

PROPERTY INSPECTION REPORT

Prepared For: Sample Report
(Name of Client)

Concerning: Your Street - 1 year new construction, Any City, TX 75070
(Address of Inspected Property)

By: Ricky Cornick, Lic #6229 02/01/2009
(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-I.

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

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT
TRANSFERABLE.**

Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection. Any reference of water intrusion is recommended that a professional investigation be obtained.

Weather during the inspection: Clear

For orientation purposes, the home faces: East

Occupied at the time of the inspection: Yes (We do not move, furniture, rugs, appliances, etc.)

Home appears to be newly remodeled at the time of the inspection: No

Present at the time of inspection: Owner

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I	NI	NP	D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Appears to be Post Tension Slab

Comments:

-Foundation appears to be in average condition considering age, maintenance and subsoil at the time of the inspection.

Note: Weather conditions, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

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B. Grading & Drainage - *Comments*

-Drainage does not appear to be adequate, proper drainage is critical to the future performance of the foundation.

-Low soil level areas present, low areas may retain water during rain, additional fill dirt and grading may be needed to correct these conditions. At front yard near retaining wall and back yard near retaining wall.

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C. Roof Covering Materials

Type(s) of Roof Covering: Composition

Viewed From: Walked Roof, Ground Level

Comments:

-Roof shingles damaged at various areas.

-Roof shingle scar/scuffed areas related to possible foot traffic were observed (various areas). (See Photo for example)

-Nail heads exposed, the nail heads should be caulked or sealed over with roofing cement.

-Nails driven directly through shingle areas causing damage to shingles. (See Photo for example)

-PVC vent pipes damaged/broken at roof tops.

-Front of home flashing to wall areas not sealed. (See Photo for example)

-Roof gutters have bent and/or damaged areas present. Near garage.

-Roof gutter extensions needed to extend discharges away from the foundation.

Note: Roof is not inspected for insurability or life expectancy. This inspector is not a roofing expert, the buyer should have a roofing company inspect roof for further evaluation if so chosen.

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D. Roof Structure & Attic

Viewed From: Inside Attic, Access Opening Only (for garage area)

Approximate Average Depth of Insulation: 12-16 inches

Approximate Average Thickness of Vertical Insulation: 6-10 inches

Comments:

Attic Insulation: Loose Fill and Batt

-Areas of batt type insulation have fallen and need to be put back into place. (See Photo for

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example)
-Wires are too close to the attic opening.



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E. Walls (Interior & Exterior) - Comments

- Exterior wall gaps and/or holes present at various areas, possible water penetration areas. (See Photo for example)
- Exterior caulk needed at wood to brick vertical areas, to prevent water penetration. (See Photo for example)
- Exterior walls, wood exposed – paint peeling/chipping areas present. At garage trim area.
- Exterior wall not even with foundation face, brick over hang areas and/or foundation lip areas present.
- Exterior window sill gaps present, possible water penetration areas. Suggest caulk or silicone to seal all exposed areas. (See Photo for example)
- Exterior wall weep holes appear to be missing at front patio areas.
- Front eave area not finished out, large gap with exposed framing, right of front entryway. (See Photo for example)



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F. Ceilings & Floors - Comments

- Ceiling water stains present, unknown if water stains are from current leaks. Above dining room area (light fixture), visible from attic area. (See Photo for example)
- Floors, possible sub-floor damage present at up stairs areas, popping and cracking noise areas.

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G. Doors (Interior & Exterior) - Comments

- Door stoppers missing/damaged observed during the inspection.
- Weather stripping damaged, not sealed properly (gaps present).

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H. Windows - Comments

- Previous water stains viewed around interior window sill areas.

Note: Absence of safety glass in hazardous locations: Glass panes in the home and bathroom areas may not meet modern standards for the presence of safety glass. This may be typical construction for different home ages. The Texas Real Estate Commission requires inspectors to comment about the absence of safety glass however this report does not identify every circumstance. Improvement options vary and the need for such is a matter of personal opinion. If you desire, a glass specialist can inspect the entire home to new standards in order to determine improvement options.

