

PROPERTY INSPECTION REPORT

Prepared For: _____

Concerning: _____
(Address or Other Identification of Inspected Property)

By: Inspector's Name and License #
(Name and License Number of Inspector) (Date)

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

Agent: _____

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions, which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

**The home was occupied at the time of the inspection. I was unable to visually inspect all areas due to furniture and personal belongings.

Report Identification: - Dr.

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. The inspector may provide comments whether or not an item is deemed in need of repair.

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or In Need of Repair
I	NI	NP	R	Inspection Item	

I. STRUCTURAL SYSTEMS

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Foundations (If all crawl space areas are not inspected, provide an explanation.)
<i>Comments (An opinion on performance is mandatory.):</i> The foundation is slab on grade. A step crack was noted in the front exterior brick, near the garage. These types of cracks are often indications of foundation settlement/movement. The slab edges have been freshly painted. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. Grading & Drainage
<i>Comments:</i> The soil should be raised at the front beds and on the sides of the home to prevent water from pooling at the foundation. The left gutter downspout should be raised from the soil to promote proper drainage. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)
<i>Comments:</i> The roof covering is composition shingle. The rubbing tree branches at the left drip edge should be cut back. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)
<i>Comments:</i> The attic insulation depth is 10 to 12 inches. The crawlspace in the attic is limited; the attic area was inspected from near the scuttle hole. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. Walls (Interior & Exterior)
<i>Comments:</i> A section of the left exterior trim is cracked. The open seams at the exterior siding and trim should be sealed. Loose exterior trim is present, near the front porch. Signs of water damage are present on the exterior trim, near the breakfast room windows. The porthole on the right side of the home for the A/C lines entering the home should be sealed. Signs of water damage are present at the lower edges of the rear exterior siding. The fascia wood is in contact with the roof covering at the upper front gables. Fresh paint was noted at the exterior and interior wall coverings. The banister rails at the top and bottom of the staircase are loose. The guardrail at the stairwell is not childproof. The Formica shelf above the commode at the hall bathroom is loose at the wall. A handrail should be installed at the garage steps. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | F. Ceilings & Floors
<i>Comments:</i> Tape joint cracks were noted at the living room and master bedroom ceilings. A popping noise is present at the upstairs floor decking, when pressure is applied. Cracked tiles are present at the entry tile floor. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | G. Doors (Interior & Exterior)
<i>Comments:</i> The lower seal is cracked on both of the older, overhead garage doors. The sliding glass door at the dining room is sticking at the track and no screen door is present at the sliding glass door track. The front door casing is cracked, near the |

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

striker plates. The top hinge is loose on the garage passage door and the garage passage door is rubbing at the top edge. The garage passage door is swinging closed. The weather stripping is loose on the garage passage doorjamb and on the front doorjamb. The #1 hall bedroom door is rubbing at the doorjamb. The master bedroom door is not latching at the striker plate.

H. Windows
Comments: The #1 hall bedroom window screen is bent. A cracked glazing strip is present on a breakfast room window.

I. Fireplace/Chimney
Comments: A crack is present in the brick liner at the back of the firebox. Rust buildup is present on the metal chimney cap. The chimney flue liner is dirty.

J. Porches, Decks and Carports (Attached)
Comments: Water damage is present at the lower edge of the back porch covering post. A handrail should be installed at the front porch steps.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
Comments: Copper wire is present and preferred at the branch circuits. No visible main breaker or grounding rod is present on the main electrical panel.

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):
Comments: No GFCI protection is present at the kitchen outlets. An exposed, light gauge extension cord is powering the rear exterior light fixture; this light fixture should be hard wired in with the appropriate size of wiring. Globes are missing on the light fixtures at the pantry, laundry closet and clothes closets. A cracked switch plate is present in the living room. A flickering light bulb is present at the master bathroom. The front porch light is inoperative, possible bad bulb.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment
Type and Energy Source: (Upright - Gas)
Comments: The flex gas pipe feeding the furnace should be replaced with rigid gas pipe at the housing pass through. Combustion air vents should be installed inside the furnace closet. Rust/corrosion is present at the furnace burners. The furnace equipment is older; I recommend the unit be cleaned and serviced by an HVAC technician.

B. Cooling Equipment
Type and Energy Source: (Upright - Elect.)
Comments: The A/C is cooling well with a 20 degree temperature differential. The insulation is worn/loose on the suction line, near the air handler. Loose duct tape is present at the top of the air handler. The blower motor and air filter is dirty. The air handler is an older unit; I recommend the unit be cleaned and serviced by an HVAC technician.

C. Ducts and Vents

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

Comments: The outer vinyl is torn on several of the visible air ducts in the attic. The air ducts in the attic appear to be older.

IV. PLUMBING SYSTEM

- A. Water Supply System and Fixtures**
Comments: The front exterior faucet is dripping. The hot water flow is low on the kitchen sink. Surface damage was noted on the hall and master bathroom sinks, near the drains. The hall bathroom sink is slow to drain. The sealant is loose/incomplete at the edges of the hall shower surround. The left, master bathroom sink stopper is inoperative. Loose/offset tiles were noted at the master shower surround. A cracked tile was noted at the top edge of the master shower surround. The master tub spout is dripping.
- B. Drains, Wastes, Vents**
Comments:
- C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)
Energy Source: (Gas Unit) 1996 40 gallon unit.
Comments: Signs of sediment are present on the water heater during operation. The water heater temperature control is currently set on "very hot".
- D. Hydro-Therapy Equipment**
Comments:

V. APPLIANCES

- A. Dishwasher**
Comments: Rust is present on the lower dish rack.
- B. Food Waste Disposer**
Comments:
- C. Range Hood**
Comments:
- D. Ranges/Ovens/Cooktops**
Comments: The oven heated to 375 at 350. No anti tip device is present on the oven. The oven is an older unit.
- E. Microwave Cooking Equipment**
Comments:
- F. Trash Compactor**
Comments:
- G. Bathroom Exhaust Fans and/or Heaters**
Comments:
- H. Whole House Vacuum Systems**

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

Comments:

I. Garage Door Operators
Comments: The sensitivity should be adjusted for the auto reversing action of the garage door opener.

J. Door Bell and Chimes
Comments:

K. Dryer Vents
Comments: Lint buildup is present at the dryer vent pipe. The baffle is stuck open on the dryer vent cover.

L. Smoke Alarms
Comments: Smoke alarms should be installed inside all bedrooms.

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers
Comments:

B. Swimming Pools and Equipment
Comments:

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

CONTRACT! PLEASE READ!

THE INSPECTOR HAS NOT INSPECTED ITEMS OR AREAS WHICH ARE CONCEALED OR REQUIRE DISASSEMBLY NOR HAS ANY COMMENT BEEN MADE REGARDING LATENT DEFECTS OR CONDITIONS. NO ENGINEERING OR SCIENTIFIC TESTS WERE PERFORMED. DESIGN DEFICIENCIES AND AIR CONDITIONING LOAD STUDIES ARE NOT COVERED IN THIS INSPECTION.

T.C.I.S. WILL NOT BE LIABLE FOR UNDISCOVERED OR UNDISCLOSED DEFECTS BROUGHT TO ITS ATTENTION (IN WRITING) MORE THAN SEVEN DAYS AFTER CLOSING. THIS INSPECTION REPORT IS NOT TRANSFERRABLE. BUYER IS ENCOURAGED TO CALL INSPECTOR BEFORE CLOSING WITH ANY QUESTIONS REGARDING THE INSPECTION. IF BUYER IS NOT PRESENT AT THE INSPECTION, FOR WHATEVER REASON, BUYER AGREES THAT THESE TERMS AND CONDITIONS SHALL APPLY AS SOON AS PAYMENT IS RECEIVED BY T.C.I.S. THE BUYER AGREES TO OBTAIN AND READ SELLER DISCLOSURE STATEMENT BEFORE CLOSING AND WAIVES T.R.E.C. REQUIREMENT THAT INSPECTOR OBTAIN PROPERTY CONDITION ADDENDUM BEFORE PERFORMING THE INSPECTION.

IF AN ITEM IS REPORTED TO BE IN NEED OF IMMEDIATE REPAIR, OR IS NOT PERFORMING ITS INTENDED FUNCTION, AND THE BUYER INTENDS TO PURCHASE THE PROPERTY ANYWAY, WE RECOMMEND AND BUYER AGREES, TO CONTACT A QUALIFIED SPECIALIST TO ASSESS THE EXTENT OF THE DEFECT OR DEFICIENCY. YOU THE BUYER, AGREE THAT ANY DAMAGES FOR NEGLIGENCE, BREACH OF CONTRACT OR OTHER CLAIMS ARE LIMITED TO THE AMOUNT OF THE INSPECTION FEE. IF CUSTOMER INSTITUTES ANY LEGAL ACTION CONCERNING THIS INSPECTION, AND FAILS TO PREVAIL ON ALL OF THE CAUSES OF ACTION ALLEGED, CUSTOMER AGREES TO BE LIABLE TO T.C.I.S. FOR ALL OF ITS ATTORNEYS OR ARBITRATION FEES INCURRED IN SUCH ACTION. BUYER WAIVES AND RELEASES ALL EXPRESSED OR IMPLIED WARRANTIES BY THE INSPECTOR. YOU ALSO REPRESENT TO US THAT 1.) THE INSPECTOR HAS NOT MADE ANY ORAL REPRESENTATIONS THAT ARE NOT DIFFERENT FROM OR IN ADDITION TO, WHAT IS WRITTEN IN THIS REPORT. 2.) THAT YOU ARE NOT AWARE OF ANY CONDITIONS OTHER THAN THOSE WHICH HAVE BEEN NOTED IN THIS REPORT. 3.) YOU AGREE TO EACH PROVISION OF THIS REPORT BY RELYING ON IT IN ANY WAY, WHETHER OR NOT YOU SIGN IT. THE BUYER AGREES TO BINDING DISPUTE SETTLEMENT WITH THE BETTER BUSINESS BUREAU OR OTHER IMPARTIAL THIRD PARTY BEFORE ATTEMPTING LEGAL ACTION. THE BUYER AGREES TO PAY FOR INSPECTION WHETHER OR NOT THE HOUSE CLOSSES.

I HAVE READ, UNDERSTAND AND AGREE TO THE ABOVE TERMS AND ACKNOWLEDGE RECEIPT OF THE INSPECTION REPORT. BY ACCEPTING OR USING THIS REPORT FOR ANY PURPOSE THE BUYER EXPRESSLY AGREES TO THE ABOVE TERMS.

BUYER OR AGENT _____ TIME _____ to _____ DATE _____

INSPECTOR _____ PHP _____ STATE LICENSE # _____ 5026 _____

TERMS _____ ADDENDUM AVAILABLE? _____ No _____

NOTE: (UNLESS SPECIFIED WE DO NOT INSPECT UTILITY LINES, CLOCKS, TIMERS, SELF-CLEANING OR TIME-BAKE MODES OF OVENS, INTERCOM COMMUNICATIONS MODE, HUMIDIFIERS, MICROWAVE RADIATION LEAKAGE, GAS PIPE OR GAS METER LEAKAGE, ELECTRONIC AIR FILTERS, PHOTOCELLS, SOLAR AND SECURITY SYSTEMS, WATER PURIFICATION OR CONDITIONING UNITS, CLOTHES WASHERS, CLOTHES DRYERS, REFRIGERATORS, SEWER LINES, HEAT EXCHANGERS, AND UTILITY METERS.)

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

The foundation is slab on grade. A step crack was noted in the front exterior brick, near the garage. These types of cracks are often indications of foundation settlement/movement. The slab edges have been freshly painted.

The soil should be raised at the front beds and on the sides of the home to prevent water from pooling at the foundation. The left gutter downspout should be raised from the soil to promote proper drainage.

The soil should be raised at the front beds and on the sides of the home to prevent water from pooling at the foundation. The left gutter downspout should be raised from the soil to promote proper drainage.

The roof covering is composition shingle. The rubbing tree branches at the left drip edge should be cut back.

A section of the left exterior trim is cracked. The open seams at the exterior siding and trim should be sealed. Loose exterior trim is present, near the front porch. Signs of water damage are present on the exterior trim, near the breakfast room windows. The porthole on the right side of the home for the A/C lines entering the home should be sealed. Signs of water damage are present at the lower edges of the rear exterior siding. The fascia wood is in contact with the roof covering at the upper front gables. Fresh paint was noted at the exterior and interior wall coverings. The banister rails at the top and bottom of the staircase are loose. The guardrail at the stairwell is not childproof. The Formica shelf above the commode at the hall bathroom is loose at the wall. A handrail should be installed at the garage steps.

Tape joint cracks were noted at the living room and master bedroom ceilings. A popping noise is present at the upstairs floor decking, when pressure is applied. Cracked tiles are present at the entry tile floor.

The lower seal is cracked on both of the older, overhead garage doors. The sliding glass door at the dining room is sticking at the track and no screen door is present at the sliding glass door track. The front door casing is cracked, near the striker plates. The top hinge is loose on the garage passage door and the garage passage door is rubbing at the top edge. The garage passage door is swinging closed. The weather stripping is loose on the garage passage doorjamb and on the front doorjamb. The #1 hall bedroom door is rubbing at the doorjamb. The master bedroom door is not latching at the striker plate.

The #1 hall bedroom window screen is bent. A cracked glazing strip is present on a breakfast room window.

A crack is present in the brick liner at the back of the firebox. Rust buildup is present on the metal chimney cap. The chimney flue liner is dirty.

Water damage is present at the lower edge of the back porch covering post. A handrail should be installed at the front porch steps.

Copper wire is present and preferred at the branch circuits. No visible main breaker or grounding rod is present on the main electrical panel.

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

No GFCI protection is present at the kitchen outlets. An exposed, light gauge extension cord is powering the rear exterior light fixture; this light fixture should be hard wired in with the appropriate size of wiring. Globes are missing on the light fixtures at the pantry, laundry closet and clothes closets. A cracked switch plate is present in the living room. A flickering light bulb is present at the master bathroom. The front porch light is inoperative, possible bad bulb.

The flex gas pipe feeding the furnace should be replaced with rigid gas pipe at the housing pass through. Combustion air vents should be installed inside the furnace closet. Rust/corrosion is present at the furnace burners. The furnace equipment is older; I recommend the unit be cleaned and serviced by an HVAC technician.

The A/C is cooling well with a 20 degree temperature differential. The insulation is worn/loose on the suction line, near the air handler. Loose duct tape is present at the top of the air handler. The blower motor and air filter is dirty. The air handler is an older unit; I recommend the unit be cleaned and serviced by an HVAC technician.

The front exterior faucet is dripping. The hot water flow is low on the kitchen sink. Surface damage was noted on the hall and master bathroom sinks, near the drains. The hall bathroom sink is slow to drain. The sealant is loose/incomplete at the edges of the hall shower surround. The left, master bathroom sink stopper is inoperative. Loose/offset tiles were noted at the master shower surround. A cracked tile was noted at the top edge of the master shower surround. The master tub spout is dripping.