

INSPECTION REPORT



For the Property at:
134 ANYTIME ST.
OURTOWN, TX 77301

Prepared for: JOHN DOE
Inspection Date: Tuesday, December 12, 2023
Prepared by: Terry Rippee, TREC License 26120



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Excellence in home inspection.



PROPERTY INSPECTION REPORT FORM

John Doe <i>Name of Client</i>	Tue, Dec 12, 2023 <i>Date of Inspection</i>
134 Anytime St., Ourtown, TX <i>Address of Inspected Property</i>	
Terry Rippee <i>Name of Inspector</i>	TREC License 26120 <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

Foundation Performance Opinion: No deficiencies noted

Comments:

B. Grading and Drainage

Comments:

• Roof drainage\Downspouts: **Should discharge 6 feet from building** Location(s):

Various

• Landscaping\Lot grading: **Improper slope or drainage** Notes: **Water pooling in front of back deck. Slope of back yard is towards the home.**

Location(s): Rear

C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles

Viewed From: The ground

Comments:

D. Roof Structures and Attics

Viewed From: The attic

Approximate Average Depth of Insulation: 12 inches

Comments:

E. Walls (Interior and Exterior)

Comments:

• Walls\Plaster or drywall: **Cracked** Location(s): **Living Room Dining Room**

• Walls\Wood siding: **Rot** Location(s): **Rear Exterior**

• Carpentry\Trim: **Loose** Location(s): **Living Room Dining Room**

F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Comments:

• Garage\Vehicle doors: **Garage door tested opening and closing and verifying auto reverse sensors in working order.**

Location(s): **Garage**

H. Windows

Comments:

I. Stairways (Interior and Exterior)

Comments:

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

I	NI	NP	D
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J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

- Porches, decks, stairs, patios and balconies\Floors: **Damage** Location(s): **Rear Deck**
- Porches, decks, stairs, patios and balconies\Floors: **Uneven decking is a trip hazard**

Location(s):

Rear Deck

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper - non-metallic sheathed

Comments:

- Distribution system\GFCI (Ground Fault Circuit Interrupter) protection not noted at:
Bathroom

Notes: **Master bathroom outlets not Ground Fault Interrupter (GFI) protected**

Location(s): **Master Bathroom**

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Furnace

Energy Sources: Gas

Comments:

B. Cooling Equipment

Type of Systems: Central air

Comments:

C. Duct Systems, Chases, and Vents

Comments:

D. Other

Comments:

IV. PLUMBING SYSTEMS

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

I	NI	NP	D
---	----	----	---

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front near street
Location of main water supply valve: North
Static water pressure reading: 70 psi
Type of supply piping material: PEX
Comments:

B. Drains, Wastes, and Vents

Type of drain piping material: Plastic
Comments:

C. Water Heating Equipment

Energy Sources: Gas
Capacity: 50 gallons
Comments:

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Exterior left side
Type of gas distribution piping material: Steel
Comments:

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:
• *Appliances\Dishwasher:* **Inspection made running one normal cycle. Location(s): Kitchen**

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:
• *Exhaust fans\Kitchen range exhaust system (range hood):* **Inspection completed turning light on and off and cycling through fan settings.**
Location(s): Kitchen

D. Ranges, Cooktops, and Ovens

Comments:
• *Appliances\Oven:* **Oven tested at normal setting at 350 degrees. Location(s): Kitchen**

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

I	NI	NP	D
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• *Appliances\Cooktop*: Inspection completed using all normal controls. Location(s): Kitchen

E. Microwave Ovens

Comments:

• *Appliances\Microwave oven*: Inspection completed using Magic Lights tool for interior microwaves.

Location(s): Kitchen

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

• *Garage\Vehicle door operators (openers)*: Garage door inspected by opening and closing doors and testing auto reverse sensors.

Location(s): Garage

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

Comments:

C. Outbuildings

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

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I	NI	NP	D
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F. Other Built-in Appliances

Comments:

G. Other

Comments:

LIMITATIONS

Roofing

- Inspection limited/prevented by: **Rain/Damp - No access** *Recommend having a certified professional inspect the roof when available.*
- Inspection performed: **From the ground**

END OF TREC REPORT
(Additional Information Follows)

SUMMARY

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

<https://a1qualityhomeinspections.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • [Should discharge 6 feet from building](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various

WALLS \ Wood siding

Condition: • [Rot](#)

Implication(s): Weakened structure | Material deterioration

Location: Rear Exterior

Task: Repair Replace

Time: Immediate

LANDSCAPING \ Lot grading

Condition: • [Improper slope or drainage](#)

Water pooling in front of back deck. Slope of back yard is towards the home.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear

Electrical

DISTRIBUTION SYSTEM \ GFCI (Ground Fault Circuit Interrupter) protection not noted at

Condition: • Bathroom

Master bathroom outlets not Ground Fault Interrupter (GFI) protected

Location: Master Bathroom

Task: Replace

Time: As soon as possible

Interior

WALLS \ Plaster or drywall

Condition: • [Cracked](#)

Location: Living Room Dining Room

Task: Repair

Time: Discretionary

CARPENTRY \ Trim

Condition: • [Loose](#)

SUMMARY

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

<https://a1qualityhomeinspections.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Implication(s): Material deterioration

Location: Living Room Dining Room

Task: Repair

Time: Discretionary

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

<https://a1qualityhomeinspections.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

Types of Roof Covering: • [Asphalt shingles](#)

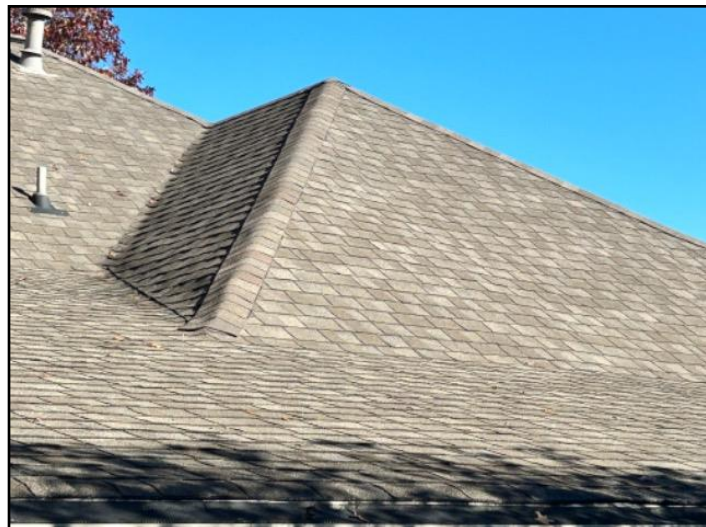
Roof Viewed From: • The ground

Roofing material:

• [Asphalt shingles](#)



1.



2.



3.



4.

ROOFING

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

<https://a1qualityhomeinspections.com>

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



5.



6.



7.



8.

ROOFING

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

<https://a1qualityhomeinspections.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



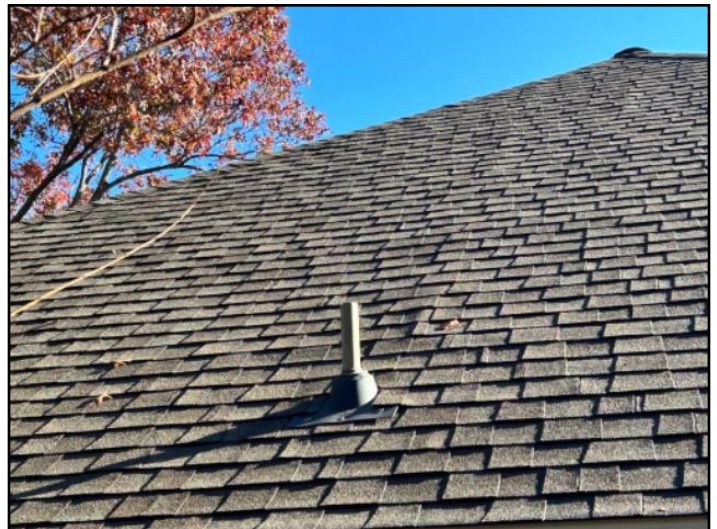
9.



10.



11.



12.

ROOFING

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

<https://a1qualityhomeinspections.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



13.



14.



15.



16.

Flashing material: • Metal

Inspection Methods and Limitations

Inspection limited/prevented by:

- Rain/Damp - No access

Recommend having a certified professional inspect the roof when available.

Inspection performed: • From the ground

EXTERIOR

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

<https://a1qualityhomeinspections.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

Wall surfaces and trim: • [Brick](#) • [Stone](#) • [Wood](#)

Deck: • Wood

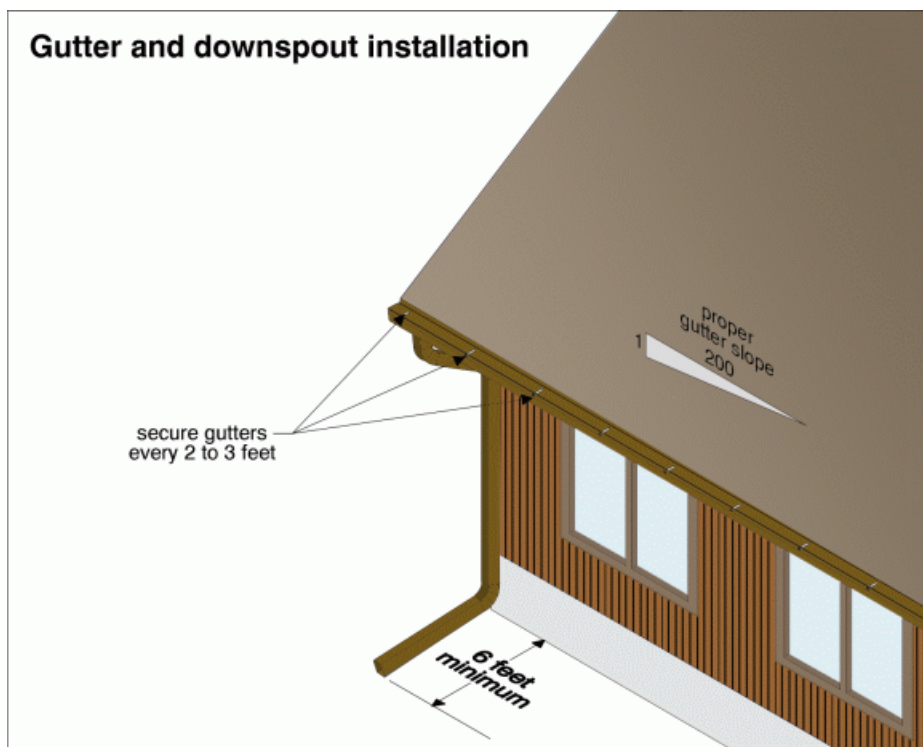
Observations and Recommendations

ROOF DRAINAGE \ Downspouts

1. **Condition:** • [Should discharge 6 feet from building](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various



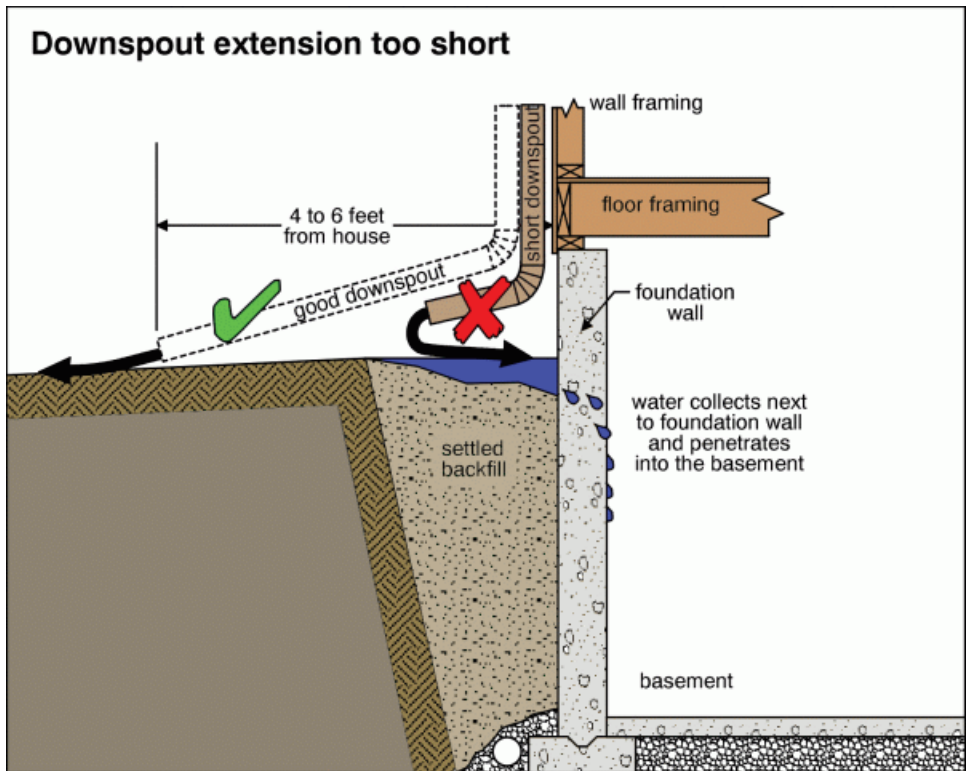
EXTERIOR

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

<https://a1qualityhomeinspections.com>

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



17. Discharge too close to building

WALLS \ Wood siding
2. Condition: • [Rot](#)

EXTERIOR

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

<https://a1qualityhomeinspections.com>

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Implication(s): Weakened structure | Material deterioration

Location: Rear Exterior

Task: Repair Replace

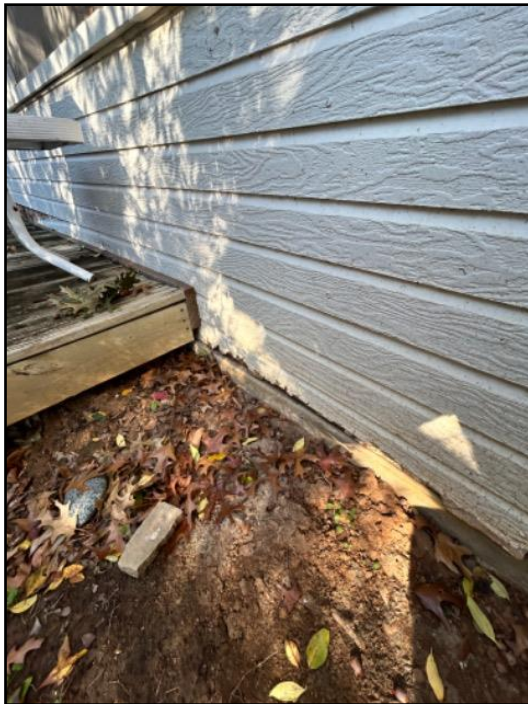
Time: Immediate



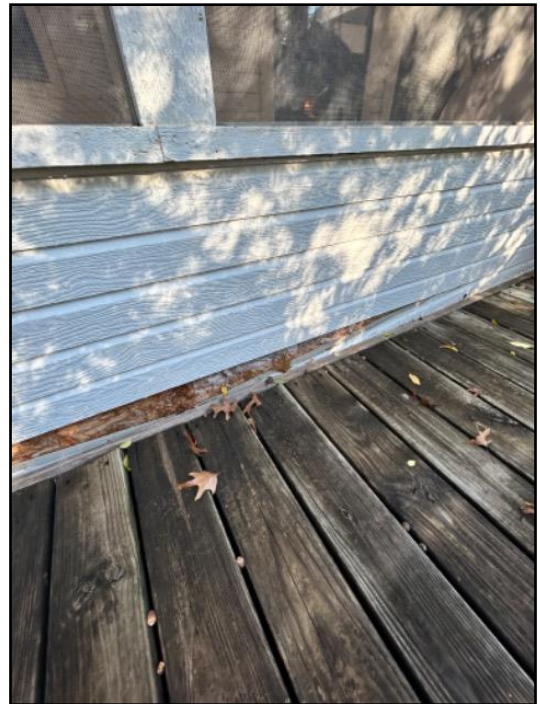
18. Rot



19. Rot



20. Rot



21. missing

EXTERIOR

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

<https://a1qualityhomeinspections.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



22. Rot

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

3. **Condition:** • [Damage](#)

Implication(s): Weakened structure | Chance of movement

Location: Rear Deck

Task: Repair

Time: Immediate

4. **Condition:** • Uneven decking is a trip hazard

Location: Rear Deck

Task: Repair

Time: Immediate

EXTERIOR

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

<https://a1qualityhomeinspections.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



23. Raised End Board



24. Uneven



25. Uneven



26. Uneven Boards

EXTERIOR

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

<https://a1qualityhomeinspections.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



27. Uneven Boards

LANDSCAPING \ Lot grading

5. Condition: • [Improper slope or drainage](#)

Water pooling in front of back deck. Slope of back yard is towards the home.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear

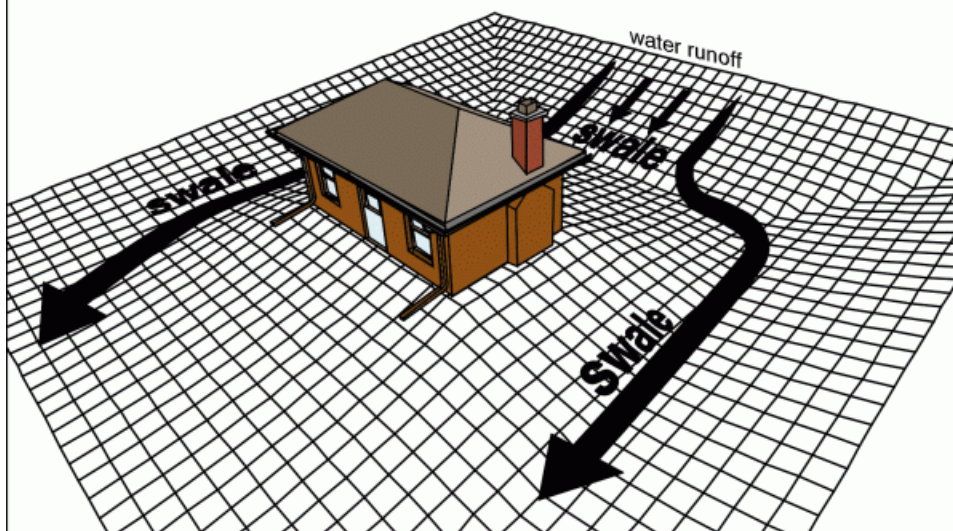
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Recommended grading slopes



Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



EXTERIOR

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

<https://a1qualityhomeinspections.com>

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



28. *Water Drains towards the home*



29.

Description

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

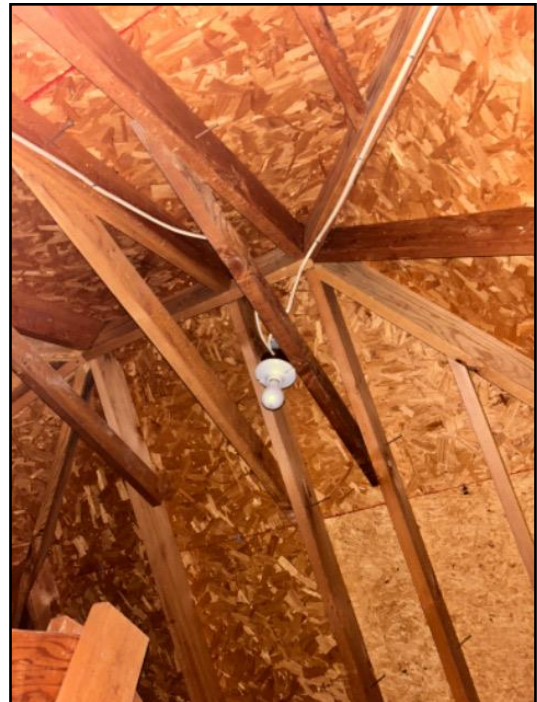
Foundation Performance Opinion: • No deficiencies noted

Roof Structures and Attics Viewed From:

- The attic



30. The attic



31. The attic

Foundation material: • [Poured concrete](#)

Floor construction: • Slab - concrete

Exterior wall construction: • [Wood frame / Brick veneer](#)

Roof and ceiling framing:

- Rafters/ceiling joists

STRUCTURE

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

<https://a1qualityhomeinspections.com>

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



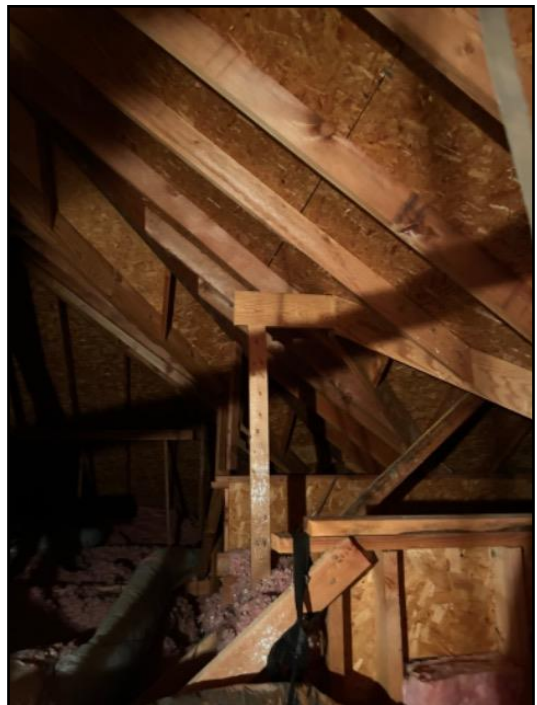
32. Rafters/ceiling joists



33. Rafters/ceiling joists



34. Rafters/ceiling joists



35. Rafters/ceiling joists

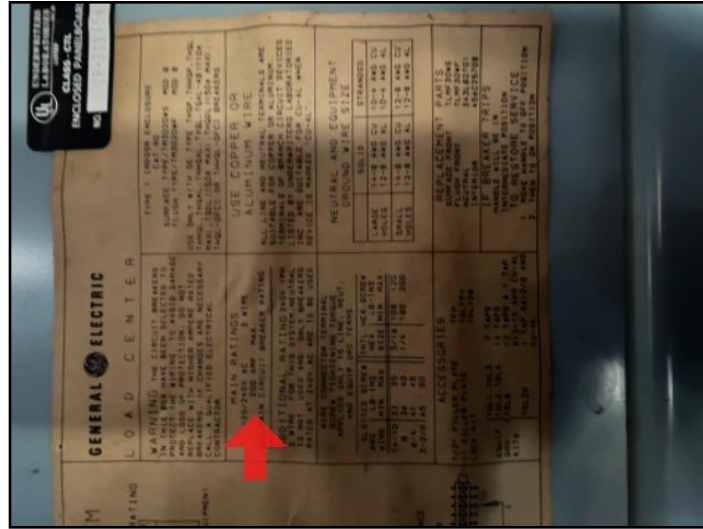
- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL**
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO
 - REFERENCE

Description

Type of Wiring: • [Copper - non-metallic sheathed](#)

Service size:

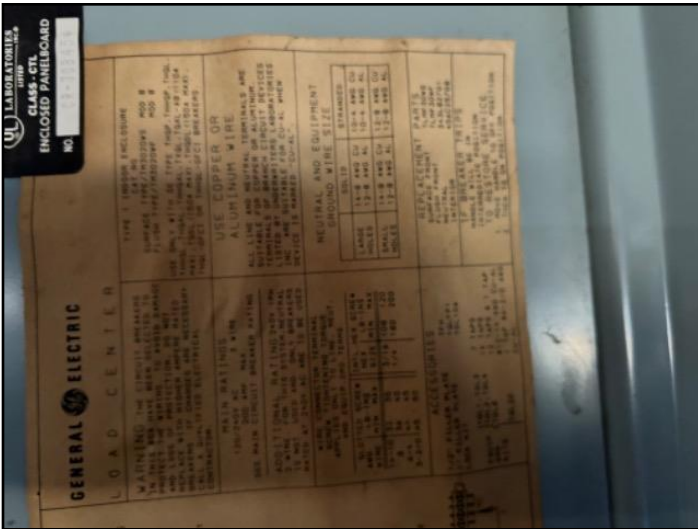
- [200 Amps \(240 Volts\)](#)



36. 200 AMP Box

Main disconnect/service box type and location:

- [Breakers - garage](#)



37. Breakers - garage



38. Main Shut Off



39. Breakers - garage

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Observations and Recommendations

DISTRIBUTION SYSTEM \ GFCI (Ground Fault Circuit Interrupter) protection not noted at

6. Condition: • Bathroom

Master bathroom outlets not Ground Fault Interrupter (GFI) protected

Location: Master Bathroom

Task: Replace

Time: As soon as possible

ELECTRICAL

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

<https://a1qualityhomeinspections.com>

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



40. Master Bathroom



41. Should be GFI outlet



42. Should be GFI outlet

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING**
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO
 - REFERENCE

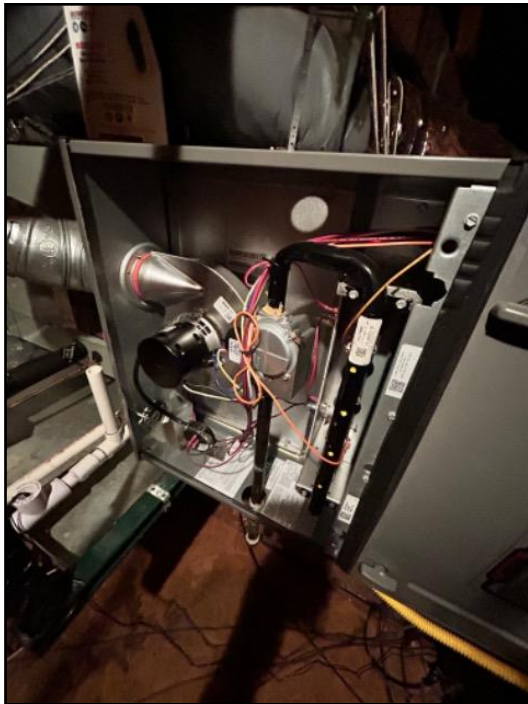
Description

Type of Systems: • [Furnace](#)

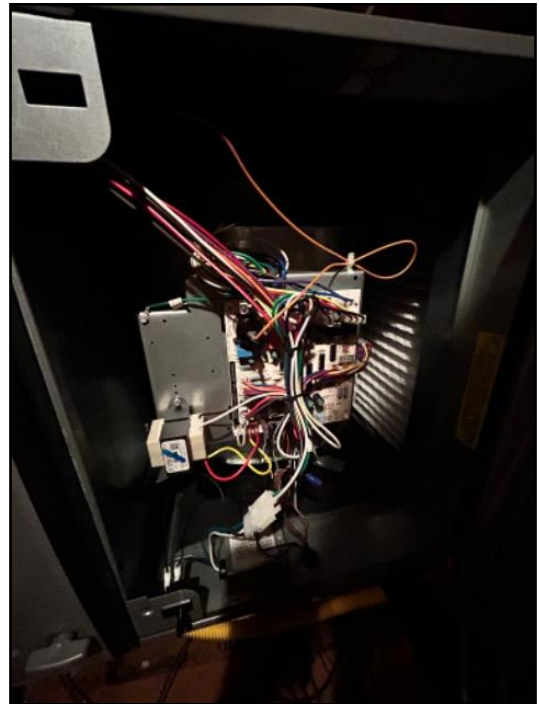
Energy Sources: • [Gas](#)

Fuel/energy source:

- [Gas](#)



43. Gas



44. Gas



45. Gas

HEATING

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

<https://a1qualityhomeinspections.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



46. Gas

Approximate capacity: • Not determined

Approximate age: • [2 years](#)

Main fuel shut off at:

- Meter

HEATING

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0
<https://a1qualityhomeinspections.com>

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING**
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO
 - REFERENCE



47. Meter

- Exterior wall

Fireplace/stove:

- [Gas logs](#)



49. Gas logs



48. Meter



50. Gas logs

HEATING

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

<https://a1qualityhomeinspections.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



51. Gas logs



52. Gas logs



53. Gas logs

Location of the thermostat for the heating system:

- Bedroom

Thermostat is near master bedroom.

COOLING & HEAT PUMP

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

<https://a1qualityhomeinspections.com>

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO REFERENCE

Description

- Type of Systems: • Central air
- Air conditioning type: • Central
- Cooling capacity: • Not determined
- Compressor approximate age:
 - 7 years



54. 7 Years



55. 7 years

COOLING & HEAT PUMP

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



56. 3 years

Location of the thermostat for the cooling system:

- Bedroom

Thermostat is near master bedroom

INSULATION AND VENTILATION

134 Anytime St., Ourtown, TX December 12, 2023

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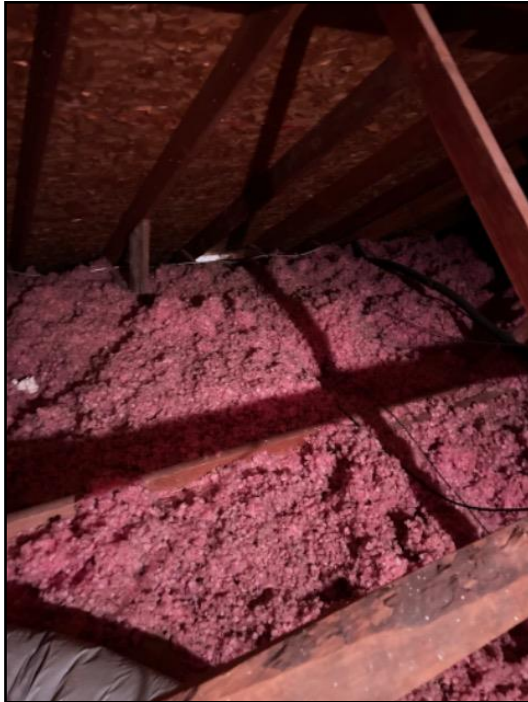
REFERENCE

Description

Approximate Average Depth of Insulation: • 12 inches

Attic/roof insulation material:

- [Glass fiber](#)



57. Glass fiber



58. Glass fiber

Attic/roof air/vapor barrier: • [Not visible](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • Not visible

Wall air/vapor barrier: • Not determined

Floor above basement/crawlspace insulation material: • Not visible

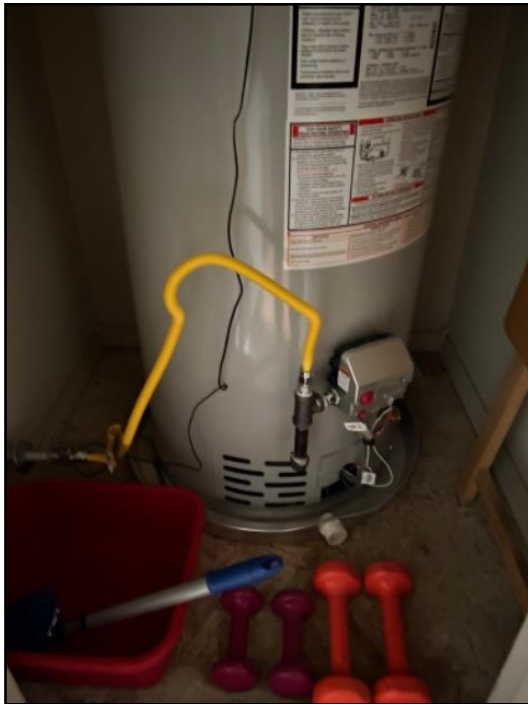
Floor above basement/crawlspace insulation amount/value: • Not visible

Floor above basement/crawlspace air/vapor barrier: • None found

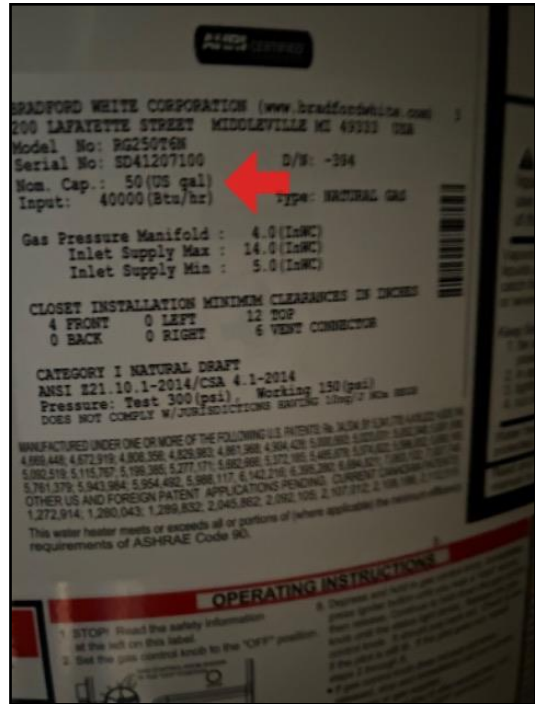
- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO
 - REFERENCE

