



Inspection Report

ABC DEF

Property Address:
161 Dogwood Blvd
Trinity Texas



Front

Bradley Real Estate Inspection

**Joe Bradley 7310 TREC #7310
12 Dogwood Rd
Huntsville, TX 77320
936-293-0323**

PROPERTY INSPECTION REPORT

Prepared For: ABC DEF

(Name of Client)

Concerning: 161 Dogwood Blvd, Trinity, Texas

(Address or Other Identification of Inspected Property)

By: Joe Bradley 7310 TREC #7310 / Bradley Real Estate Inspection 10/6/2023

(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 standard 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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

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, bathrooms, 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 require 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:

In Attendance:

Seller only

Type of building:

Single Family (1 story)

Style of Home:

Beach Type Raised Home

Approximate age of building:

Over 25 Years

Home Faces:

NE

Temperature:

Over 85 (F) = 29.444 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

I. Structural Systems

A. Foundations

Type of Foundation(s): Post and Beam foundation

Method used to observe Crawlspace: Walked

Foundation material: Round Wooden Post

Comments:

(An opinion on performance is mandatory)

In the opinion of the inspector nothing was noted that would indicate major differential movement or compromised structural integrity, foundation appeared to be within excepted tolerances. Foundation appeared to be performing as intended at the time of inspection. Inspector assumes no responsibility for geological faults.

Foundation checked with laser level. A reference point was established and measurements were taken around the room.

Foundation appeared to be within excepted tolerances and performing as intended at the time of inspection



A. Item 1 (Picture) Foundation

B. Grading and Drainage

Comments:

Recommend 3 to 4 inches of foundation exposure on slab on grade foundations

This inspection is based on a visual observation only and does not include geological, drainage or floor plain studies.

Appeared to be performing as intended

C. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass

Viewed roof covering from: Ground, Drone

Comments:

The inspector is not required to: Inspect the roof from roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof, or significant damage to the roof covering materials may result from walking on the roof. Inspector does not guarantee the insurability of the roof. Always check with your insurance company.

No active leaks detected

Flashing appeared to be present

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C. Item 1 (Picture) Drone photo



C. Item 2 (Picture) Drone photo



C. Item 3 (Picture) Drone photo



C. Item 4 (Picture) Drone photo

D. Roof Structures and Attics

Roof-Type: Gable

Roof Structure Type: Stick-built, Plywood Decking

Method used to observe attic: From entry

Attic info: Scuttle hole, Ridge Vents

Approximate Average Depth of Insulation: Less than 6 inches, R-value equals inches times 3.142857 (Rockwool, Fiberglass, Mineral Fiber)

Comments:

The inspector is not required to enter attics or unfinished spaces where openings are less than 22 inches by 30 inches, operate power ventilators, or provide an exhaustive list of deficiencies and water penetrations.

Appeared to be performing as intended

E. Walls (Interior and Exterior)

Wall Structure: 2 X 4 Wood

Siding Style: T-111

Siding Material: Wood

Wall Material: Gypsum Board, Paneling

Cabinetry: Wood

Countertop: Laminate

Comments:

- Wood deterioration right front corner
- Wood deterioration siding along bottom rear
- Wood deterioration porch post trim
- Wood deterioration along garage roof gable.

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E. Item 1 (Picture) Wood deterioration right front corner



E. Item 2 (Picture) Wood deterioration along bottom rear



E. Item 3 (Picture) Wood deterioration post trim



E. Item 4 (Picture) Wood deterioration along bottom rear

F. Ceilings and Floors

Ceiling Structure: 2" x 6" or Better

Floor Structure: Wood joists, Slab

Ceiling Materials: Gypsum Board, Ceiling Tile, Wood

Floor Covering(s): Tile

Comments:

Signs of repairs noted throughout.

G. Doors (Interior and Exterior)

Exterior Entry Doors: Fiberglass

Interior Doors: Hollow core

Comments:

Bedroom door drags jamb



G. Item 1 (Picture) Bedroom door drags jamb

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I	NI	NP	D
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H. Windows

Window Types: Single pane, Aluminum

Window Manufacturer: Unknown

Comments:

The inspector is not required to, exhaustively inspect insulated windows for evidence of broken seals or, exhaustively inspect glazing for identifying labels, or identifying specific locations of damage. Bedroom windows over 44 inches off floor do not meet today's fire egress code.

