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INSPECTED FOR

**Client Name Here**

**Address**

**City, TX 00000**

**Date Here**

## **PROPERTY CONDITION REPORT**

### **Code Compliance Inspection**

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**Prepared For:** Client Name Here  
(Name of Client)

**Concerning:** Address, City, TX 00000  
(Address of Inspected Property)

**By:** Brian Murphy, Lic #3948 Date Here  
(Name of Inspector) (Date)

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#### **PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES**

##### **SCOPE OF SERVICES**

1. In exchange for the Inspection Fee paid by Client Name Here, the Inspector agrees to provide the Client with an property condition report setting out the Inspector's professional opinions concerning the condition of the property further described in the report. **The inspection will be performed with the use of Generally Accepted Trade Practices, the International Residential Code for One-and Two-Family Dwellings (IRC), and National Electrical Code (NEC) NFPA-70.** The Inspector will attempt to identify major defects and problems with the property. However, Client acknowledges that the property condition report may not identify all defects or problems.
2. It is Client's duty to exercise reasonable care to protect himself or herself regarding the condition of the subject property, including those facts which are known to or within the diligent attention and observation of Client. The inspection is based upon the inspector's training, experience and professional judgment. Every building is different and the inspectors must rely upon their skills as inspectors to make decisions taking into account field conditions, which may include, but not limited to, completeness of the construction at the time of the inspection, site conditions, uniqueness of special architectural designs or construction, type of construction and visual accessibility.
3. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector, without hazard or harm to the inspector, at the time of the inspection as set out in the property condition report. The Inspector will not remove walls, floors, wall coverings, floor coverings, insulation or other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the property condition report are excluded.
4. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
  - The item is performing its intended function at the time of the inspection;
  - The item is in need of replacement or repair; or
  - Further evaluation by an expert is recommended.

This property condition 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.

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 inspection does NOT imply insurability or warrantability of the structure or its components.***

This inspection is not an exhaustive inspection of all of the systems or components and is intended to help discover major defects. The inspection may not reveal all deficiencies. An inspection helps to reduce some of the risk involved in building a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance.

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*When a deficiency is reported, it is the client's responsibility in having the repairs performed by those parties reasonable for the repairs. Any such follow-ups or repairs should take place before the project progresses to a point that make the repairs impossible or impractical. Evaluations by other qualified tradesmen may lead to the discovery of additional deficiencies.*

The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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.

**The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.**

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

**This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability.**

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

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Building Orientation (For Purpose Of This Report Front Faces): **West**  
Weather Conditions During Inspection: **Sunny**  
Outside temperature during inspection: **70 ° to 80 ° Degrees**  
Parties present at inspection: **Buyer**

**THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY; Client Name Here. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.**

**THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.**

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**STRUCTURE TYPE: Two Story**

**FOUNDATION TYPE: Slab on Ground**

**FRAMING**

Bottom Plate Anchorage Type: **Bolts**  
Does the bottom sill plate have decay preservative treated?: **Yes**  
Exterior walls double platted and joints offset?: **Yes**  
Type of exterior wall bracing: **Structural Sheathing**  
Baring wall stud size: **2 x 4 and 2 x 6**  
Baring Wall Stud Spacing: **16-inch on center**  
Do notching & boring of load baring walls meet requirements?: **Yes**  
Lintels properly installed above windows and doors?: **Not Applicable**  
Exterior masonry in place at the time of this inspection. **No**

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Is the exterior wall flashing properly installed?: **Yes**

