



# BIANCHI HOME INSPECTIONS

## PROPERTY INSPECTION REPORT

Inspection Prepared For: John Doe

Property Address:

Square feet: 2732 Year Built: 2015

Date of Inspection: 08/24/2022



Inspector:  
Office Phone:  
E-mail:

**Riccardo S. Bianchi**  
**(713) 591-9738**  
**office@bianchihi.com**

**TREC#20976**

# PROPERTY INSPECTION REPORT FORM

John Doe <i>Name of Client</i>	08/24/2022 <i>Date of Inspection</i>
1234 Main St, Houston, TX <i>Address of Inspected Property</i>	
Riccardo Bianchi <i>Name of Inspector</i>	20976 <i>TREC License #</i>
 <i>Name of Sponsor (if applicable)</i>	 <i>TREC License #</i>

## PURPOSE OF INSPECTION

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

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

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

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

#### **How to Read and Interpret this Report:**

All commented items should be reviewed by the client and any questions should be directed to the inspector for clarification, if needed, prior to the expiration of your option period.

**- Highest priority items are printed in BOLD.**

- Underlined regular print items should be addressed to prevent more extensive damage and/or indicate non-compliance with current building standards.

- Italicized items are informational and do not necessarily require action.

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**For reference:** The front of the unit faces South

**Description:** 4 stories; wood framed town house; stucco/ cement board exterior; composition shingle roof; attached garage;

**Weather Conditions:** Rain

**Approximate exterior temperature:** 80's

**House Status:** Staged

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*Note: When reviewing the report, the reader should consider photos and narratives of specific issues to be representative of what was observed rather than an exhaustive list of all instances of that item on the property.*

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

### I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s): Slab*

*Comments:*

*Performing its intended function. No evidence suggesting significant foundation movement at the time of inspection.*

**B. Grading and Drainage**

*Comments:*

Soil level too high around areas including, but not limited to, areas around garage. Common industry practice requires a clearance of at least 4 inches from the bottom of the siding to the soil. High soil level near the siding promotes wood rot and is considered a conducive condition to termite activity and water penetration.



**C. Roof Covering Materials**

*Types of Roof Covering: Composition Asphalt Shingles*

*Viewed From: Drone*

*Comments:*

ROOF SURFACE:



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*Due to the lack of safe access to the roof and/or to prevent damage to the roof surface the inspector did not physically walk on the roof. a drone was used to observe the roof surface for significant issues. The client is advised that aerial observation from a drone will not show all possible deficiencies. If this is a concern, recommend the client retain the services of a qualified roofing specialist at additional cost.*

**EVIDENCE OF ROOF WATER PENETRATION:**

None observed at the time of inspection.

**GUTTERS AND DOWNSPOUT'S:**

No significant deficiencies or anomalies observed at the time of inspection.

**D. Roof Structures and Attics**

*Viewed From: Safely accessible areas as deemed by the inspector*

*Approximate Average Depth of Insulation: 10-12 inches*

*Comments:*

**ATTIC & FRAMING:**

No significant deficiencies or anomalies observed at the time of inspection.

**ATTIC INSULATION:**

Ensure insulation has maintained a minimum of 3 inches and wood a minimum of 1 inch from around all recessed lights to reduce possible fire hazards.



**ATTIC ACCESS, LADDERS AND SERVICE WALKS:**

No significant deficiencies or anomalies observed at the time of inspection.

**ATTIC VENTILATION AND SCREENING:**

No significant deficiencies or anomalies observed at the time of inspection.

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E. Walls (Interior and Exterior)

Comments:

INTERIOR:

Cosmetic cracks and/or previously repaired cracks in the sheetrock observed over some/many doors, windows, and/or corners.

*No moisture, mold and/or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ professional for further evaluations.*

EXTERIOR:

Caulking missing and/or deficient at vertical joints in the siding; may allow wind-driven rain entry.



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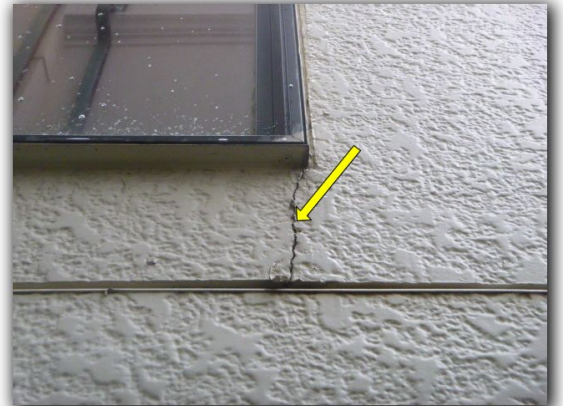
D=Deficient

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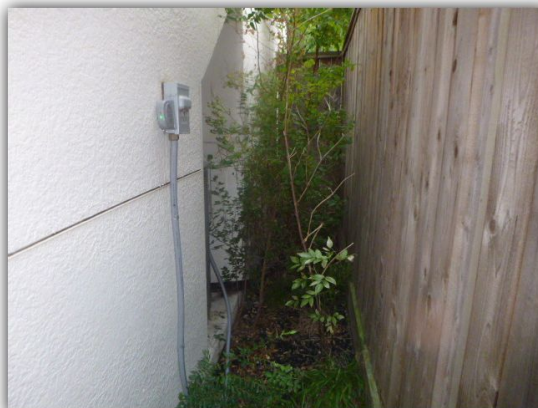
Possible water entry from cracks and/or penetrations in stucco siding, Recommend sealing/caulking around all cracks and exterior siding penetrations including but not limited to light fixtures, electrical outlets/service panels, dryer, bath vents, etc.



Cracked cement board siding observed at the west and east side of the house. Recommend sealing cracks to prevent potential water penetration.



*Bushes/trees/foliage should not contact the siding of the house to prevent wood rot and/or insect access. Vines obscure view of exterior siding and foundation.*



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**EVIDENCE OF WATER PENETRATION:**

None observed at the time of inspection.

**THERMAL IMAGING:**

*This inspection consisted of using a FLIR or similar infrared camera and walking the interior of the property looking for anomalies that would warrant further investigation using a pin type moisture meter and areas of deficient insulation.*



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**F. Ceilings and Floors**

*Comments:*

**CEILING:**

Water stains, damage or repairs observed, moisture detection equipment indicated that stains are not active (wet) at the time of inspection; dining room



Observed cosmetic cracks and/or repaired cracks in sheetrock observed in ceiling at one or more areas of house.

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**FLOORS:**

Cracked/chipped and/or loose floor tile observed in; master bathroom



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

*Comments:*

**INTERIOR:**

Missing or non-functioning door stop behind one or more doors to prevent damage to sheetrock.

A "ghost door" was observed at one or more locations. The door is self-opening/closing. The door/jamb is not setting level/plumb. (downstairs bathroom)



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Sticky door mechanism observed. Door does not latch. (first floor bedroom closet)



**EXTERIOR:**

No significant deficiencies or anomalies observed at the time of inspection.

**H. Windows**

*Comments:*

**WINDOWS:**

No significant deficiencies or anomalies observed at the time of inspection.

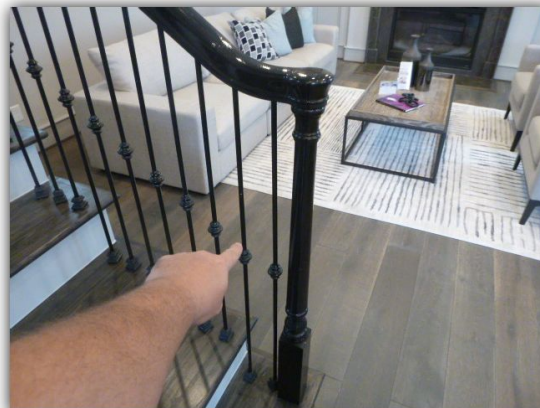
**SAFETY GLASS IN HAZARDOUS LOCATIONS:**

No significant deficiencies or anomalies observed at the time of inspection.

**I. Stairways (Interior and Exterior)**

*Comments:*

One or more loose spindles on stairway observed. (2nd to 3rd floor)



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- J. Fireplaces and Chimneys**  
*Comments:*



No significant deficiencies or anomalies observed at the time of inspection.

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

*Cracks in walkways, driveway and/or garage concrete observed, typical.*

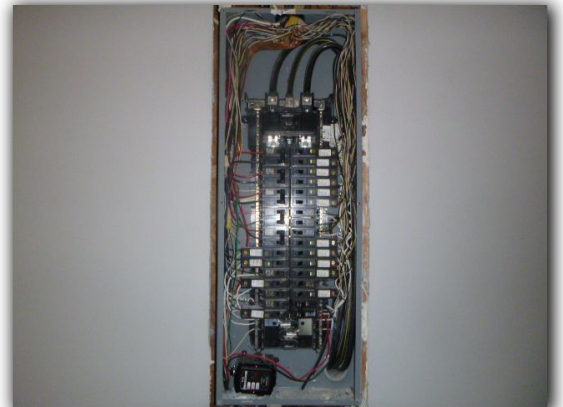
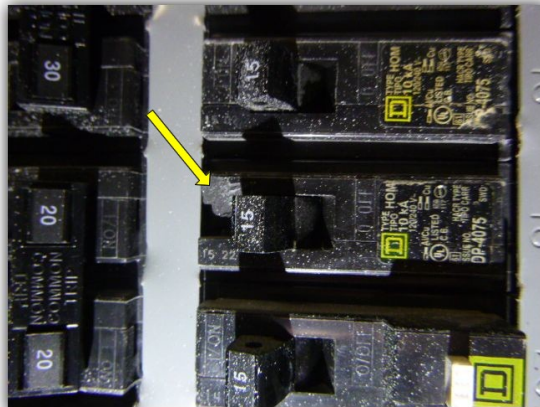
- L. Other**  
*Comments:*

## II. ELECTRICAL SYSTEMS

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

200 AMP ELECTRICAL SERVICE PANEL LOCATED INSIDE THE GARAGE.

Damaged breaker observed in the panel. (breaker #18)



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SERVICE WIRING:

*Observed type of service wiring is underground.*

FEEDER WIRING:

*Observed type of feeder wiring is aluminum.*

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

*Type of Wiring: Observed type of branch wiring is copper.*

*Comments:*

BRANCH WIRING:

No significant deficiencies or anomalies observed at the time of inspection.

FIXTURE:

Light(s) found to be not functioning. Probably just a burned-out bulb, or it could be a broken fixture/switch or improper wiring. Including but not limited to; dining room

OUTLETS:

One or more cover plates were either missing or damaged; master bedroom

*GFCI reset locations: 2-garage, 2-non testable in kitchen pantry, multiple in breaker panel, 1-master bathroom, 1-master bath WC,*

SWITCHES:

No significant deficiencies or anomalies observed at the time of inspection.

SMOKE DETECTORS AND ALARMS:

*Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.*

*The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside with the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s) instructions.*

*Per manufacturer's recommendations, smoke detection equipment should be replaced every 10 years.*

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**DOORBELL & CHIMES:**

No significant deficiencies or anomalies observed at the time of inspection.

**C. Other**

Comments:

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

**A. Heating Equipment**

Type of Systems: *Forced Air / Central*

Energy Sources: *Gas*

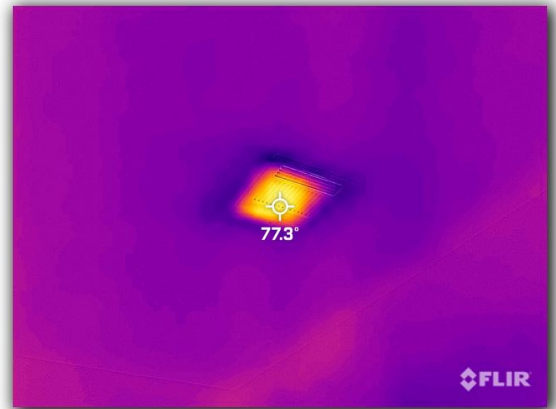
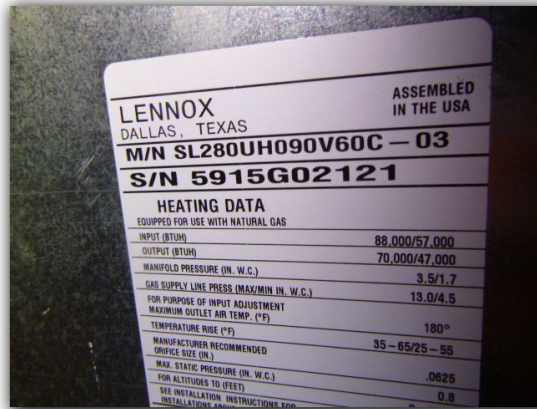
Comments:

**HEATING UNIT:**

Make: **LENNOX (2015)**

Age: **1**

Typical life expectancy: *between 15 - 25 years as reported by Nachi* [Click here for more information](#)



No significant deficiencies or anomalies observed at the time of inspection.

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**B. Cooling Equipment**

Type of Systems: Central - Air Conditioner

Comments:

**CONDENSING UNIT:**

Make: LENNOX (2015)

Age: 7

Typical life expectancy: between 8 - 20 years as reported by Nachi [Click here for more information](#)



Coils are dirty, needs cleaning. Dirty coils reduce airflow through the system and create high head pressures at the compressor, thereby unduly stressing and reducing the life span of system components.



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### EVAPORATOR COIL:



Make: ADP (2015)

Capacity: 4 TON

Temperature Differential:

Return Temp: 67.1

Supply Temp: 46.9

Difference: 20.2

Age: 2

Typical life expectancy: between 15 - 25 years as reported by Nachi [Click here for more information](#)

*Cooling properly at the time of inspection.*

### CONDENSATION DRAIN PAN DRAIN LINES:

The primary drain line needs a trap near the coil to reduce noise at the plumbing fixture drain. (4th floor bathroom)



I=Inspected

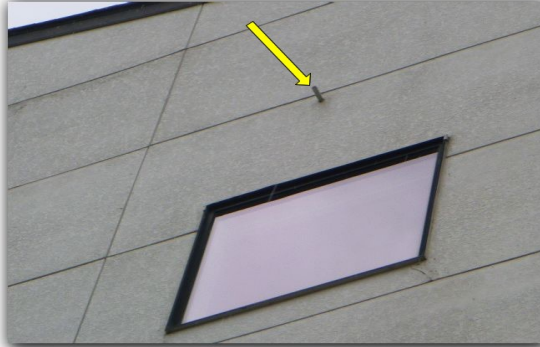
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Missing 90-degree elbow fitting on end of emergency drain line to prevent condensation dripping back onto the exterior wall; east exterior



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

*Comments:*

Excessive air loss around transition/coil causing microbial growth. (At base/side of evaporator coil)



Rust stains / peeling of paint in 4th floor game room registers observed. Appears to be from excessive condensation.



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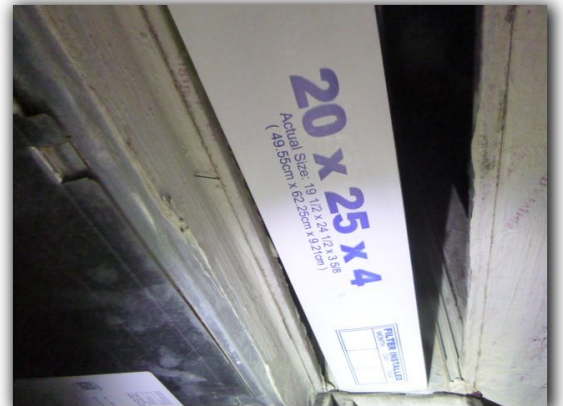
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Some flex ducts observed to be improperly routed with sharp bends and/or excess material in bends. Improper routing increases frictional loss in the duct and reduces heating and cooling efficiency. Radius at the centerline of the bend should be no less than the diameter of the duct.



*Media air filter(s) located in the attic that requires changing/cleaning every 6 months, recommend checking guide for proper maintenance information.*



*Note:*

*Observed a zoning system installed on the A/C system of the house. It involves multiple thermostats that are wired to a control panel, which operates dampers within the ductwork of your forced air-system. The thermostats constantly read the temperature of their specific zone, then open or close the dampers within the ductwork according to the thermostats settings. Performance of zoning system is out of the scope of this inspection.*

*This company does not inspect the interior of the HVAC duct system. We do not inspect for, and are not qualified to render opinions on, any type of environmental or other bio-hazards. If this is a concern or potential concern, Bianchi Home Inspections recommends contacting a qualified professional of your choice for further information / investigation.*

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**D. Other**

*Comments:*

#### IV. PLUMBING SYSTEMS

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

*Location of water meter: Front of property*

*Location of main water supply valve: East exterior wall of house*

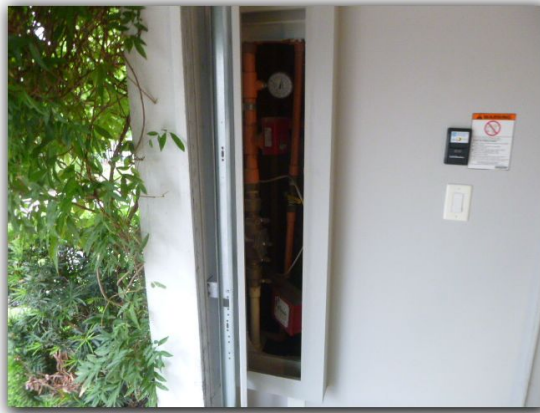
*Static water pressure reading: 46 psi*

*Type of supply piping material: Water supply piping observed to be predominantly plastic*

*Comments:*

**WATER SUPPLY PLUMBING:**

*Fire sprinkler system not part of the scope of the inspection. Not checked/inspected.*



**FAUCETS:**

**Very low water pressure observed at one or more faucets; master bathroom both sinks.**



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Faucet stop broken, [turns 360°]; master bathroom right sink left handle



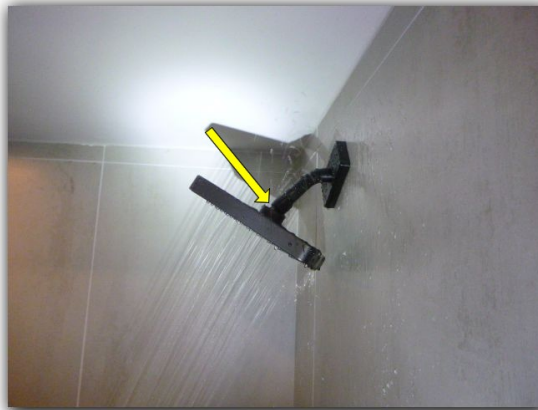
Noticeable water pressure drop when 2 or more plumbing fixtures are operated at the same time.

**TUBS:**

No significant deficiencies or anomalies observed at the time of inspection.

**SHOWERS:**

First floor guest bathroom shower head leaks water. Does not appear to be properly installed.



*24 hour shower pan test has been specifically excluded.*

**LAUNDRY CONNECTIONS:**

No significant deficiencies or anomalies observed at the time of inspection.

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

Type of drain piping material: Plastic PVC

Comments:

No significant deficiencies or anomalies observed at the time of inspection.

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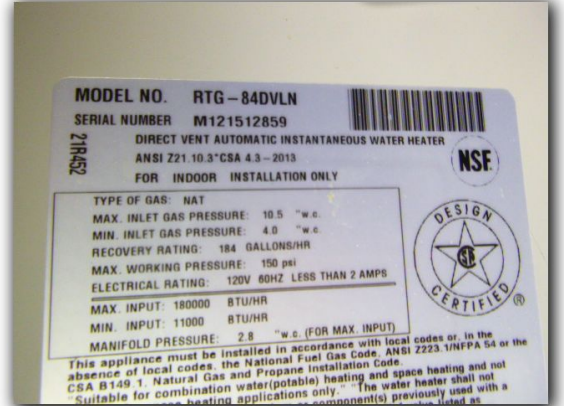
**C. Water Heating Equipment**

*Energy Sources: Electric*

*Capacity: Unknown; Unit(s) are tankless type of water heater(s).*

*Comments:*

WATER HEATING UNIT: RHEEM (2015)



WATER HEATER EXHAUST VENT(S):

No significant deficiencies or anomalies observed at the time of inspection.

TEMPERATURE AND PRESSURE RELIEF VALVE(S):

No significant deficiencies or anomalies observed at the time of inspection.

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**D. Hydro-Massage Therapy Equipment**

*Comments:*

The motor was not accessible for visual inspection. Inaccessibility does not fully comply with the National Electric Code (Reference NEC 680-72. Accessibility. "hydromassage bathtub electrical equipment shall be accessible for repair/replacement without damaging the building structure or building finish".) Should have access panel installed for servicing/access to pump motor IRC 4109.3.



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*Buyers note:*

*Switch located; inside the master WC entrance (3rd switch), must be on for Spa tub to work.*



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

*Location of gas meter: South exterior*

*Type of gas distribution piping material: Black pipe and/or galvanized*

*Comments:*

**GAS SUPPLY SYSTEMS:**

*Pressure test of gas lines has been specifically excluded.*

**OBSERVED BRANCH LINES:**

No significant deficiencies or anomalies observed at the time of inspection.

**F. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

No significant deficiencies or anomalies observed at the time of inspection.

**B. Food Waste Disposers**

*Comments:*

No significant deficiencies or anomalies observed at the time of inspection.

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**C. Range Hood and Exhaust Systems**

*Comments:*

Grease screen observed to be loose.

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

*Comments:*

**GAS RANGE:**

Multiple burners do not self light properly. Do not appear to operate properly. (front left, rear right and front right burner)



Control knob(s) markings are not legible.



**ELECTRIC OVEN:**

No significant deficiencies or anomalies observed at the time of inspection.

**E. Microwave Ovens**

*Comments:*

No significant deficiencies or anomalies observed at the time of inspection.

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

*Comments:*

No significant deficiencies or anomalies observed at the time of inspection.

**G. Garage Door Operators**

*Comments:*

The garage door operator control button is improperly located. Federal safety standard for automatic residential garage door openers states "Locate control button: (a) within sight of the door, (b) at a minimum height of 5 feet so small children cannot reach it, and (c) away from all moving parts of the door."

**H. Dryer Exhaust Systems**

*Comments:*

No significant deficiencies or anomalies observed at the time of inspection.

**VI. OPTIONAL SYSTEMS**

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

*Comments:*

**Backflow prevention device observed to be severely cracked. Needs to be replaced/repair.**



## Summary

### COOLING EQUIPMENT

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- ◆ Coils are dirty, needs cleaning. Dirty coils reduce airflow through the system and create high head pressures at the compressor, thereby unduly stressing and reducing the life span of system components.

### DUCT SYSTEMS, CHASES, AND VENTS

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- ◆ Excessive air loss around transition/coil causing microbial growth. (At base/side of evaporator coil)
- ◆ Rust stains / peeling of paint in 4th floor game room registers observed. Appears to be from excessive condensation.

### PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

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- ◆ **Very low water pressure observed at one or more faucets; master bathroom both sinks**
- ◆ Faucet stop broken, [turns 360°]; master bathroom right sink left handle

### RANGES, COOKTOPS, AND OVENS

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- ◆ Multiple burners do not self light properly. Do not appear to operate properly. (front left, rear right and front right burner)

### LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

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- ◆ **Backflow prevention device observed to be severely cracked. Needs to be replaced/repair.**