Appeared to be performing as intended

I. Stairways (Interior and Exterior)

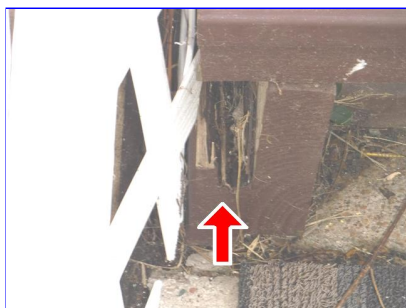
Comments:

The inspector is not required to exhaustively measure every stairway component

Wood deterioration stair stringers front.

Signs of repair front stairs

Missing hangers / pressure blocking at top of stairs.



I. Item 1 (Picture) Wood deterioration stair stringer



I. Item 2 (Picture) Missing pressure blocking / hangers

J. Fireplaces and Chimneys

Sky Light(s): None

Chimney (exterior): N/A

Types of Fireplaces: None

Operable Fireplaces: None

Number of Woodstoves: None

Comments:

K. Porches, Balconies, Decks and Carports

Appurtenance: Covered porch

Driveway: Concrete

Comments:

The inspector is not required to, exhaustively measure every porch, balcony, deck or attached carport components, or enter any area where headroom is less than 18 inches or the access opening in less than 24 inches wide and 18 inches high.

Porches and decks over 30 inches off the ground must have handrails. Handrails must not have openings that would allow a 4 inch sphere from passing through and railings must not create a ladder effect.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

Appeared to be performing as intended

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

II. Electrical Systems

A. Service Entrance and Panels

Electrical Service Conductors: Overhead service

Panel Capacity: 200 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: CUTLER HAMMER

Comments:

The inspector is not required to, determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system, test Arc-fault circuit interrupters devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment conduct voltage drop calculations, determine the accuracy of overcurrent device labeling, remove covers where hazardous as judged by the inspector, verify the effectiveness of over current devices, or operate overcurrent devices.

Overhead service

Cutler Hammer breaker panel with 200 amp main breaker located on left side

Copper wire

No ground rod

Pane mounted too high off ground.