Non-Bearing walls Size: **2 x 4 and 2 x 6**

Non-Bearing wall Spacing: 16-inch on center

Do drilling & notching of non-load walls meet requirements?: **Yes**

Are windows and doors framed with Jack Studs and Trimmers?: **Yes**

### **ROOF STRUCTURE DESIGN TYPE: Rafter Assembly**

#### **RAFTER:**

Size: **2 x 6, 2 x 8 and 2 x 10**

Spacing: **16-inch on center**

#### **PURLINS**

Size: **2 x 6, 2 x 8 and 2 x 10**

Purlins properly supported: **Yes**

#### **RIDGE BOARD**

Size: **2 x 10, 2 x 12 and 2 x 14**

#### **HIP RIDGE BOARD**

Size: **2 x 10 and 2 x 12**

#### **CEILING JOISTS**

Size: **2 x 6**

Spacing: **16-inch and 24-inch on center**

#### **ROOF SHEATHING**

Material Type: **OSB Sheathing with Radiant Barrier**

Thickness: **7/8-inch**

#### **ATTIC VENTILATION**

Does roof ventilation meet current building standards?: **Yes**

### **ROOFING MATERIAL TYPE: Composition**

#### **FLASHING**

Drip edge flashing in place?: **Yes**

Drip edge flashing properly installed under felt?: **Yes**

Rack flashing details properly installed over the felt?: **Yes**

#### **ELECTRICAL**

Service provided to structure by: **Underground Wire Service**

Service Size: **200**

Panel Box Location: **Garage**

Number of Panels: **2**

Are the branch service wires properly separated in the wall cavity?: **Yes**

Are the branch wires properly entering into the panel box?: **Yes**

### **HEATING, COOLING AND VENTILATION COMPONENTS**

#### **Heating Equipment**

Energy Source: **Gas**

Number of Units: **4**

Location of units: **Attic**

#### **Central Cooling:**

Condenser / Coil in place: **No**

Attic mounted: Walkway decked to unit (Min. 22" Wide): **Yes**

Attic mounted: 30" work clearance on control side of unit: **Yes**

Attic mounted: Service Light & Receptacle: **Yes**

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**Ductwork**

Type: **Flexible Duct System**

Is the ductwork properly installed?: **No**

**PLUMBING**

Water Supply: **Public Supply**

Waste: **Public System**

Water distribution material: **PEX**

Plumbing Properly Vented: **Yes**

Are roof level vent stacks painted to help protect from UV breakdown?: **No**

Water lines properly secured to studs or ceiling joists to help prevent knocking and banging?: **No**

Water lines and waster pipes properly protected from fastener "nail" damage?: **No**

**WATER HEATING EQUIPMENT**

Energy Source: **Gas**

Number of units: **2**

Size: **Tankless Water Heater**

Location: **Attic**

**MECHANICAL EXHAUST SYSTEM**

Are bathroom and utility mechanical exhaust vents terminated to the exterior of the house?: **Yes**

**DRYER EXHAUST SYSTEM**

Does the dry exhaust system meet current mechanical installation standards?: **Yes**

## REPORT SUMMARY

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### ROOF COVERING MATERIALS

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- There is a lot of foot traffic bruising and/or damage to the roofing material on the front and back sides of the roof structure.
- One or more of the roof level plumbing vent stack flashing details are buckled downward around the plumbing stack. This condition could allow water penetration at this point and corrective measures are recommended.

### ROOF STRUCTURE AND ATTICS

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- The top ridge board is not properly sized to the cut end of the rafter over the media room. Ridge boards shall be at least 1-inch nominal thickness and not less in depth than the cut end of the rafter.

### FRAMING

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- The wall blocking is damaged in the single car garage right of the electrical panels. The block will need to be replaced.
- The joist hanger over the gameroom is not properly fastened in place. There are larger gaps on both sides of the joist and the fasteners do not secure the joist.

<http://www.strongtie.com/products/connectors/nails.asp>

<http://www.strongtie.com/productuse/installer.html>

- One or more joist hanger(s) were observed to be missing over the media room wet bar area.
- The platform in front of the upstairs attic access needs to be better blocked to prevent someone from damaging ceiling finishes.
- There is daylight visible through the exterior sheathing in the upstairs northeast bedroom adjacent to the bathroom. This area needs to be properly sealed.
- The are doubled / tripled upped studs missing in the single car garage to line up below the load bearing supports in the bedroom above it. It is recommended to add additional studs to help with transferring the load to the foundation.
- The bathtub blockouts are missing / damaged at and around the tubs in the upstairs northeast bathroom and upstairs northwest bathroom.

