



PROPERTY INSPECTION REPORT

Prepared For: _____
John Doe
(Name of Client)

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

By: _____
Curtis Carr Lic. # 4026
(Name and License Number of Inspector) 1-09
(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

Through this report the terms "right" and "left" are used to describe the home as viewed facing the home from the street. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Real Estate Commission Standards Of Practice agreed upon in the Home Inspection Agreement.

Any pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection. Acceptance and/or use of this report implies acceptance of the Home Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.

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<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	Inspection Item

I. STRUCTURAL SYSTEMS

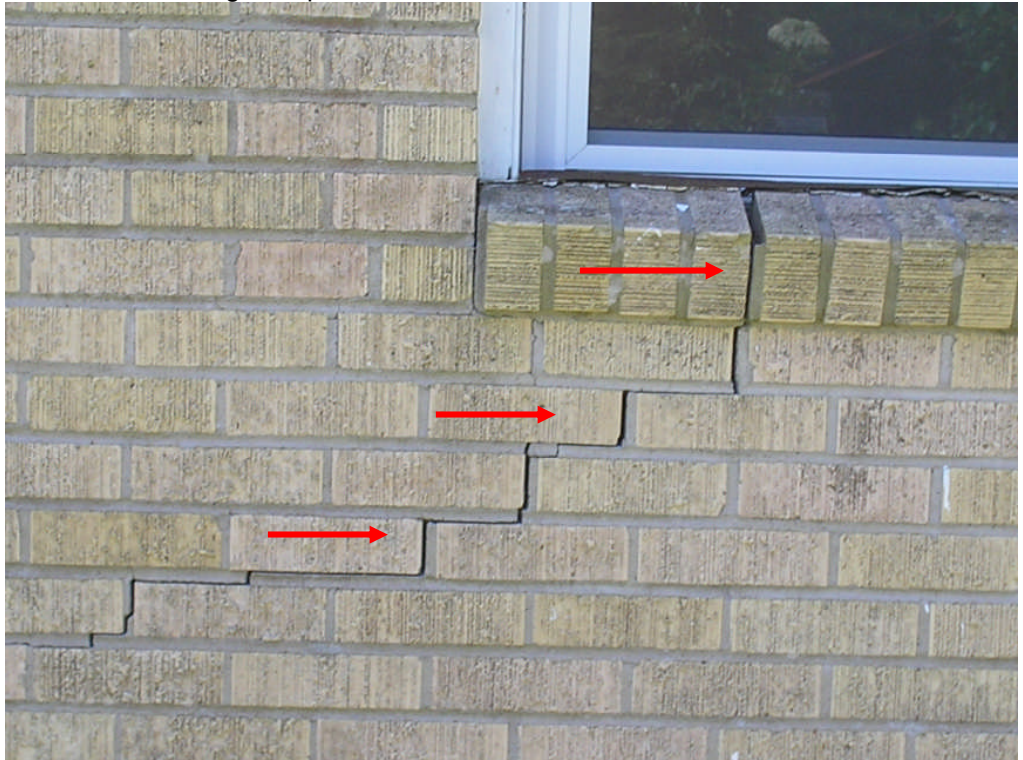
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A. Foundations:

Type of Foundation(s): slab on grade

Comments:

There was a crack in the brick on the left wall below the window. It is recommended that a structural engineer perform a further evaluation of the foundation.



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B. Grading & Drainage – Comments:

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C. Roof Covering Materials

Type(s) of Roof Covering: asphalt-fiberglass shingles

Viewed From: roof surface (walked)

Comments: Condition: light wear

There were damaged shingles on the front side of the roof. It is recommended that a roofing contractor be contacted.

Note: The visual inspection is not intended as a warranty or an estimate on the remaining life of the roof. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. It is recommended that an insurance company be contacted to confirm the roof insurability.



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D. Roof Structure & Attic

Viewed From: inside attic

Approximate Average Depth of Insulation: 8" - 10"

Approximate Average Thickness of Vertical Insulation: n/a

Comments:

There was a broken purlin in the right side of the attic.



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E. Walls (Interior & Exterior) – Comments:

Note: Homes built or remodeled between 2003 and 2007 may contain Chinese drywall. Chinese drywall has been reported to have unusually high levels of hydrogen sulphide and ammonia that may cause health issues and corrosive damage to any metal in the home including electrical wiring, plumbing, and HVAC units. Chinese drywall may not be evident during a routine home inspection. Further evaluation may require an additional invasive inspection. Additional information can be found at: <http://www.doh.state.fl.us/Environment/community/indoor-air/drywall.html>

F. Ceilings & Floors – Comments:

G. Doors (Interior & Exterior) Comments:

The overhead garage door was damaged at the top.



H. Windows – Comments:

I. Stairways (Interior & Exterior) – Comments:

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J. Fireplace/Chimney – Comments:

The top of the chimney pipe was not properly capped. It was open back down into the inner walls of the multi-walled pipe.



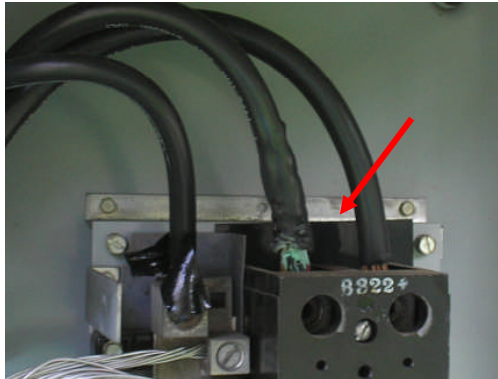
K. Porches, Balconies, Decks, and Carports – Comments:

L. Others – Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels – Comments:

The overhead electrical service entered a Square D panel box located in the garage. There were no AFCIs present (see attachment). There were signs of previous arching at the feeder wires to the box. It is recommended that an electrician be contacted.



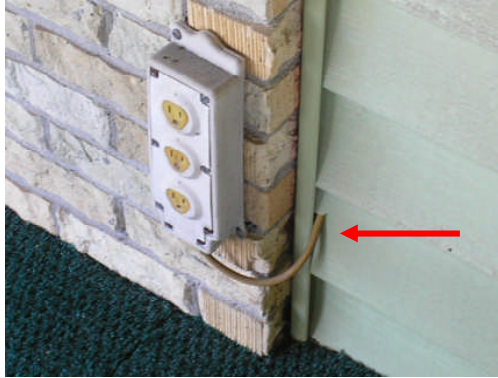
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: copper
Comments:

An exterior receptacle on the rear porch was improperly wired.

Note: We are unable to verify the effectiveness or interconnectivity of smoke alarms when present.



III. HEATING VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: forced-air
Energy Source: gas
Comments:

The Trane heating unit was functioning properly at the time of the inspection. However, the gas line had an improper connection at the unit (flex hose through the housing).



Note: The sizing, efficiency or adequacy of a system is not within the scope of the inspection.

Note: When gas furnaces are present, a full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.

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B. Cooling Equipment

Type of System: central
Comments:

The Heil cooling unit had a high temperature differential of 25 degrees at the time of the inspection. The evaporator coil was viewed and found to be dirty. The primary drain line at the evaporator coil was not insulated. There was rust corrosion to the bottom of the evaporator coil housing and water in the pan, indicating a plugged primary drain. It is recommended that an HVAC technician perform a service check on the unit.

Note: The sizing, efficiency or adequacy of a system is not within the scope of the inspection.



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

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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: front yard
Location of main water supply valve: at meter
Static water pressure reading: 55 - 60 psi
Comments:

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B. Drains, Wastes, and Vents – Comments:

Note: The functionality of clothes washing drains or floor drains is not within the scope of the inspection.

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C. Water Heating Equipment

Energy Source: electric
Capacity: 50 gal.
Comments:

The 2004 Rheem water heater located in the garage had significant rust corrosion to the top of the unit. It is recommended that a plumber be contacted.



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D. Hydro-Massage Therapy Equipment – Comments:

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V. APPLIANCES

A. Dishwasher – Comments:

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B. Food Waste Disposer – Comments:

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C. Range Exhaust Vent – Comments:

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D. Ranges, Cooktops, and Ovens – Comments:

The oven heated at approximately 75 degrees hotter than the dial setting indicated.

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E. **Microwave Oven** – *Comments:*

F. **Trash Compactor** – *Comments:*

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

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

As a note, the operator was not tested (top of door damaged).

I. **Doorbell and Chimes** -- *Comments:*

J. **Dryer Vents** -- *Comments:*

VI. OPTIONAL SYSTEMS

A. **Lawn and Garden Sprinkler Systems** – *Comments:*

B. **Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction:
Comments:

C. **Outbuildings** – *Comments:*

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D. Outdoor Cooking Equipment
Energy Source:
Comments:

E. Gas Supply Systems – Comments:

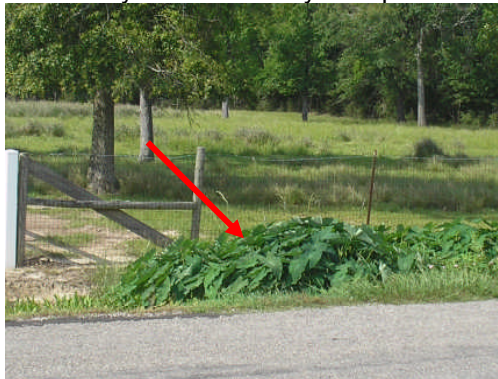
F. Private Water Wells (A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments:

G. Private Sewage Disposal (Septic) Systems
Type of System: conventional (leach field lines)
Location of Drain Field: back yard
Comments:

The onsite waste water treatment system inspection was limited to the components that were visible at the time of the inspection. A dye test was conducted. Water was run into the system at numerous drains for approximately one hour. The weather was cloudy at the time of the inspection and the soil was damp.

A line had been run to the front ditch and was dumping sewage into it. It is recommended that an onsite waste water treatment system specialist be contacted to further evaluate the system.

Note: The inspection excludes system components that are not visible at the time of the inspection such as tanks, underground lines, amount and length of leach field lines, size of pipes, type of pipes, size of tank, size, adequacy or efficiency of the system. Occupant activities such as number of users, level of use and maintenance will directly relate to the system performance, maintenance and life.



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H. Whole-House Vacuum Systems – Comments:

I. Other Built-in Appliances – Comments: