [No](#)

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

Comments:



**D. Hydro-Massage Therapy Equipment**

Comments:

GFCI condition: [Hydro GFCI](#) GFCI Reset Location: [Hydro GFCI Reset Location](#)

Underside of Tub Readily Accessible: [Yes/No/Other](#)

Debris in Port Openings

Loose Switches

Unsafe location

Leak in Plumbing

Leaking Faucet

Hot/Cold Reversed

**E. Gas Distribution Systems and Gas Appliances**

Location of gas meter: [Rear Exterior Wall of House](#)

Type of gas distribution piping material: [Iron and Flex](#)

Comments:

**F. Other**

Comments:

**V. APPLIANCES**

**A. Dishwashers**

Comments:

Inoperative

Leak

High loop missing

Noisy

Soap tray defective

Rust

Rollers missing

Trays damaged

Loose in cabinet

Door damage



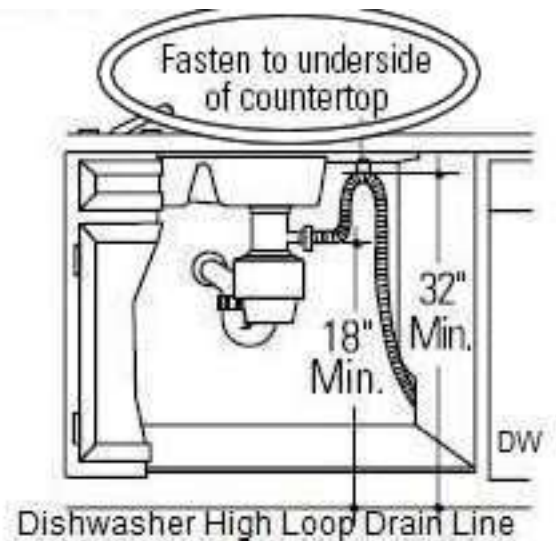
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**B. Food Waste Disposers**

Comments:

- Inoperative                       Noisy                       Improper Wiring                       Improper Mounting
- Leak Evident                       Rust Present                       Corrosion Present                       Splash Guard Damaged

**C. Range Hood and Exhaust Systems**

Comments:

**D. Ranges, Cooktops, and Ovens**

Comments:

Type of Range/Cooktop: [Electric](#)

Type of Oven: [Electric](#)

Shut-Off Valve Location: [Gas Shut-Off Valve Location](#)

Branch Line: [Gas Piping Material](#)

- 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 #1 350°F

**E. Microwave Ovens**

Comments:

- Light inoperative                       Door seal damage                       Microwave inoperable
- Does not heat properly                       Door handle missing/damaged

**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments: [The laundry room is missing an exhaust vent. This is required by current code.](#)

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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

**H. Dryer Exhaust Systems**

*Comments:*

**Dryer Exhaust Cover:**

Missing                       Damaged                       Clogged

Improper Termination Location                       Loose

**Dryer Exhaust Duct:**

Improper Material    Damaged                       Clogged

Disconnected Ducting Segments                       Loose

**I. Other**

*Comments:*

**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:* **This system appears to be missing a back flow preventer, that is required by current code. The conduit for the sprinkler system behind the garage is damaged.**

**The irrigation system is controlled by a Hunter Pro-C control unit located in the garage and appears to be functioning properly.**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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

Type of Construction: *N/A*

Comments:

- 

**C. Outbuildings**

Comments:

- 

**D. Private Water Wells (A coliform analysis is recommended)**

Type of Pump: *N/A*

Type of Storage Equipment: *N/A*

Proximity To Known Septic System:

Location of Water Well:

System Tested:

Coliform test performed by:

Comments:

- 

**E. Private Sewage Disposal Systems**

Type of System: *N/A*

Location of Drain Field:

PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**F. Other Built-in Appliances**

*Comments:*

**G. Other**

*Comments:*