



PROPERTY INSPECTION REPORT

Prepared For: Mr. Buyer
(Name of Client)

Concerning: 1234 Your Street
(Address or Other Identification of Inspected Property)

By: Mr. Inspector 01/01/10
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property.

It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Congratulations on your home purchase. We work for and in the best interests of the buyer only. This report is prepared for and owned by the buyer and is non-transferable. It is not intended to eliminate the risk of property ownership. It is limited to visual, audible and operational techniques only, and is not all-inclusive. Its purpose is to determine, at the time of inspection only, if the items inspected are performing the function of which they are intended. There are no warranties, representations, guarantees, insurances, or assurances as to the efficiencies or future performance expressed or implied by this report. **We highly recommend you purchase a home warranty product.** We will not be liable for misrepresented systems or components, undisclosed or undiscovered defects, or repairs made to any such defects that are brought to the attention of this company after completion of this inspection. Only qualified professionals should perform repairs pursuant to this inspection. BY ISSUING PAYMENT FOR THIS INSPECTION OR USING THIS REPORT FOR ANY PURPOSE, THE BUYER EXPRESSLY AGREES TO THE TERMS, CONDITIONS, AGREEMENTS AND LIMITATIONS STATED WITHIN THIS REPORT. We may pay or receive referral fees associated with this transaction. This report meets or exceeds the minimum guidelines set forth by the Standards of Practice as promulgated by the Texas Real Estate Commission.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab-on grade

Comments: The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose repairs. The inspector does not enter crawl space areas less than 18". It is important to keep soil moisture contents by foundation consistent year round.

The foundation is performing as intended. No problems were observed

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B. Grading & Drainage

Comments: It is advisable to maintain at least four inches of clear area between the ground and masonry and six inches of clearance between ground and wood siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches per 10 feet.

1. Improvement to the grade are needed at the foundation areas of the home. All grades should terminate away from the foundation at a rate of six inches per ten feet.

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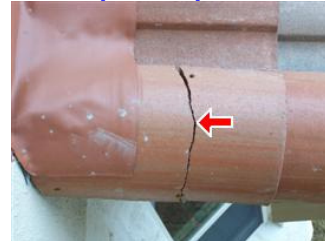
C. Roof Covering Materials

Type(s) of Roof Covering: Clay tile

Viewed From: Walked on roof

Comments: The inspector does not speculate on the remaining life expectancy of the roof covering. The inspector does not lift or remove shingles or tiles. Non accessible roofing surfaces are inspected from the ground and attic only. Tiled roofing surfaces are not walked on.

1. One damaged barrel tile was visible from the rear upstairs porch area of the home.



Damaged barrel tile

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D. Roof Structure & Attic

Viewed From: Entered attic and performed a visual inspection

Approximate Average Depth of Insulation: 10" to 13"

Approximate Average Thickness of Vertical Insulation: 7" to 9"

Comments: Only areas of the attic determined accessible by the inspector area inspected.

1. Insure that all attic hatches are properly adjusted for proper fit.



Excessive gap present at hatch

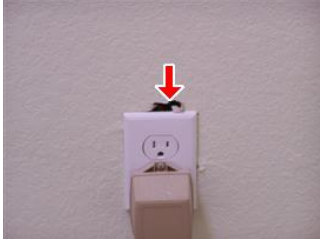
I	NI	NP	D	Inspection Item
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E. Walls (Interior & Exterior)

Comments: Only areas free and clear of furniture and other obstructions are inspected. Observation of these areas is related to structural performance and water penetration only. The inspector does not comment on obvious damage. It is recommended that all surfaces be kept well sealed. This inspection does not cover any issues that are considered to be environmental, such as, but not limited too, lead based paint, asbestos, radon, mold, mildew or funguses.

1. Master closet - Insure that all wall penetrations are sealed.



Unsealed penetrations

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F. Ceilings & Floors *Comments:*

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G. Doors (Interior & Exterior)

Comments: Cosmetic items and obvious holes are not included in this report. It is common in the course of climate changes that some doors may bind mildly or that the latches may need adjustment.

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H. Windows

Comments: Double pane window seals may be broken without having a visible amount of condensation build-up between the panes. Obviously fogged windows are noted when observed but a complete inspection is not possible due to some light conditions, installed screens, dirt on surfaces and/or rain at time of inspection. Consult a glass installer for further evaluation of windows.

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

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J. Fireplace/Chimney

Comments: The inspection does not include the adequacy of draft or conditions of non-visible flue tiles.

1. Fireplace damper is not blocked open. Damper locks are required at all fireboxes equipped with gas logs.

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K. Porches, Balconies, Decks, and Carports

Comments: The inspector does not determine the existence or adequacy of flashing between the deck and the home.

I	NI	NP	D	Inspection Item
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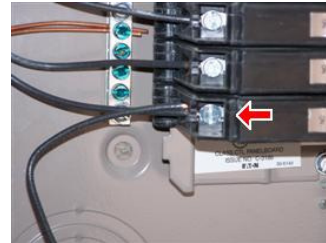
II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments: Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, yard and tree lighting. Intercom systems area not inspected.

1. Electrical Sub-Panel - Lower left breaker is double-lugged (two electrical circuits supplied by one breaker). It is recommended that the electrical sub-panel be reevaluated by a licensed electrician for compliance.



Double-lugged breaker

2. Pantry door light switch is excessively gapped at the jamb.



Light switch excessively gapped

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: The inspector does not check 220-volt outlets.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Heat Pump

Energy Source: Electricity

Comments: Full evaluation of the gas heat exchanger required dismantling of the furnace and is beyond the scope of this inspection. Heat pump systems are not tested when ambient temperatures are above 80 degrees Fahrenheit to avoid damaging the system.

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B. Cooling Equipment

Type of System: Central Forced Air System

Comments: The inspector does not determine the adequacy or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Center air conditioning systems are not tested when ambient temperatures are below 60 degrees Fahrenheit to avoid damage to the system. Window air conditioning units are not tested. NOTE: Effective 2006, manufactures will not longer produce repair/replacement parts for A/C units will less than a 13 seer rating and in the event of failure of the unit, it may be necessary to replace the entire unit.

1. The upstairs A/C unit is in need of service. Differentials (difference between room air verses chilled air) was 10 degrees at the time of inspection. Normal differential ranges should fall between 15 and 21 degrees.

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

I	NI	NP	D	Inspection Item
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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: Front Left Curb Area of the Home
Location of main water supply valve: Front Left Curb Area of the Home
Static water pressure reading: 80 psi

Comments: The inspection does not include the condition of plumbing lines in walls, floors, attics, grounds or foundations. Water wells, water-conditioning systems, solar water heating systems, freestanding appliances and the potability of any water supply are excluded from this inspection. Clothes washing machine and icemaker hose bibs are not tested.

B. Drains, Wastes, and Vents

Comments: The following systems, items or components are excluded from this inspection: 1) Drain lines for clothes washing machines, icemakers or water conditioning systems. 2) Drain pumps or water ejection pumps, sewer clean-outs, anti-siphon devices, components that are not visible or accessible, exterior plumbing components and fire sprinkler systems.

C. Water Heating Equipment

Energy Source: Gas
Capacity: 50 gallons

Comments: Water heater did function as intended. NOTE: Water Heater is equipped with a circulation pump.

D. Hydro-Massage Therapy Equipment *Comments:*

1. Jacuzzi motor was not accessible. I was unable to locate an inspection hatch.

V. APPLIANCES

A Dishwasher *Comments:*

B. Food Waste Disposer *Comments:*

C. Range Exhaust Vent *Comments:*

D. Ranges, Cooktops, and Ovens

Comments: The inspector does not test self-cleaning, or self-bake functions on stove.

E. Microwave Oven *Comments:*

F. Trash Compactor *Comments:*

G. Mechanical Exhaust Vents and Bathroom Heaters *Comments:*

H. Garage Door Operator(s) *Comments:*

1. Garage door locking mechanism should be secured or removed to prevent accidental use. This action is required at all garage doors equipped with auto openers.

I. Doorbell and Chimes *Comments:*

1. Front door bell did not operate when tested.

J. Dryer Vents *Comments:*

I	NI	NP	D	Inspection Item
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VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems

Comments: If the sprinkler system is inspected as part of this inspection, it is tested in the manual mode only.

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

Type of Construction: N/A

Comments: If the swimming pool is inspected as part of this inspection, the timers are inspected in the manual mode only.

C. Outbuildings

Comments: N/A

D. Outdoor Cooking Equipment

Energy Source: N/A

Comments:

E. Gas Supply Systems

Comments: All gas lines were functioning as intended.

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

Type of Pump: N/A

Type of Storage Equipment: N/A

Comments: N/A

G. Private Sewage Disposal (Septic) Systems

Type of System: N/A

Location of Drain Field: N/A

Comments: N/A

H. Whole-House Vacuum Systems

Comments: N/A

I. Other Built-in Appliances

Comments: N/A