Cutler Hammer breaker panel bedroom

Copper wire

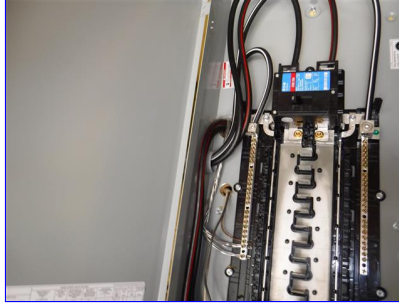
Missing wire bushings

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I NI NP D



A. Item 1 (Picture) Panel



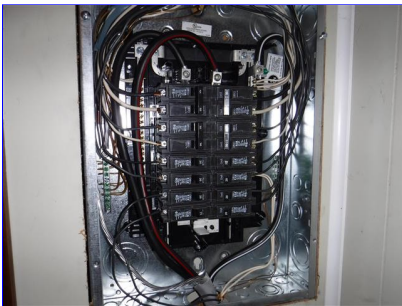
A. Item 2 (Picture) Panel



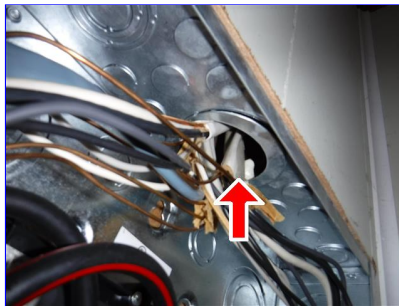
A. Item 3 (Picture) Mounted too high



A. Item 4 (Picture) Panel



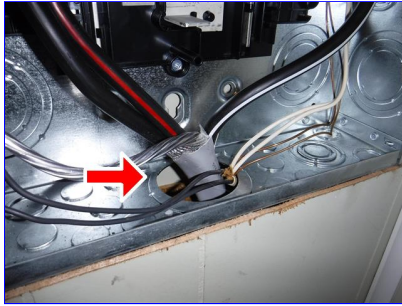
A. Item 5 (Picture) Panel



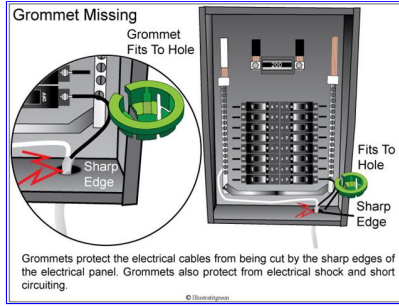
A. Item 6 (Picture) Missing wire bushing

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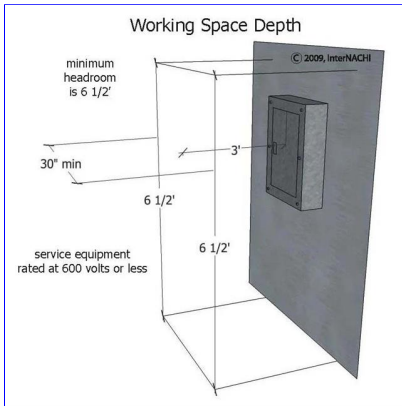
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A. Item 7 (Picture) Missing wire bushings



A. Item 8 (Picture) Example



A. Item 9 (Picture) Example

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper, 3 Wire grounded system

Wiring Methods: Romex

Comments:

Smoke detectors are required in all sleeping areas and just outside sleeping areas as well as at least one of each floor. Carbon monoxide detectors are recommended in homes with gas appliances as well as homes with attached garages. Smoke detectors in newer homes should be hard wired and interconnected with battery backups.

- Un-covered light fixtures in bedroom closets
- No GFCI protected plugs kitchen and outside
- Extension cords run through downstairs storage room ceiling
- Missing plug cover storage room
- Bad GFCI plug bathroom.

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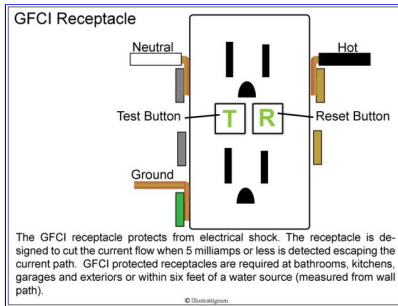
B. Item 1 (Picture) Un-covered light fixtures in bedroom closet



B. Item 2 (Picture) Missing plug cover storage room



B. Item 3 (Picture) Extension cord run through ceiling storage room



B. Item 4 (Picture) Example

C. Other

Comments:

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I NI NP D

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Type of Systems (Heating): Forced Air
Energy Sources: Electric
Number of Heat Systems (excluding wood): One
Heat System Brand: Advanced Dist.
Filter Size: 14"x 25"x 1"

Comments:

Date of manufacture 2012
 Located in attic
 Drain pan present
 Thermostat located in hall.
 Responded to the thermostat
 100.6 degrees at nearest register
 Tested OK

B. Cooling Equipment

Type of Systems (Cooling): Forced air

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I	NI	NP	D
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Cooling Equipment Energy Source: Electricity

Number of AC Only Units: One

Central Air Brand: GOODMAN

Comments:

Date of manufacture 06/12
 Goodman 2 two ton unit located in rear
 Electric disconnect present
 Responded to the thermostat
 76.4 degrees at air return
 60.3 degrees at nearest register
 16.1 degrees differential temperature
 Tested OK

3 LG window unit tested OK

C. Duct Systems, Chases and Vents

Ductwork: R-6 insulated Flex ducts

Filter Type: Disposable

Comments:

No leaks detected

D. Other

Comments:

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I	NI	NP	D
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IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Water Source: Public

Water Filters: None

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): PEX, PVC, CPVC

Location of water meter: Left side

Location of main water supply valve: Meter

Static water pressure reading: 50 psi

Type of supply piping material: PVC, PEX, CPVC

Type of drain piping material: PVC

Comments:

The inspector is not required to operate any main, branch or shutoff valves.
 Anti-siphon devices required on outside hose bibs.

Meter left side

Downstairs shower plumbed to the washing machine valves

Missing anti siphon devices on outside hose bibs

Un-insulated water lines in crawlspace

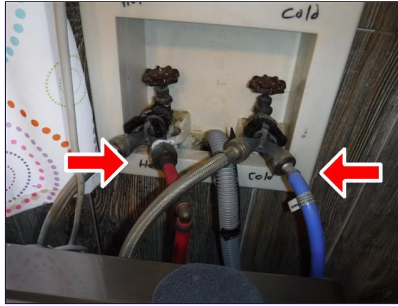
Un-insulated water lines left side

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A. Item 1 (Picture) Meter left side



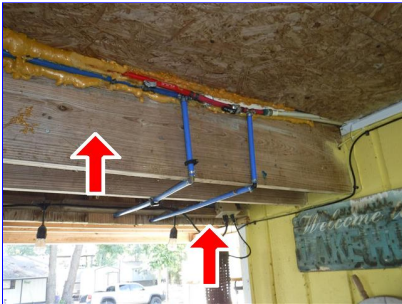
A. Item 2 (Picture) Water to downstairs shower plumbed to the washing machine valves



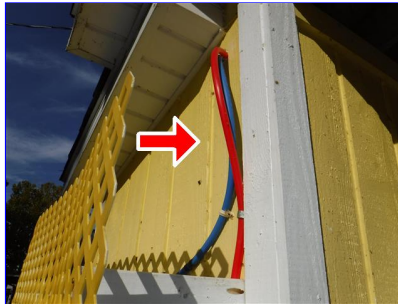
A. Item 3 (Picture) Missing anti siphon devices on outside hose bibs



A. Item 4 (Picture) Un-insulated water lines in crawlspace



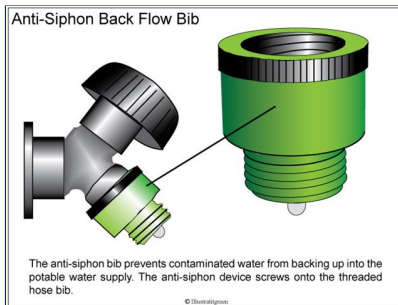
A. Item 5 (Picture) Un-insulated water lines in crawlspace



A. Item 6 (Picture) Un-insulated water lines on left side



A. Item 7 (Picture) Un-insulated water lines left side



A. Item 8 (Picture) Example

B. Drains, Waste and Vents

Washer Drain Size: 2" Diameter

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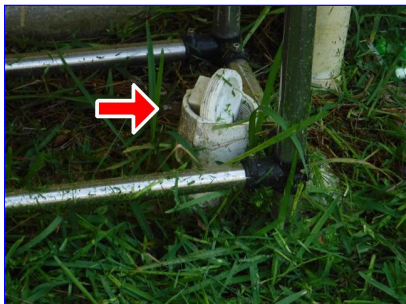
Plumbing Waste: PVC

Comments:

The inspector is not required to operate or inspect sump pumps or waste ejector pumps, Verify the performance of, bathtub overflow, clothes washing machine drains or water test shower pans. Inspector doesn't preform plumbing pressure testing of any kind. Only a licensed plumber with the proper testing equipment can preform pressure testing.

Cleanout cap off

2 vent pipes rear terminate within 3 feet of an operational window



B. Item 1 (Picture) Cleanout cap off



B. Item 2 (Picture) 2 vent pipes rear terminate within 3 feet of operational window

C. Water Heating Equipment

Water Heater energy sources: LP GAS

Water Heater Capacity: Tankless

Water Heater Location: Left side of house

WH Manufacturer: ENVIROTEMP

Comments:

Water heaters in garages must be elevated 18 inches off the floor. Safety drain pans are required in areas where a water leak would cause damage to the structure. Due to high mineral concentrations in out water, T&P valve will only be tested by spinning the pop off stem. Inside the structure the T&P valve drain line must terminate outside the structure. In the garage the T&P valve drain can terminate withing 6 inches of the floor. Drain pan drain must terminate outside the structure separate of the T&P valve drain line. An electrical disconnect is required on water heater if it is not within 50 feet and in sight of electrical panel.

Date of manufacture 2022

Tankless LP Gas water heater left side

Tested OK

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Comments:

100 gallon LP Gas tank left side

Copper supple line to water heater.

No leaks detected

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I NI NP D



E. Item 1 (Picture)

F. Other

Comments:

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I NI NP D

V. Appliances

A. Dishwasher

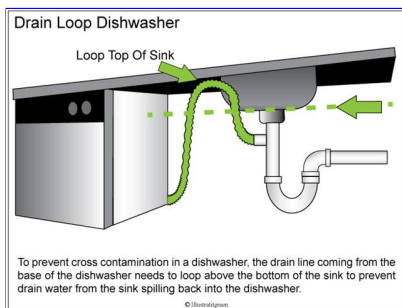
Dishwasher Brand: GENERAL ELECTRIC

Comments:

Dishwasher tested on normal cycle with soap dish closed.
Air gap required.

Tested OK

No leaks detected



A. Item 1 (Picture) Example

B. Food Waste Disposers

Disposer Brand: NONE

Comments:

C. Range Hood and Exhaust System

Exhaust/Range hood: NONE

Comments:

D. Ranges, Cooktops and Ovens

Range/Oven: GENERAL ELECTRIC

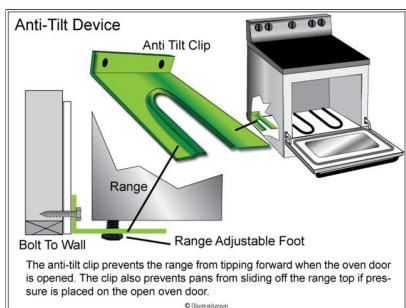
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Comments:

Anti-tip device recommended by the Manufacture on freestanding ranges for child safety

Electric freestanding range
 Burners tested OK low and high
 Oven set at 350 degrees. Tested 349 degrees.
 Clock, timer and oven light tested OK



D. Item 1 (Picture) Example

E. Microwave Ovens

Built in Microwave: MAYTAG

Comments:

The inspector is not required to test for microwave oven radiation leaks.

Microwave venthood
 Self filtering type
 Clock and timer tested OK
 Surface light and fan tested OK
 Heated water.

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

Mechanical exhaust vent fans must terminate on the outside of the structure

Missing exhaust fan upstairs bathroom.

G. Garage Door Operator(s)

Auto-opener Manufacturer: N/A

Garage Door Type: N/A

Garage Door Material: N/A

Comments:

H. Dryer Exhaust System

Comments:

Dryer duct must terminate on the outside of the structure with 4 inch smooth metal duct, no screws only aluminum tape should be used to seal connections. Duct should be supported as needed. Damper required.

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I	NI	NP	D
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Dryer duct vented to the outside with damper.

Cut to proper length and seal.



H. Item 1 (Picture) Cut to proper length and seal.

I. Other Appliances

Comments:

J. Refrigerator

Comments:

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VI. Optional Systems

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs and Equipment

Comments:

C. Out Buildings

Comments:

Inspector did not inspect outbuilding

D. Private Water Wells (a coliform analysis is recommended)

Comments:

E. Private Sewage Disposal System

Comments:

Septic inspection was a functional flow and visual inspection of the system at present time. There are no guarantees to the future performance of systems. It is also understood that this is not a code compliance inspection and the installation may or may not meet code and cannot be verified without uncovering system. It is also the buyers responsibility to obtain any information on system such as last date system was pumped and any drawings or permits from seller to help make a more informed buying decision.

Septic tank located in rear.

Field lines appeared to be in rear

System accepted water during inspection

Appeared to be performing as intended at the time of inspection

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I NI NP D



E. Item 1 (Picture) Septic tank rear

F. Other Built-in Appliances

[Comments:](#)

H. Other

[Comments:](#)

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I NI NP D



H. Item 1 (Picture) Left side



H. Item 2 (Picture) Rear



H. Item 3 (Picture) Right side