Defective thermal-pane windows (Moisture between panels) are not always visible. Dirt, haze, cloudy days, rainy days and other weather conditions can obscure their conditions. Window conditions are noted as observed at the time of the inspection and no warranty is implied. Suggest full check by specialist if so chosen.

We do not inspect storm windows, burglar bars or awnings.

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I. Stairways (Interior & Exterior) - Comments

- The stairways (Interior & Exterior) appear to have no visual deficiencies at the time of the inspection.

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J. Fireplace/Chimney - Comments

Fireplace type: Gas, Wood with gas starter bar

- Firebox has cracks present (inside the firebox area).
- No access to fire blocking (fire stop) at the attic penetration area of the chimney flue.
- Gas starter bar appears to be damaged.
- No glass doors present with gas logs in use. Master bedroom unit.

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K. Porches, Balconies, Decks and Carports - Comments

- Walkway was observed to have cracks and/or raised areas present, possible trip hazard. Damaged areas also present.

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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels - *Comments*

Circuit panel location: Garage

Type of wire present: Copper

-Neutrals and grounds are on shared bars inside panel box.

-Lack of arc-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways or similar rooms or areas.

Note: Arc-fault type devices are not tested in occupied homes.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

-Lights non functional and/or damaged. Master bathroom tub area.

-Light covers missing, this can include exposed light bulbs at closets. Kitchen under cabinet light.

-Insulation touching recessed lights in attic, suggest pulling the insulation away and off the recessed lights. (See Photo for example)

-Smoke alarms beeping, battery backups need to be updated.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Conventional

Energy Source: Gas

Comments:

Filter Type: Disposable

-The heating system appears to have no visual deficiencies at the time of the inspection.

Note: Heating units are inspected but are not normally operated when ambient temperature exceeds 70 degrees Fahrenheit.

Heat pumps are operated in "Heat" mode only.

Gas Fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly and are therefore not inspected. We strongly urge you to have an HVAC specialist fully inspect and report on the internal condition of the heat exchanger.

We do not inspect for accessories such as: Humidifiers, electronic filters, motorized damper

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systems, etc. and we do not inspect for efficiency, capacity or adequacy.

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B. Cooling Equipment

Type of System: Conventional

Comments:

Energy Source: Electric

Filter Type: Disposable

Unit #1:

Supply (Air Out) temp: 45 degrees

Return (Air In) temp: 64 degrees

Temp. Differential: 19 degrees

Unit #2:

Supply (Air Out) temp: 64 degrees

Return (Air In) temp: 64 degrees

Temp. Differential: 0 degrees

- Low temperature differential, range is not within 15-20 degrees Fahrenheit. Unit #2 (0 degrees differential).
- Condenser unit would not cycle on, unit would not operate properly at the time of the inspection.
- Unit #2
- Condenser unit has exposed wires present. Unit #2
- Condenser unit electrical cut off (disconnect) located directly behind the unit.
- Condensate drain pan has debris and/or rust present. At both units.
- Condensate drain pan and/or line show signs of previous leak (auxiliary - secondary line drip).
- Unit #1 (See Photo for example)
- Washout area viewed under condenser units pads.
- Due to defects observed, recommend service and systems evaluation by qualified HVAC specialist.

Note: Air conditioning systems are not to be operated and are not inspected when the outside temperatures are below 60 degrees Fahrenheit. Operation at or below 60 degrees could cause damage to the unit.

We do not inspect for efficiency, capacity or adequacy and secondary lines are not traced for termination or tested for proper drainage.

A differential of 15 to 20 degrees indicates proper cooling conditions.



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C. Duct System, Chases, and Vents - Comments
 -No visual deficiencies at the time of the inspection.

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures
Location of water meter: Street area
Location of main water supply valve: Front flower bed area
Static water pressure reading: 60 PSI
Comments:

Kitchen:
 -Kitchen, sink area caulk/grout repairs needed.

Master Bathroom:
 -Shower Stall area caulk/grout repairs needed.

Upstairs Hall Bathroom:
 -Bathtub area caulk/grout repairs needed.

Upstairs Jack and Jill Bathroom:
 -Bathtub area caulk/grout repairs needed.

Note: We do not check sewer lines or septic systems.

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B. Drains, Wastes, and Vents - Comments
 -No visual deficiencies at the time of the inspection.

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C. Water Heating Equipment
Energy Source: Gas
Capacity: 50 (gallons)
Comments:
 -Gas leak detected at pilot line connection area, suggest repair and full gas pressure test to home by specialist. (See Photo for example)
 -Water heater does not appear to be recovering properly for this size home.



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D. Hydro-Massage Therapy Equipment - Comments
 -Hydro-therapy has no access panel present to motor or ground for visual inspection. Access is recommended.

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Note: Hydro-therapy tubs that have been used may need cleaning to the system. Suggest to check the manufactures cleaning suggestions to help fight bacterial and micro-organism growth.

V. APPLIANCES

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A. Dishwasher - *Comments*

-The dishwasher appears to have no visual deficiencies at the time of the inspection.

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B. Food Waste Disposer - *Comments*

-The food waste disposer appears to have no visual deficiencies at the time of the inspection.

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C. Range Exhaust Vent - *Comments*

-The range exhaust vent appears to have no visual deficiencies at the time of the inspection.

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

Unit type: Electric

-No visual deficiencies at the time of the inspection.

Note: Self-cleaning settings not tested.

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E. Microwave Oven - *Comments*

-The microwave oven appears to have no visual deficiencies at the time of the inspection.

Note: Microwave cooking equipment is not checked for radiation leakage.

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F. Trash Compactor - *Comments*

Note: Compression capability not checked.

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

-No visual deficiencies at the time of the inspection.

Note: Gas wall heaters are not tested or inspected, they are considered a fire and safety hazard, they are no longer recommended.

Vents that do not exit to the outside of the home are a common finding and were permitted by many local municipalities. TREC considers the practice incorrect and deficient. Some local regulatory authorities might consider modification of existing systems to be an improvement rather than a repair. Exhaust vents that terminate inside the attic are can add moisture in the attic area. Exhaust vents should terminate near one of the roof vents or directly to the exterior.

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

-No visual deficiencies at the time of the inspection.

Note: Automatic openers are checked in manual operation only at the wall, remote controls are not checked.

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I. Doorbell and Chimes - *Comments*

-No visual deficiencies at the time of the inspection.

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J. Dryer Vents - Comments

-No visual deficiencies at the time of the inspection.

Note: Interior of vent pipe not inspected.

VI. OPTIONAL SYSTEMS

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A. Lawn and Garden Sprinkler Systems - Comments

- Exterior PVC sprinkler system water pipes exposed at ground level. (See Photo for example)
- Leaking heads viewed in zone number: Suggest to check all areas and straighten.
- Broken heads viewed in zone number: #2 one broken
- Leaks viewed in zone number: #1 one leaking
- Adjustments needed through all zones for less over-spray onto walls and/or concrete areas.



Note: Sprinkler systems are inspected in manual operation only.

**Summary page of items listed through the report marked as "Deficiency".
Please see full report for details and photos.**

Grading & Drainage

- Drainage does not appear to be adequate, proper drainage is critical to the future performance of the foundation.
- Low soil level areas present, low areas may retain water during rain, additional fill dirt and grading may be needed to correct these conditions. At front yard near retaining wall and back yard near retaining wall.

Roof Covering Materials

- Roof shingles damaged at various areas.
- Roof shingle scar/scuffed areas related to possible foot traffic were observed (various areas). (See Photo for example)
- Nail heads exposed, the nail heads should be caulked or sealed over with roofing cement.
- Nails driven directly through shingle areas causing damage to shingles. (See Photo for example)
- PVC vent pipes damaged/broken at roof tops.
- Front of home flashing to wall areas not sealed. (See Photo for example)
- Roof gutters have bent and/or damaged areas present. Near garage.
- Roof gutter extensions needed to extend discharges away from the foundation.

Roof Structure & Attic

- Areas of batt type insulation have fallen and need to be put back into place. (See Photo for example)
- Wires are too close to the attic opening.

Walls (Interior & Exterior)

- Exterior wall gaps and/or holes present at various areas, possible water penetration areas. (See Photo for example)
- Exterior caulk needed at wood to brick vertical areas, to prevent water penetration. (See Photo for example)
- Exterior walls, wood exposed – paint peeling/chipping areas present. At garage trim area.
- Exterior wall not even with foundation face, brick over hang areas and/or foundation lip areas present.
- Exterior window sill gaps present, possible water penetration areas. Suggest caulk or silicone to seal all exposed areas. (See Photo for example)
- Exterior wall weep holes appear to be missing at front patio areas.
- Front eave area not finished out, large gap with exposed framing, right of front entryway. (See Photo for example)

Ceilings & Floors

- Ceiling water stains present, unknown if water stains are from current leaks. Above dining room area (light fixture), visible from attic area. (See Photo for example)
- Floors, possible sub-floor damage present at up stairs areas, popping and cracking noise areas.

Doors (Interior & Exterior)

- Door stoppers missing/damaged observed during the inspection.
- Weather stripping damaged, not sealed properly (gaps present).

Windows

- Previous water stains viewed around interior window sill areas.

Fireplace/Chimney

- Firebox has cracks present (inside the firebox area).
- No access to fire blocking (fire stop) at the attic penetration area of the chimney flue.
- Gas starter bar appears to be damaged.
- No glass doors present with gas logs in use. Master bedroom unit.

Porches, Balconies, Decks and Carports

-Walkway was observed to have cracks and/or raised areas present, possible trip hazard. Damaged areas also present.

Service Entrance and Panels

-Neutrals and grounds are on shared bars inside panel box.

-Lack of arc-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways or similar rooms or areas.

Branch Circuits, Connected Devices, and Fixtures

-Lights non functional and/or damaged. Master bathroom tub area.

-Light covers missing, this can include exposed light bulbs at closets. Kitchen under cabinet light.

-Insulation touching recessed lights in attic, suggest pulling the insulation away and off the recessed lights. (See Photo for example)

-Smoke alarms beeping, battery backups need to be updated.

Cooling Equipment

-Low temperature differential, range is not within 15-20 degrees Fahrenheit. Unit #2 (0 degrees differential).

-Condenser unit would not cycle on, unit would not operate properly at the time of the inspection. Unit #2

-Condenser unit has exposed wires present. Unit #2

-Condenser unit electrical cut off (disconnect) located directly behind the unit.

-Condensate drain pan has debris and/or rust present. At both units.

-Condensate drain pan and/or line show signs of previous leak (auxiliary - secondary line drip). Unit #1 (See Photo for example)

-Washout area viewed under condenser units pads.

-Due to defects observed, recommend service and systems evaluation by qualified HVAC specialist.

Water Supply System and Fixtures

Kitchen:

-Kitchen, sink area caulk/grout repairs needed.

Master Bathroom:

-Shower Stall area caulk/grout repairs needed.

Upstairs Hall Bathroom:

-Bathtub area caulk/grout repairs needed.

Upstairs Jack and Jill Bathroom:

-Bathtub area caulk/grout repairs needed.

Water Heating Equipment

-Gas leak detected at pilot line connection area, suggest repair and full gas pressure test to home by specialist. (See Photo for example)

-Water heater does not appear to be recovering properly for this size home.

Hydro-Massage Therapy Equipment

-Hydro-therapy has no access panel present to motor or ground for visual inspection. Access is recommended.

Lawn and Garden Sprinkler Systems

-Exterior PVC sprinkler system water pipes exposed at ground level. (See Photo for example)

-Leaning heads viewed in zone number: Suggest to check all areas and straighten.

-Broken heads viewed in zone number: #2 one broken

-Leaks viewed in zone number: #1 one leaking

-Adjustments needed through all zones for less over-spray onto walls and/or concrete areas.