



Denton County Home Inspection



Home Inspection

4th, Jan 2024, at 7:41 pm

Property Address: undefined Rosecomb Street, Northlake, Texas 76247
House | 0 sqft | Built in 2023 | 0 Bedrooms | 0 Bathrooms

Inspected By: Jim Moore

Company Info:

Denton County Home Inspection
dentoncountyhomeinspection@gmail.com
9403007495

Scan for web report:





PROPERTY INSPECTION REPORT FORM

Adam & Malaika Salters <i>Name of Client</i>	Jan 4th 2024 <i>Date of Inspection</i>
undefined Rosecomb Street, Northlake, Texas 76247 <i>Address of Inspected Property</i>	
Jim Moore <i>Name of Inspector</i>	10174 <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 (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).

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab-on-grade

Comments:

In the Inspectors opinion, the foundation is performing as intended. Visual evidence of excessive structural movement was not observed at the time of inspection. Some small surface cracks were noticed in the garage floor.



B. Grading and Drainage

Comments:

Splash blocks should be installed under downspouts. This will help to prevent erosion around the foundation and direct roof run off away from the structure. Some splash blocks were on site but not installed at the time of the inspection.



The perimeter beams of the home could use more soil around them in some areas. Two to eight inches down from the brick or siding is recommended. Monitoring low areas for ponding water is recommended.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingle

Viewed From: Ground, Drone

Comments:

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I NI NP D

The roofing shingle materials appeared to be performing as intended at the time of the inspection. A few of the roof vents are showing light at the bottom; fastening or sealing may be needed.



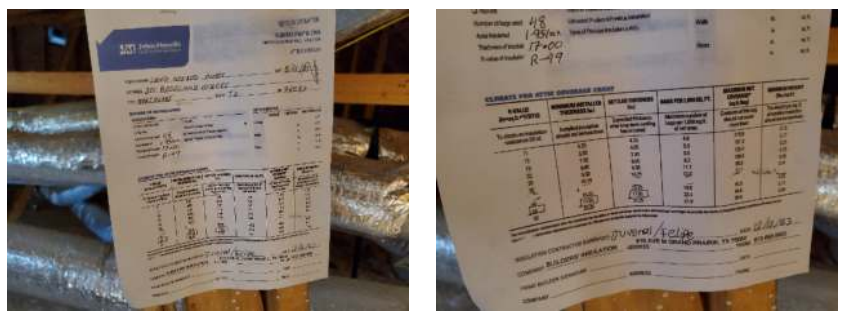
D. Roof Structures and Attics

Viewed From: _____ Other (see comments)

Approximate Average Depth of Insulation: 16 inch

Comments:

The roof structure was viewed form the ground and attic space. An insulation certificate was stapled near the attic access stating an R-49 when installed.



E. Walls (Interior and Exterior)

Comments:

F. Ceilings and Floors

Comments:

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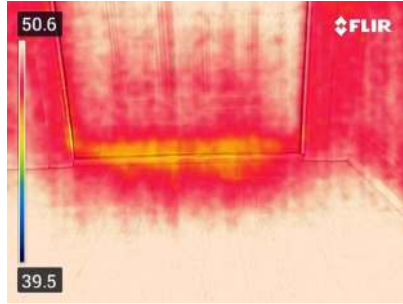
D=Deficient

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G. Doors (Interior and Exterior)

Comments:

The sweep on the front door was not touching the threshold on some places; the sweep is dragging on the back door to patio. Adjustments to the bottom seals are recommended.



H. Windows

Comments:

Some of the windows are stiff while operating. The sealant is missing in a couple of areas on the windows on the front. One of the bricks on the window sill is cracked.



I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

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I	NI	NP	D
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K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The panel cover does not fit the wall well; the screws appear to be in crooked or cross threaded. Adjustments to the cover are recommended.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Some of the plugs in the small room off of the kitchen and master bathroom were not working at the time of the inspection. There are several screws missing on plate covers throughout the home.

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C. Other

Comments:

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

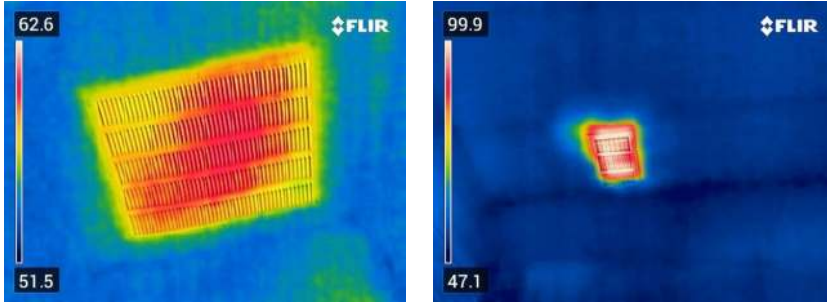
Type of Systems: Furnace

Energy Sources: Natural Gas

Comments:

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I	NI	NP	D

The gas fired heat unit was performing as intended at the time of the inspection.



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B. Cooling Equipment

Type of Systems: Central Air

Comments:

The temperature outdoors was too low to test the system without causing possible damage to the unit; a visual inspection was made. The copper lines are not strapped well in the attic space; additional strapping to support the line is recommended. The emergency overflow pan is in need of cleaning out as to not clog the drain when needed.



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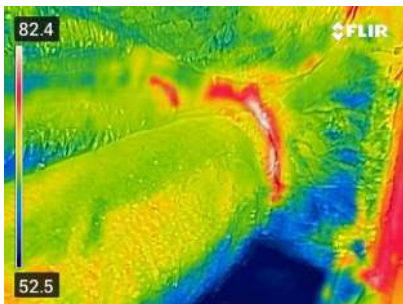
C. Duct Systems, Chases, and Vents

Comments:

The filter door at the air handler is not sealing well and may allow air from the attic space into the unit. A 1 inch filter was installed in the unit; installing a quality filter at the return air before the unit is recommended. Sealing and suspending/strapping the spliced duct near the air handler is recommended. Sealing areas around the plenum boxes is recommended.

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I	NI	NP	D
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D. Other

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Frontyard

Location of main water supply Other (see comments)

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I	NI	NP	D
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valve:

Static water pressure reading: Normal

Type of supply piping material: Copper, PVC

Comments:

The water cut off valve is located in one of the closets in the utility room. The escutcheon ring is not set on the pot filler over the cooktop (cosmetic). The tub filler is missing in the shared bath. There is no hot water to the master bath tub. There is some exposed pex piping under one of the cabinets in the master bath; shorting the piping or covering so that the piping is not disturbed is recommended.



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B. Drains, Wastes, and Vents

Type of drain piping material: PVC, Copper

Comments:

One of the stoppers is not connected or working properly on the sink in the master bath. One of the toilets is clogged and not flushing at the time of the inspection.



C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: Other (see comments)

Comments:

The tankless water heater was performing as intended at the time of the inspection. The heat exhaust piping cover ring was not installed on the interior in the garage. The exterior cover is not flat against the brick wall and not sealed well.



D. Hydro-Massage Therapy Equipment

Comments:

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I	NI	NP	D
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E. Gas Distribution Systems and Gas Appliance

Location of gas meter: Left side

Type of gas distribution piping material: Steel

Comments:

Black pipe, stainless steel flex lines

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waster Disposers

Comments:

The disposal has something down in it; the stopper was missing. Suspending the power cord off of the cabinet floor is recommended.



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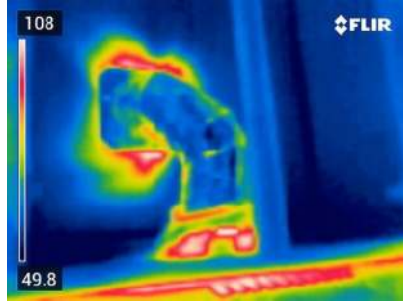
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I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments:

The power cord for the vent hood is wrapped around the piping; rerouting of the wire so that it is not in direct contact with the piping is recommended. Sealing the piping at the bottom and at the wall is recommended. The exterior cover does not appear to be closing well; adjustments may be needed avoid drafts during high winds.



D. Ranges, Cooktops, and Ovens

Comments:

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

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H. Dryer Exhaust Systems

Comments:

The dryer vent warning label has been painted over. The dryer vent goes through the attic space and may exceed 25 foot. Keeping the dryer vent clear of lint build up is recommended to prevent a fire hazard. The dryer vent termination point confirmation is recommended.



I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

C. Outbuildings

Comments:

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

Comments:

E. Private Sewage Disposal Systems

Comments:

G. Other

Comments: