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TREC #10086

# *Bent Creek*

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## Home Inspection



Bent Creek Inspection  
1608 Wiltshire Ct.  
Roanoke, TX 76262  
817-403-5000  
817-431-2864 **Fax**  
george@BCInsp.com

# PROPERTY INSPECTION REPORT

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**Prepared For:** Ima Homeowner  
(Name of Client)

**Concerning:** 1234 Main Street, Fort Worth, TX, 76000  
(Address or Other Identification of Inspected Property)

**By:** George Potter #10086 01/28/2011  
(Name and License Number of Inspector) (Date)

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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.state.tx.us](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227-535.231 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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 action, 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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**Home orientation** – South

**Inspection time** – **In: 8:45 a.m.**      **Out: 1:30 p.m.**

**Occupancy** –     Occupied / Furnished       Vacant / Empty       Partial

**Weather conditions** – Overcast

**Prevailing temperatures** – Below 60 degrees

**Parties present** – Buyer

**Other Notes:**

I=Inspected

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I	NI	NP	D	Inspection Item
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**I. STRUCTURAL SYSTEMS**

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**A. Foundations**

Type of Foundation(s): Slab-on grade

Comments:

**Slab on Grade**

This structure is supported by a concrete slab type foundation. The type of concrete reinforcement was not determined.

**Foundation Performance Opinion:**

In my opinion, the foundation appears to be providing adequate support for the structure based on a limited visible observation today. At this time, I did not observe any evidence that would indicate the presence of significant deflection in the foundation. There were no notable functional problems resulting from foundation movement. The interior and exterior stress indicators showed little affects of movement and I perceived the foundation to contain no significant unlevelness after walking the 1<sup>st</sup> level floors. This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. *Opinions are based on observations made without sophisticated testing procedures. Therefore, the opinions expressed are one of apparent conditions and not absolute fact and are only good for the date and time of this inspection.*

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**B. Grading & Drainage Comments:**

**Grading & Drainage**

- Poor to negative site drainage was observed on the rear of the house. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.
- Large trees observed 3 to 4 feet of the foundation, which may adversely affect its performance.

**Gutter & Downspout System**

- The gutters require cleaning.



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**C. Roof Covering Materials**

Type(s) of Roof Covering: Asphalt composition shingle

Viewed From: Walked on roof

Comments:

You are strongly encourage too have your Insurance Company and/or properly certified roofing contractor to physically inspect the roof, *prior to closing*, to fully evaluate the insurability and condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

**Composition Roofing Material in Place**

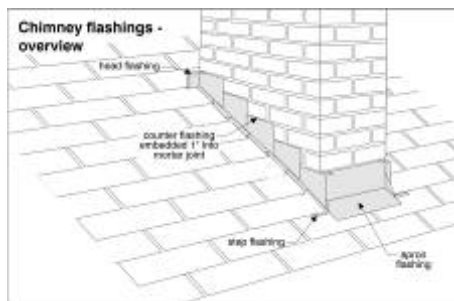
- Roof fasteners (nails and/or staples) observed to be exposed and should be properly sealed at the ridge caps and flashing areas.
- Damaged shingle tabs were observed on the roof structure.



- Composition shingle tabs granules observed to be thinning.
- Some cracking and cupping of the roofing material was observed.
- **Note:** Keep tree branches trimmed away from the roofing material.
- Prior repairs to the roofing material and/or flashing was observed. This would suggest that problems have been experienced in the past and should be monitored.
- Roofs over carport and outside of upstairs guest room, are level and do not shed water.

**Flashing(s)**

- The flashing needs to be checked reset and/or repaired as necessary.
- The step flashing needs to be checked, reset and/or repaired as necessary at the roof level chimney.

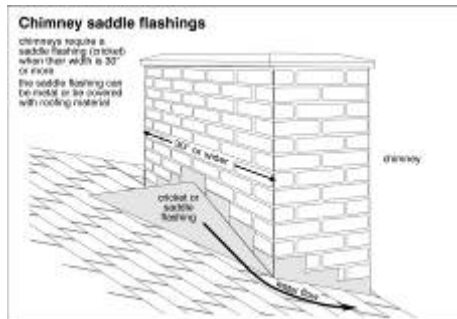


- There is no cricket / saddle in place behind the roof level chimney structure. Under current building standards, there should be a cricket or saddle installed behind the ridge side of

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any chimney greater than 30 inches wide. The cricket or saddle can be sheet metal or of the same material as the roofing material.



- The roofing material appears to have reached the end of its serviceable life expectancy. You are strongly encourage too have your Insurance Company and/or properly certified roofing contractor to physically inspect the roof, prior to closing, to fully evaluate the insurability and condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

**Note:** When **D (Deficiency)** is marked, it is recommended that all of the roofing material and its components be fully evaluated by a Qualified Roofing Specialist, prior to closing.

**D. Roof Structure & Attic**

*Viewed From:* Entered attic and performed a visual inspection

*Approximate Average Depth of Insulation:* 3 inches

*Approximate Average Thickness of Vertical Insulation:* No insulation present

*Comments:*

**Roof Structure**

- The fascia board(s) has some deterioration and/or damage on the of the roof structure.
- The soffit has some deterioration and/or damage on the of the roof structure.



- One or more of the roof structure supports were observed to be split.

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- **Note:** The roof structure purlin(s) are not properly sized to the rafters they support and the purlins not properly supported. This item meet building standards at the time the home was built. The building standards have changed and Per TREC standards of practice we are required to note this item as in need of repair. Under current building standards, the purlin(s) should be the same size as the rafters they supports and supported by 2 x 4 braces installed to load-baring walls at a slope not less than 45 degrees from the horizontal.

**Attic Insulation**

- The attic floor insulation was observed to be missing over various parts of the ceiling/attic floor, and is also not thick enough to provide adequate insulation.

E. Walls (Interior & Exterior) Comments:

**Interior Walls & Surfaces**

- Areas with water supply lines to toilets are in need of improvement.



**Exterior Walls & Surfaces**

- Deflection cracks were observed in the exterior veneer on three or more locations of the house.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames.
- The area between the exterior veneer and the exterior water faucet(s) needs to be properly sealed.
- The exterior window casing has some deterioration and/or damage on the of the house.
- **Note:** The heavy foliage growing on or around the exterior walls of the structure should be trimmed back at least 18-inches. The heavy foliage will limit the Inspector visual observation of the exterior surfaces.

**Stairway - Interior**

- There does not appear to be enough headroom in the stairwell. Under current building standards the minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the slope of the plain adjoining the tread nosing or from the floor surface of the landing or platform.
- Handrail and guardrail balusters are wider than 4 inches.
- The first step is considerably less height than others.

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**F. Ceilings & Floors** *Comments:*

**Ceilings**

- Water stains observed on the ceilings in the upstairs hall. The cause and remedy should be further evaluated and corrected as necessary.
- Ceiling sheetrock damaged was observed in the same location.



**Floors**

- The upstairs floors are not level in some areas of the house.
- Ceramic tiles are cracked at the joint line leading into the master bedroom, indicating a possible flooring problem.



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**G. Doors (Interior & Exterior) Comments:**

**Exterior Doors(s)**

- Door sticking in exterior kitchen door due to mis-alignment.
- Door deadbolt hardware is missing in exterior doors.
- Weather-stripping improvements are recommended for exterior doors.
- Entry doors with cracked or broken panels should be repaired as necessary.

**H. Windows Comments:**

**Windows**

- Window in kitchen area is missing and damaged due to forced entry.



- The window weather-stripping is damaged and/or missing at one or more of the windows and improvements are recommended.
- One or more of the windows is stiff and hard to operate in several rooms.

**Window Screens**

- One or more of the window screens were observed to be damaged at the time of this inspection.
- One or more of the window screens were observed to be missing. The current owner should be consulted regarding any screens that may be in storage.

**Safety Glass**

- Safety glass label was not observed in large glass window adjacent to front door.

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     **I. Stairways (Interior & Exterior) Comments:**

**Stairway - Interior**

- There does not appear to be enough headroom in the stairwell. Under current building standards the minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the slope of the plain adjoining the tread nosing or from the floor surface of the landing or platform.
- Handrail and guardrail balusters are wider than 4 inches.
- The first step is considerably less height than others.

     **J. Fireplace/Chimney Comments:**

**Fireplace / Chimney**

- The roof level chimney mortar cap/crown is in need of improvement.



- The hearth outside the fireplace is not large enough to reduce the risk of fire, should hot embers manage to escape from the fireplace. This situation should be altered for improved safety. Under current building standards, hearth extensions should extend at least 16-inches in front of and at least 8-inches beyond each side of the fireplace opening. Where fireplace opening is 6-square feet or larger, the hearth extension shall extend at least 20-inches in front of and at least 12-inches beyond each side of the fireplace opening.
- Firebox brick mortar needs to be improved.

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

**Porch / Patio**

- The steps serving the porch have settled somewhat. If this condition persists, or if the steps become a trip hazard, improvements should be undertaken.

**Carport**

- The bottom of the support posts for the carport has some deterioration.
- Sill plates are not anchored with anchor bolts, and should be corrected.
- Roof shows signs of water stain leaks from poor composition asphalt.

**Sidewalk(s)**

- The sidewalk appears to have settled more than normal and no longer has a level walking surface. Repairs should be undertaken to improve this condition.

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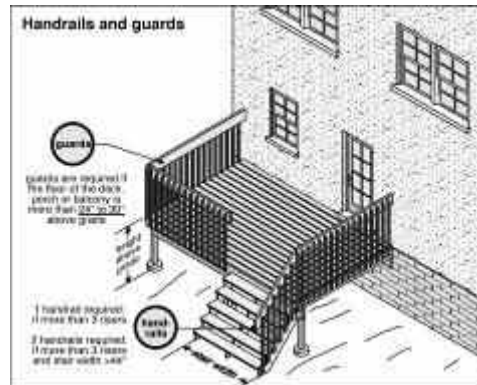
I NI NP D

Inspection Item



### Balcony

- The balcony at the end of the upstairs hall has not guardrails. Open sides of stairs and balconies with a total rise of more than 30 inches (762mm) above the floor or grade below shall have guardrails not less than 34 inches (864mm) in height measured vertically from the nosing of the treads.



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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels *Comments:*

#### Panel Box

Branch Circuit Conductor (wiring) Type: **Copper & Aluminum**

Box Rating and/or Main Disconnect Rating: **200 amps**

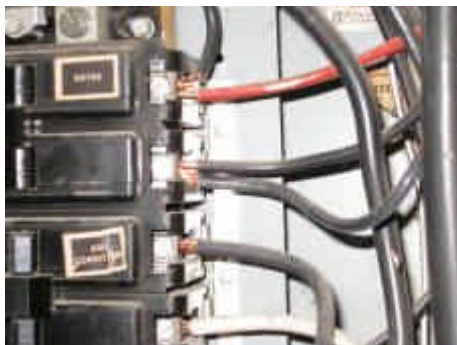
Box Location: **Kitchen**

- No main disconnected observed in the panel box. *This item was not required at the time the home was built. Per TREC standards of practice we are required to note this item as in need of repair.*

The buyer should have the electrical system checked by a Qualified Licensed Electrician. The observations made to support the rendering of this opinion are listed but not limited to the following:

**Note:** When **D (Deficient)** is marked, it is recommended that this item be fully investigated by a Qualified Licensed Electrician, *prior to closing*, to fully evaluate the integrity of the entire electrical system.

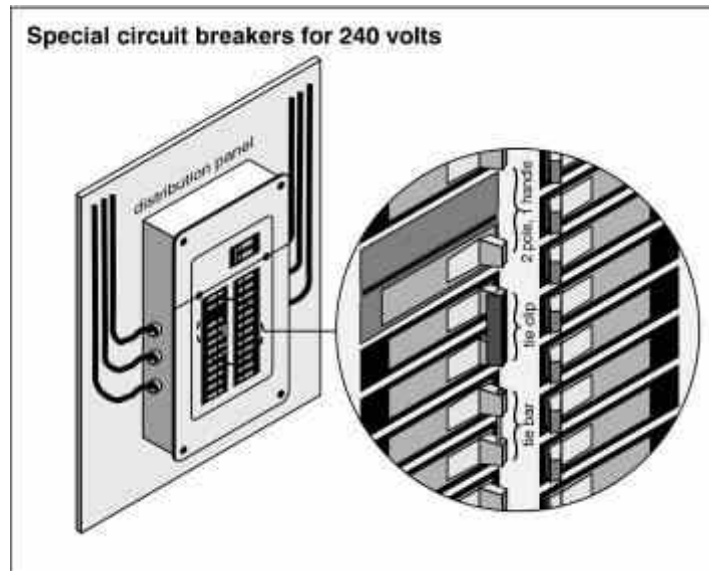
- All blank spaces in the panel box cover plate (dead front) and /or cabinet need fillers.
- One or more of the cover plate screws are missing and need to be replaced.
- Panel box cover plate should be mounted with blunt tip screws and not sharp wood type screws for reasons of safety.
- One or more of the breakers in the panel box were observed to be double lugged (i.e. two wires under one screw). The breakers in place are not listed or labeled for this type of installation and should be corrected as necessary.



- One or more of the breaker trip-ties are missing. The split overcurrent devices (breakers) servicing 240V appliances should be connected together by trip-ties.

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- There was no anti-oxidant gel observed on the aluminum conductor terminations.

### Sub Panel

Box Location: **Interior Clothes Closet**

- The sub-panel is located in a clothes closet. *Under current building standards, this is no longer an excepted practice. Per TREC standards of practice we are required to note this item as in need of repair.*
- It is recommended that a rigid conduit protect the feed wire to the sub panel.
- The sub-panel box cover plate (sometimes called the “Dead Front”) is missing. It should be replaced for safety reasons.
- Spliced electrical wires were observed in the attic area. Spliced wires in the attic should be properly enclosed in junction box(es) and secured to the ceiling joist.
- Wires exposed to the outside elements (i.e. outside weather conditions) should be protected by ridged conduit. There are exposed wires located on the of the house.
- Improper copper/aluminum connection observed
- There was no anti-oxidant gel observed on the aluminum conductor terminations.
- The sliced wires under the eave/soffit at the security light(s) should be properly enclosed in a weather-tight junction box.



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

*Type of Wiring:* Copper and Aluminum

*Comments:*

**Receptacles**

- Not all of the kitchen counter top receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen counter top receptacles should have GFCI protection.
- Receptacle(s) observed to have an open ground connection in several locations.
- Receptacle(s) observed to be damaged in bedroom.
- Receptacle(s) appear to have reversed polarity (i.e. it is wired backwards). This receptacle(s) and the circuit should be investigated and improved as necessary. The receptacle(s) in question are located in kitchen.
- Improper copper/aluminum connections observed at receptacles and/or switches.



- There was no anti-oxidant gel observed on the aluminum conductor terminations.

**Switches**

- Improper copper/aluminum connections observed at receptacles and/or switches.
- There was no anti-oxidant gel observed on the aluminum conductor terminations.
- A random sample inspection of the switches was made. It appears that aluminum wiring has been connected to listed copper only switches. All the switches should be further evaluated for improper connection of aluminum wiring to listed copper only switches and corrected as necessary.
- Not all exterior switches, receptacles, and fixtures should have weather tight covers.

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**Fixtures**

- Several light fixtures were observed to be inoperative.
- Exterior light fixtures and wiring are not in conduit or weatherproof hardware.



**Smoke Alarms**

- Smoke alarm is missing in all bedrooms and adjacent hallway on both floors.
- Under today's building standards: When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

**Arc-Fault Protection**

- None of the bedrooms lighting outlets are connected to an arc-fault circuit interrupter (AFCI) circuit. Under the current National Electrical Code, all of the bedroom lighting outlets should be connected to an arc-fault circuit interrupter (AFCI). *The lack of this protection is a recognized hazard.*

**National Electrical Code 210.12 Arc-Fault Circuit-Interrupter Protection.**  
(A) Definition. An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.  
(B) Dwelling Unit Bedrooms. *All branch circuits* that supply 125-volt, single-phase, 15- and 20-ampere *outlets installed* in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter listed to provide protection of the entire branch circuit.

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**NEC's Definition of an Outlet.** A point on the wiring system at which current is taken to supply utilization equipment. (i.e. Lighting outlet, receptacle outlet etc.)

**International Residential Code for One & Two Family Dwellings**  
**SECTION E3801 RECEPTACLE OUTLETS**  
**E3802.3 Outdoor receptacles.** All 125-volt, single-phase, 15- and 20-ampere receptacles installed outdoors shall have ground-fault circuit-interrupter protection for personnel.  
**Exception:** Receptacles as covered in Section E4001.7.  
**E4001.7 Snow-melting and deicing equipment protection.**  
Outdoor receptacles that are not readily accessible and are supplied from a dedicated branch circuit for electric snow melting or deicing equipment shall be permitted to be installed without ground-fault circuit-interrupter protection for personnel. However, ground-fault protection of equipment shall be provided for fixed outdoor electric deicing and snow melting equipment.

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

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#### A. Heating Equipment

*Type of System:* Central Forced Air Furnace

*Energy Source:* Gas

*Comments:*

Heating unit needs to be checked and serviced by a Qualified Heating Company. The observations made to support the rendering of this opinion are listed but not limited to the following:

- **HVAC unit(s) is missing components and is not functional, both for the interior and the exterior portions of the system.**

**Note:** When **D (Deficient)** is marked, it is recommended that this item be fully investigated by a Qualified Licensed Heating Technician, prior to closing, to fully evaluate the integrity of the heating equipment.





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**B. Cooling Equipment**

*Type of System:* Central Forced Air System

*Comments:*

Cooling unit needs to be checked and serviced by a Qualified Heating Company. The observations made to support the rendering of this opinion are listed but not limited to the following:

- **HVAC unit(s) is missing components and is not functional, both for the interior and the exterior portions of the system.**

**Note:** When **D (Deficient)** ) is marked, it is recommended that this item be fully investigated by a Qualified Licensed Heating Technician, *prior to closing*, to fully evaluate the integrity of the heating equipment.



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**C. Duct System, Chases, and Vents** *Comments:*

**Note:** The covering on the ductwork that is in place at the time of this inspection has been known to deteriorate with direct and/or indirect UV light. This item should be closely monitored and corrected as necessary.

- Duct insulation covering was observed to be damaged and pulling loose.

**IV. PLUMBING SYSTEM**

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**A. Water Supply System and Fixtures**

*Location of water meter:* Street curb

*Location of main water supply valve:* Street curb

*Static water pressure reading:* N/A - The home observed to be winterized and all water was shut off.

*Comments:*

**Shower**

- Appears to have been repaired for leaks around the shower pan and vertical walls.



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**Master bath sinks**

- Drain line in cabinet has a negative slope and should be corrected.

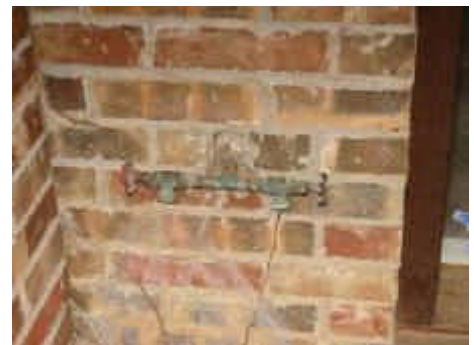
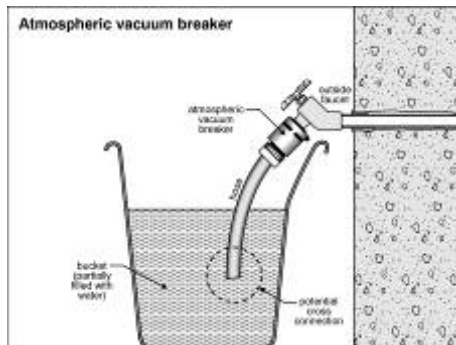


**Commode / Toilet**

- Commode is loose at the floor mount.

**Exterior Faucets/Fixtures**

- One or more of the exterior water hose bibs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers). **Note:** This is not uncommon to observe with a home of this age.



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

- Some of the roof level plumbing stacks do not appear to extend to the proper height through the roof, but rather terminate in the attic space.

**C. Water Heating Equipment**

*Energy Source:* Gas

*Capacity:* 40

*Comments:* The home observed to be winterized and all water was shut off.

- The water heater appears to have reached the end of its serviceable life expectancy.

**Additional Notice from the Inspector:** It is the opinion of this Inspector, this component may be function as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy can not be determined. The buyer should consider budgeting for future replacement.

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

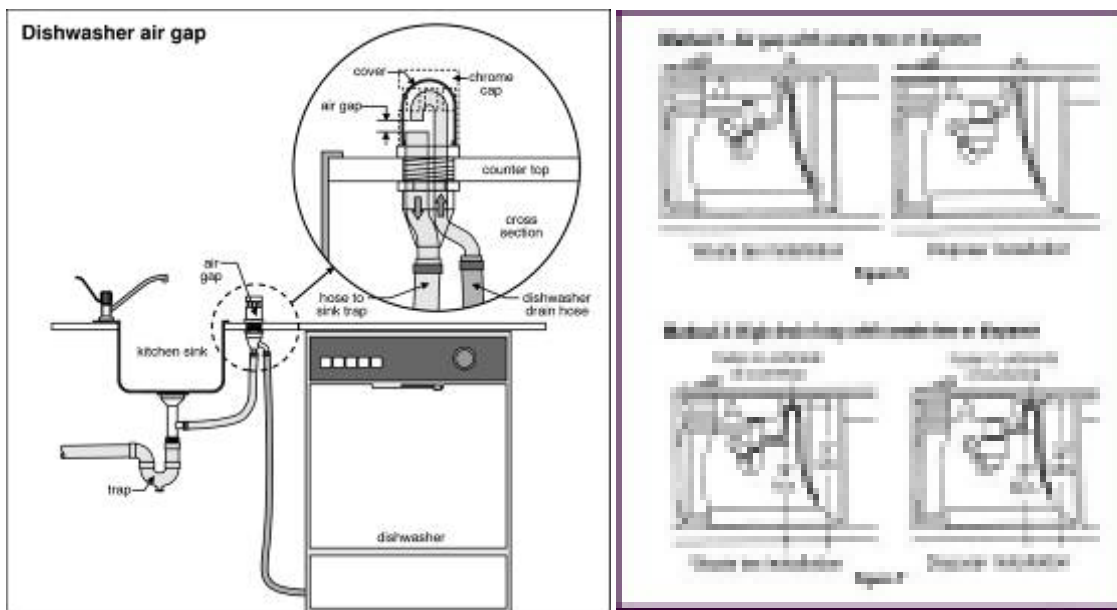
- I was unable to locate a ground fault circuit interrupter (GFCI) receptacle or breaker for the hydrotherapy equipment. The home owner should be consulted on the location of the GFCI device. If there is no GFCI device installed on the hydro-therapy equipment circuit, a ground fault circuit interrupter (GFCI) receptacle or breaker should be installed on the hydrotherapy equipment circuit for reasons of safety.

**Note:** The access to the hydrotherapy equipment motor is not readily accessible and inspection of the equipment lines and motor could not be performed.

**V. APPLIANCES**

     **A Dishwasher** *Comments:*

- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or hose loop be installed in the drain line.



     **B. Food Waste Disposer** *Comments:*

- The electrical wiring to the food waste disposer is not properly secured to the disposer housing. This condition should be corrected for reasons of safety.



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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>C. Range Exhaust Vent</b> <i>Comments:</i> <ul style="list-style-type: none"> <li>• Note: The range exhaust vent fan is noisy.</li> </ul> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
  
- |                                     |                          |                          |                                     |   |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>D. Ranges, Cooktops, and Ovens</b> <i>Comments:</i> <ul style="list-style-type: none"> <li>• Oven, rand cook top did not ignite gas burners properly.</li> </ul> |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
  
- |                                     |                          |                          |                          |  |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>E. Microwave Oven</b> <i>Comments:</i><br>Appliance appeared to be working and fully functional on the day of the inspection. |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
  
- |                          |                          |                                     |                          |  |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>F. Trash Compactor</b> <i>Comments:</i> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
  
- |                                     |                          |                          |                                     |  |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>G. Mechanical Exhaust Vents and Bathroom Heaters</b> <i>Comments:</i><br><br><b>Exhaust Vent</b> <ul style="list-style-type: none"> <li>• The interior mechanical exhaust vent(s) observed to be venting into the attic area. Under current building standards all interior mechanical exhaust vents should vent to the exterior of the structure.</li> </ul> |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
  
- |                                     |                          |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>H. Garage Door Operator(s)</b> <i>Comments:</i><br><br>Garage door operator and components appeared to be functional on the day of the inspection. |
|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
  
- |                                     |                          |                          |                                     |  |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>I. Doorbell and Chimes</b> <i>Comments:</i> <ul style="list-style-type: none"> <li>• The doorbell is inoperative.</li> <li>• Doorbell button is missing.</li> </ul> |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
  
- |                                     |                          |                          |                                     |  |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>J. Dryer Vents</b> <i>Comments:</i> <ul style="list-style-type: none"> <li>• The material used (plastic) for the dryer vent flue is not listed or labeled to pass through walls, floors or ceilings.</li> </ul> |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|

**VI. OPTIONAL SYSTEMS**

- |                                     |                          |                          |                          |  |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>A. Lawn and Garden Sprinkler Systems</b> <i>Comments:</i><br><br>Sprinkler system appeared to be functional |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
  
- |                          |                          |                                     |                          |   |
|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>B. Swimming Pools, Spas, Hot Tubs, and Equipment</b><br><i>Type of Construction:</i><br><i>Comments:</i> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
  
- |                          |                          |                                     |                          |   |
|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>C. Outbuildings</b> <i>Comments:</i> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
  
- |                          |                          |                                     |                          |  |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>D. Outdoor Cooking Equipment</b><br><i>Energy Source:</i><br><i>Comments:</i> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--|

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

I	NI	NP	D	Inspection Item
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     **E. Gas Supply Systems** *Comments:*  
Gas supply appears to be properly installed and working properly on the day of the inspection.

     **F. Private Water Wells** (A coliform analysis is recommended.)  
*Type of Pump:*  
*Type of Storage Equipment:*  
*Comments:*

     **G. Private Sewage Disposal (Septic) Systems**  
*Type of System:*  
*Location of Drain Field:*  
*Comments:*

     **H. Whole-House Vacuum Systems** *Comments:*  
Whole house ventilation fan in upstairs hallway appeared to be functional

     **I. Other Built-in Appliances** *Comments:*  
Whole house ventilation fan in upstairs hallway appeared to be functional.

Report Identification: 1234 Main Street, Fort Worth, TX

I=Inspected

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D=Deficiency

I NI NP D

Inspection Item

## ADDENDUM: PHOTO SUMMARY

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[Click here to view all photos and in a larger format on the Bent Creek Inspection website.](#)

I=Inspected

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D=Deficiency

I NI NP D

Inspection Item



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC) P.O. BOX 12188, AUSTIN, TX 78711-2188

# 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:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

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.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>)