Description

- Location of water meter: • Front near street
- Location of Main water supply valve: • North
- Static water pressure reading: • [70 psi](#)
- Type of supply piping material: • PEX
- Type of drain piping material: • Plastic
- Water Heating Energy Source: • [Gas](#)
- Water Heating Capacity: • [50 gallons](#)
- Location of gas meter: • Exterior left side
- Type of gas distribution piping material: • Steel
- Supply piping in building: • PEX (cross-linked Polyethylene)
- Main water shut off valve at the: • Garage
- Water heater type:
 - [Conventional](#)



59. Conventional



60. 50 Gal.

PLUMBING

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STRUCTURE

ELECTRICAL

HEATING

COOLING

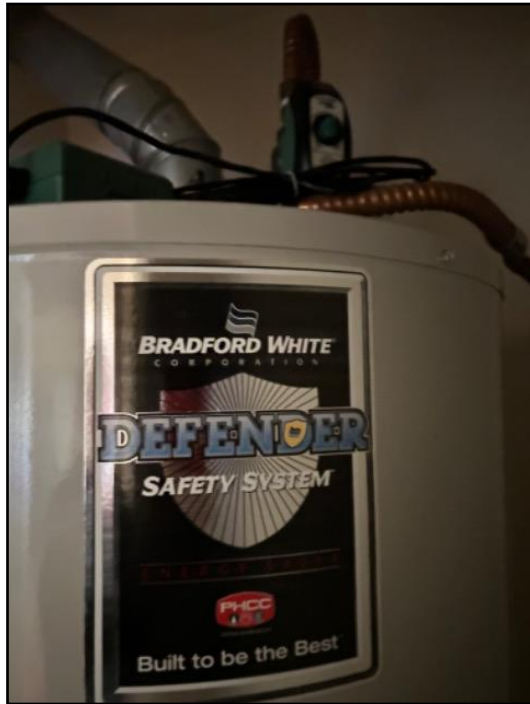
INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



61. Conventional



62. Conventional

Water heater fuel/energy source: • [Gas](#)

Water heater tank capacity: • 50 gallons

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [Plastic](#)

Floor drain location: • None

Main gas shut off valve location: • Exterior • West

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Description

Major floor finishes: • [Carpet](#) • Tile

Major wall finishes: • [Plaster/drywall](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#)

Exterior doors - type/material: • Hinged • [Wood](#) • [Hollow wood](#) • [Metal](#)

Observations and Recommendations

WALLS \ Plaster or drywall

7. Condition: • [Cracked](#)

Location: Living Room Dining Room

Task: Repair

Time: Discretionary



63. Cracks



64. Cracks

INTERIOR

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0

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ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



65. Cracks

CARPENTRY \ Trim

8. Condition: • [Loose](#)

Implication(s): Material deterioration

Location: Living Room Dining Room

Task: Repair

Time: Discretionary

INTERIOR

134 Anytime St., Ourtown, TX December 12, 2023

Report No. 1027, v.0
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



66. Separating



67. Separating



68. Separating



69. Separating

EXHAUST FANS \ Kitchen range exhaust system (range hood)

9. Condition: • Inspection completed turning light on and off and cycling through fan settings.

Location: Kitchen

SUMMARY

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GARAGE \ Vehicle doors

10. Condition: • Garage door tested opening and closing and verifying auto reverse sensors in working order.

Location: Garage

GARAGE \ Vehicle door operators (openers)

11. Condition: • Garage door inspected by opening and closing doors and testing auto reverse sensors.

Location: Garage

APPLIANCES \ Oven

12. Condition: • Oven tested at normal setting at 350 degrees.

Location: Kitchen

APPLIANCES \ Cooktop

13. Condition: • Inspection completed using all normal controls.

Location: Kitchen

APPLIANCES \ Microwave oven

14. Condition: • Inspection completed using Magic Lights tool for interior microwaves.

Location: Kitchen

APPLIANCES \ Dishwasher

15. Condition: • Inspection made running one normal cycle.

Location: Kitchen

SITE INFO

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Description

Weather: • Sunny

Approximate temperature: • 74°

Access to home provided by: • Seller

Occupancy: • The home was occupied at the time of the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 10:00 a.m.

Approximate inspection End time: • The inspection ended at 12:30 p.m.

Approximate age of home: • 20 to 25 years

Approximate size of home: • 2200 ft.²

Building type: • Detached home

Number of stories: • 1

Number of bedrooms: • 4

Number of bathrooms: • 3

Garage, carport and outbuildings: • Attached two-car garage • Detached one-car garage

Area: • City

Street type: • Residential

Street surface: • Paved

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS