

HOMESPEC REAL ESTATE INSPECTIONS

P.O. Box 1369 Temple, Texas 76503

www.homespec1.com

Brad Phillips
254-770-8057

Kelly Hankins
254-721-0326

Curtis Woolsey
254-458-8753

Tom Wharton
817-727-1524

PROPERTY INSPECTION REPORT

Prepared For: Sample Report
(Name of Client)

Concerning: Anywhere, TX
(Address or Other Identification of Inspected Property)

By: _____ **2016**
Brad Phillips Professional Inspector #1797 (Date)

Kelly Hankins Professional Inspector #4519

Curtis Woolsey Professional Inspector #20875

Tom Wharton Professional Inspector #22019

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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.

Report Identification: **Anywhere, TX**

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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 may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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 ACTIONS, 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.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;

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REI 7-5 (09/01/2015)

Report Identification: **Anywhere, TX**

- 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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Listing Agent:
Selling Agent:

| I | NI | NP | D | Inspection Item |
|---|----|----|---|-----------------|
|---|----|----|---|-----------------|

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

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

| I | NI | NP | D | Inspection Item |
|---|----|----|---|-----------------|
|---|----|----|---|-----------------|

I. STRUCTURAL SYSTEMS

 A. Foundations (If all crawl space areas are not inspected, provide an explanation.)
Type of foundation: Concrete slab-on grade

Comments:

The foundation is performing as intended. No significant problems were observed.

 B. Grading & Drainage
Comments:
 All components were found to be in satisfactory condition on the day of the inspection.

 C. Roof Covering Materials
Type(s) of roof covering: Composition shingles
Viewed from: Viewed from the ground

Comments:



Damaged and missing shingles.
 Loose shingles.
 Nails pushing up shingles in several areas.
 Missing drip edge flashing.

 D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)

Viewed from: Entered the attic and performed a visual inspection.

Approximate Average Depth of Insulation: 10 to 12 inches

Approximate Average Thickness of Vertical Insulation: Not Applicable

Comments:

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

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| I | NI | NP | D | Inspection Item |
|---|----|----|---|-----------------|
|---|----|----|---|-----------------|

-

E. Walls (Interior & Exterior)

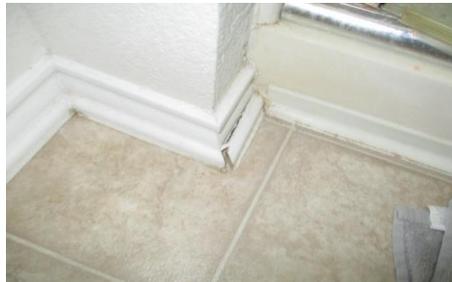
Comments:



No head flashing above the protruding exterior trim.
Inadequate slope of the masonry window sills.



Damaged exterior siding and trim.



Damaged interior trim in the master bathroom.
The mirrors are not sealed at the vanity backsplashes.
Stress cracks on the wall above the tub in the master bathroom.

| I | NI | NP | D | Inspection Item |
|---|----|----|---|-----------------|
|---|----|----|---|-----------------|

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F. Ceilings & Floors

Comments:



Damaged vinyl flooring in the kitchen.



Nails backing out of the ceiling in the bedroom.
Damaged and stained carpet.

-
-
-
-

G. Doors (Interior & Exterior)

Comments:



Damaged rear exterior door.
Inadequate landing at the rear entry door.
The master bathroom entry door is binding against the door casing.
The springs on the overhead garage door are out of adjustment.
Missing and damaged doorstops.

| I | NI | NP | D | Inspection Item |
|---|----|----|---|-----------------|
|---|----|----|---|-----------------|

H. Windows

Comments:

Missing screens.
 Damaged glazing on the interior of one of the windows in the master bedroom.
 Loose and damaged blinds.

I. Stairways (Interior & Exterior)

Comments:

Improper type fasteners used to install the attic stairs.

J. Fireplace/Chimney

Comments:

None present.

K. Porches, Balconies, Decks, and Carports

Comments:

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

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Type of service entrance wiring: Aluminum service entrance, Aluminum and Copper feeder wire.

Comments:



Damaged knock out in the main panel.

B. Branch Circuits - Connected Devices and Fixtures

Type of branch circuit wiring: Copper

Comments:

No GFCI protection to some of the garage outlets.
 Loose wall outlet in the garage.
 Lights not working throughout the house.

| I | NI | NP | D | Inspection Item |
|---|----|----|---|-----------------|
|---|----|----|---|-----------------|

C. Smoke Detectors

Comments:

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

D. Carbon Monoxide Detectors

Comments:

Not applicable.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central heat pump system

Energy Source: Electric

Comments:

The emergency heat is not working properly, inadequate output temperature in the emergency heating mode (88°F).

B. Cooling Equipment

Type of System: Central air conditioning system

Energy Source: Electric

Comments:

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

C. Ducts System, Chases and Vents

Comments:

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

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Type of supply piping: Poly

Location of Water Meter: Right front yard

Location of Main Water Supply Valve: Inside the meter

Static Water Pressure Reading: 65 PSI

Comments:

Damaged hand sprayer at the kitchen sink.

Damaged grout joints and caulking around the tub in the hall bathroom.

Looser tissue holder in the hall bathroom.

Damaged seal at the bottom of the shower door in the master bathroom.

| I | NI | NP | D | Inspection Item |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. Drains, Wastes, Vents <i>Type of drain, waste and vent piping:</i> PVC <i>Comments:</i> Missing mechanical stop and waste at one of the lavatories in the master bathroom. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.) <i>Energy Source:</i> Electric <i>Capacity:</i> 55 Gallon <i>Comments:</i> All components were found to be in satisfactory condition on the day of the inspection. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. Hydro-Massage Therapy Equipment <i>Comments:</i> None present. |
| V. APPLIANCES | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Dishwasher <i>Comments:</i> Not working. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. Food Waste Disposer <i>Comments:</i> All components were found to be in satisfactory condition on the day of the inspection. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | C. Range Hood and Exhaust System <i>Comments:</i> All components were found to be in satisfactory condition on the day of the inspection. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | D. Ranges, Cooktops, and Ovens <i>Type and energy source:</i> Free standing electric oven / range. <i>Comments:</i> All components were found to be in satisfactory condition on the day of the inspection. |

| I | NI | NP | D | Inspection Item |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. Microwave Oven <i>Comments:</i> All components were found to be in satisfactory condition on the day of the inspection. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | F. Mechanical Exhaust Vents and Bathroom Heaters <i>Comments:</i> All components were found to be in satisfactory condition on the day of the inspection. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | G. Garage Door Operators <i>Comments:</i> None present. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | H. Dryer Exhaust Systems <i>Comments:</i> All components were found to be in satisfactory condition on the day of the inspection. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I. Doorbell and Chimes <i>Comments:</i> All components were found to be in satisfactory condition on the day of the inspection. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | J. Whole House Vacuum Systems <i>Comments:</i> None present. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | K. Attic Power Ventilators <i>Comments:</i> None present. |