### PANELS / ELECTRICAL CABINETS

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- The open unused knockouts in the bottom of the subpanel cabinet needs to be properly closed.

### BRANCH CIRCUIT WIRING / BOXES / DEVICES

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- Striker plates are needed to help protect the electrical branch circuit wiring from fastener (nail or screw) damage in various locations throughout the structure. Bored holes in framing members for wiring shall be located not less than 1 ¼ inches from the edge of the framing member or shall be protected with a minimum 0.0625-inch steel plate or sleeve, a listed steel plate or other physical protection.
- The wires are not properly secured in place to hole the wires 1 1/2-inch from the edge of the stud face. The wires that need to be secured are located in the garage, family room and study.

## HEATING & COOLING EQUIPMENT

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- The insulation is separating on the refrigerant lines in the attic area should be repaired or replaced as necessary at the HVAC unit over the cabana room.

## DUCT SYSTEM, CHASES, AND VENTS

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- The flex ducts are turned to sharply in the attic space over the back porch, over the master bathroom traveling to study, laundry room and downstairs half bathroom. This condition does not meet current manufacturers installation standards. This condition should be corrected to help improve proper air balance and flow to the different areas of the structure.

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS, DRAINS, WASTE AND VENTS

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- The roof level vent stacks need to be painted to help protect them from UV breakdown.
- Several of the plumbing stacks are capped at the roof level termination.
- The plumbing water lines need to be better secured with the wall cavity in the cabana room pool bath. This will help prevent hammering and water line knocking.
- The plumbing waste pipes that pass through the top plate and/or bottom plate should be protected with shield plates that extend not less than 2-inches above the bottom plates and/or below top plates to help prevent possible damage from fasteners (nails). Shield plates need to be installed to help prevent damage in the pool bath in cabana room, laundry room, garage wall adjacent to laundry room, southwest corner bedroom bathroom, both north bedrooms, garage, laundry room, master bedroom and master bathroom.

## WATER HEATING EQUIPMENT

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- There is not a clear and unobstructed passage to access the attic water heaters. This condition does not meet current building codes.

## I. STRUCTURAL SYSTEMS

### A. Grading and Drainage

- **Reminder: IRC Foundation Drainage - R401.3 Drainage.**  
Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).  
**Exception:** Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be provided to ensure drainage away from the structure.

### B. Foundations

#### Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation.

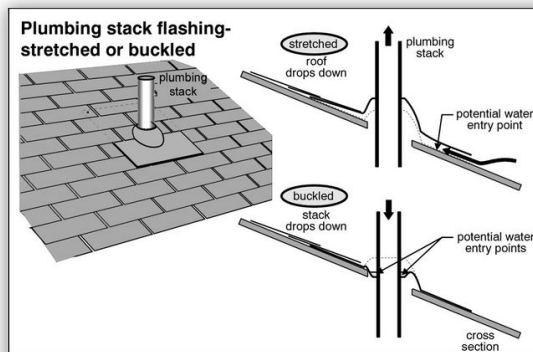
### C. Roof Covering Materials

- There is a lot of foot traffic bruising and/or damage to the roofing material on the front and back sides of the roof structure.



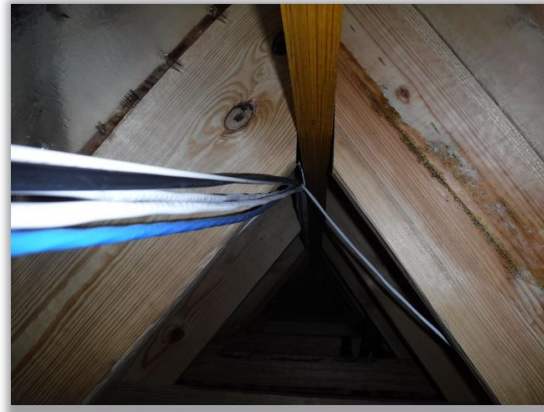


- One or more of the roof level plumbing vent stack flashing details are buckled downward around the plumbing stack. This condition could allow water penetration at this point and corrective measures are recommended.



#### D. Roof Structure and Attics

- The top ridge board is not properly sized to the cut end of the rafter over the media room. Ridge boards shall be at least 1-inch nominal thickness and not less in depth than the cut end of the rafter.



#### International Residential Code for One & Two Family Dwellings

##### Ridge Board and Hip Cut Requirements

**R802.3 Framing details.** Rafters shall be framed to ridge board or to each other with a gusset plate as a tie. Ridge board shall be at least 1-inch (25 mm) nominal thickness and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a valley or hip rafter not less than 2-inch (51 mm) nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed to carry and distribute the specific load at that point. Where the roof pitch is less than three units vertical in 12 units horizontal (25-percent slope), structural members that support rafters and ceiling joists, such as ridge beams, hips and valleys, shall be designed as beams.

#### E. Exterior Surfaces

All components were found to be performing and in satisfactory condition on the day of the inspection.

#### F. Framing

- The wall blocking is damaged in the single car garage right of the electrical panels. The block will need to be replaced.



- The joist hanger over the gameroom is not properly fastened in place. There are larger gaps on both sides of the joist and the fasteners to not secure the joist.

<http://www.strongtie.com/products/connectors/nails.asp>

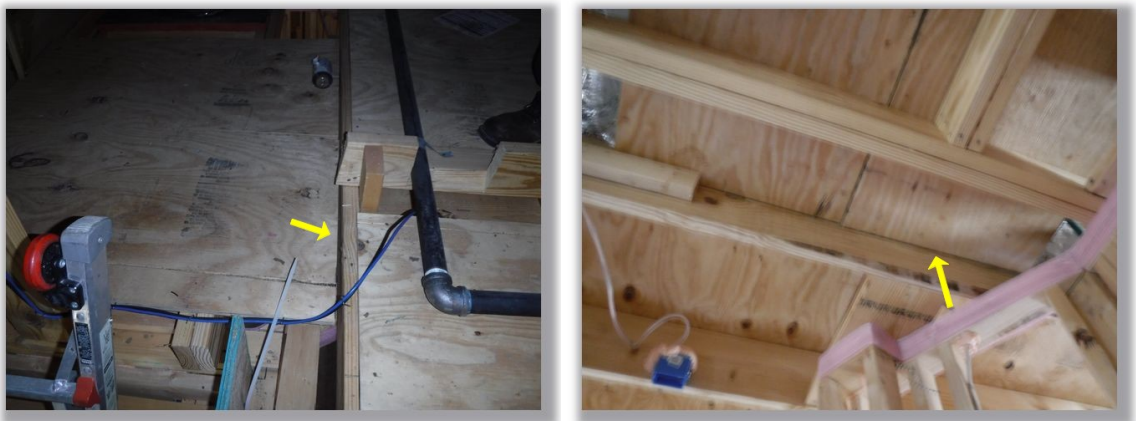
<http://www.strongtie.com/productuse/installer.html>



- One or more joist hanger(s) were observed to be missing over the media room wet bar area.



- The platform in front of the upstairs attic access needs to be better blocked to prevent someone from damaging ceiling finishes.



- There is daylight visible through the exterior sheathing in the upstairs northeast bedroom adjacent to the

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bathroom. This area needs to be properly sealed.



- The are doubled / tripled upped studs missing in the single car garage to line up below the load baring supports in the bedroom above it. It is recommended to ad additional stubs to help with transferring the load to the foundation.



- The bathtub blockouts are missing / damaged at and around the tubs in the upstairs northeast bathroom and upstairs northwest bathroom.



#### **G. Windows**

All components were found to be performing and in satisfactory condition on the day of the inspection.

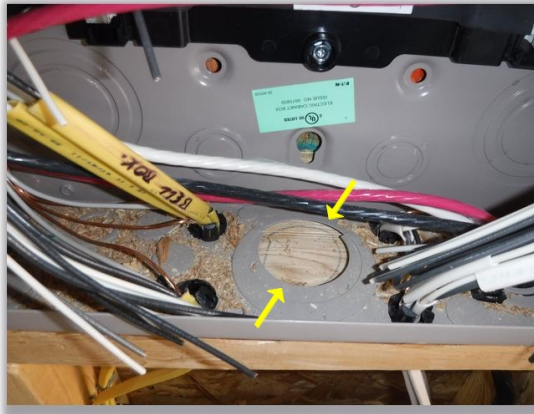
#### **H. Stairways**

All components were found to be performing and in satisfactory condition on the day of the inspection.

## II. ELECTRICAL SYSTEMS

### A. Panels / Electrical Cabinets

- The open unused knockouts in the bottom of the subpanel cabinet needs to be properly closed.



### B. Branch Circuit Wiring / Boxes / Devices

- Striker plates are needed to help protect the electrical branch circuit wiring from fastener (nail or screw) damage in various locations throughout the structure. Bored holes in framing members for wiring shall be located not less than 1 ¼ inches from the edge of the framing member or shall be protected with a minimum 0.0625-inch steel plate or sleeve, a listed steel plate or other physical protection. The striker plates are needed at the holes through the wood over the sub-panel.





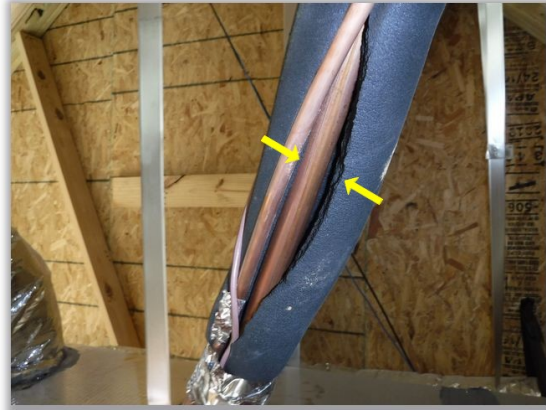
- The wires are not properly secured in place to hole the wires 1 1/2-inch from the edge of the stud face. The wires that need to be secured are located in the garage, family room and study.



### III. MECHANICAL SYSTEMS

#### A. Heating & Cooling Equipment

- The insulation is separating on the refrigerant lines in the attic area should be repaired or replaced as necessary at the HVAC unit over the cabana room.

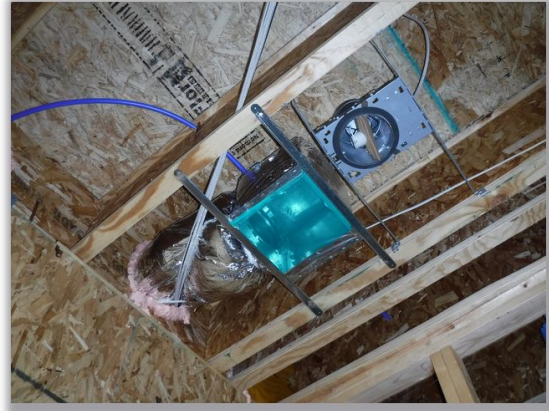


#### B. Duct System, Chases, and Vents

- The flex ducts are turned sharply in the attic space over the back porch, over the master bathroom traveling to study, laundry room and downstairs half bathroom. This condition does not meet current manufacturers installation standards. This condition should be corrected to help improve proper air balance and flow to the different areas of the structure.







### **C. Dryer Exhaust System**

All components were found to be performing and in satisfactory condition on the day of the inspection.

## IV. PLUMBING SYSTEM

### A. Plumbing Supply, Distribution Systems, Drains, Waste and Vents

- The roof level vent stacks need to be painted to help protect them from UV breakdown.
- Several of the plumbing stacks are capped at the roof level termination.

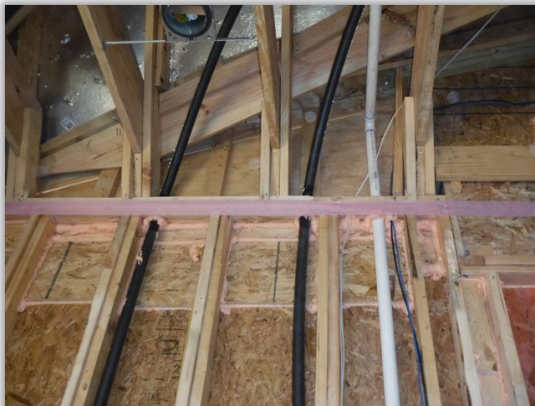


- The plumbing water lines need to be better secured with the wall cavity in the cabana room pool bath. This will help prevent hammering and water line knocking.





- The plumbing waste pipes that pass through the top plate and/or bottom plate should be protected with shield plates that extend not less than 2-inches above the bottom plates and/or below top plates to help prevent possible damage from fasteners (nails). Shield plates need to be installed to help prevent damage in the pool bath in cabana room, laundry room, garage wall adjacent to laundry room, southwest corner bedroom bathroom, both north bedrooms, garage, laundry room, master bedroom and master bathroom.



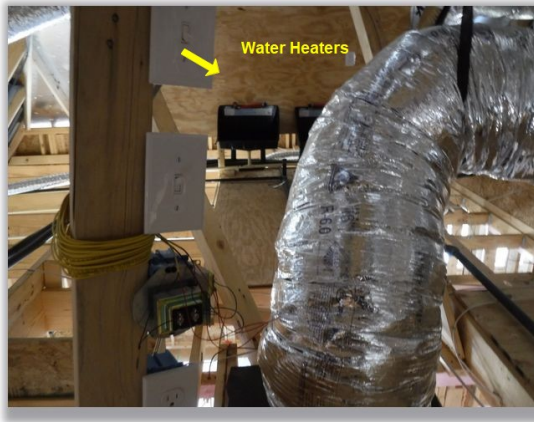


**P2603.2.1 Protection against physical damage.** In concealed locations, where piping, other than cast-iron or galvanized steel, is installed through holes or notches in studs, joists, rafters or similar members less than 1¼ inches (31.8 mm) from the nearest edge of the member, the pipe shall be protected by steel shield plates. Such shield plates shall have a thickness of not less than 0.0575 inch (1.463 mm) (No. 16 Gage). Such plates shall cover the area of the pipe where the member is notched or bored, and shall extend not less than 2 inches (51 mm) above sole plates and below top plates.



## B. Water Heating Equipment

- There is not a clear and unobstructed passage to access the attic water heaters. This condition does not meet current building codes.



### **M1305.1 Appliance access for inspection service, repair and replacement.**

*Appliances* shall be located to allow for access for inspection, service, repair and replacement without removing permanent construction, other *appliances*, or any other piping or ducts not connected to the *appliance* being inspected, serviced, repaired or replaced. A level working space not less than 30 inches deep and 30 inches wide (762 mm by 762 mm) shall be provided in front of the control side to service an *appliance*.

### **M1305.1.2 Appliances in attics.**

*Attics* containing *appliances* shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest *appliance*, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long measured along the centerline of the passageway from the opening to the *appliance*. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the *appliance* where access is required. The clear access opening dimensions shall be not less than of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance.