

R & C INSPECTIONS CO.

P.O. BOX 670088 HOUSTON, TX 77267-0088 PH 281-875-9188 FAX 281-875-6365

PROPERTY INSPECTION REPORT

Prepared For: _____

(Name of Client)

Concerning: _____

(Address or Other Identification of Inspected Property)

(City) TX (State) (Zip)

By: _____

(Name and License Number of Inspector) (Date)

NOT REQUIRED

(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 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.

Report Identification

Page 2 of 11

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
SEE SIGNED AGREEMENT

We recommend that all repairs be completed prior to closing as often additional problems are revealed during the process of repairs.

No Environmental tests are performed as a part of this Inspection. (Example but not limited to, Air quality, Lead base paint, mold or mold spores.)

VAC_____

OCCU XWEATHER CLOUDY 76

PERSONS PRESENT

BUYER X AGENT X SELLER_____

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-0

PICTURE OF FRONT OF RESIDENCE

R & C Inspections

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 and is not inspected, the NI column will be checked and an explanation is necessary. Comments may be provided by the inspector as to 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 crawl space areas are not inspected, provide an explanation.)

Comments (an opinion on performance is mandatory). MECHANICAL ONLY.

STRUCTURAL PERFORMED BY ENGINEERING.

☐ ☒ ☐ ☐ **B. GRADING AND DRAINAGE**

Comments: MECHANICAL ONLY.

☐ ☒ ☐ ☐ **C. ROOF COVERING** (if roof is inaccessible, report the method used to inspect.)

Comments: MECHANICAL ONLY.

☐ ☒ ☐ ☐ **D. ROOF STRUCTURE AND ATTIC** (if attic is inaccessible, report the method used to inspect.)

Comments: MECHANICAL ONLY.

☐ ☒ ☐ ☐ **E. WALL(interior and exterior)**

Comments: MECHANICAL ONLY

☐ ☒ ☐ ☐ **F. CEILINGS AND FLOORS**

Comments: MECHANICAL ONLY.

☐ ☒ ☐ ☐ **G. DOORS (Interior and Exterior)**

Comments: MECHANICAL ONLY.

☐ ☒ ☐ ☐ **H. WINDOWS**

Comments: MECHANICAL ONLY.

☐ ☒ ☐ ☐ **I. FIREPLACE/CHIMNEY**

Comments: MECHANICAL ONLY.

☐ ☒ ☐ ☐ **J. PORCHES, DECKS AND CARPORTS (Attached)**

Comments: MECHANICAL ONLY.

☐ ☒ ☐ ☐ **K. OTHER**

Comments: MECHANICAL ONLY.

Report Identification

I = Inspected

NI = Not Inspected

NP = Not Present

Page 4 of 11
D = Deficiency

I NI NP D

INSPECTION ITEMS**II. ELECTRICAL SYSTEMS**☒ ☐ ☐ ☒**A. SERVICE ENTRANCE AND PANELS**

Comments: 200 AMP & 125 AMP PANELS (Federal Pacific Electric & General Electric)

OBSERVATION OF SERVICE ENTRANCE AND PANELS NOTED THE FOLLOWING DEFICIENCY:

1. Missing Knockouts in Panel Box
2. Panel Box not Fully Labeled.

☒ ☐ ☐ ☒

B. BRANCH CIRCUITS-CONNECTED DEVICES AND FIXTURES (Report as in need of repair the lack of ground fault circuit protection where required.):

Type of Wiring: COPPER

Comments: OBSERVATION OF SWITCHES, OUTLETS AND FIXTURES NOTED THE FOLLOWING DEFICIENCY:

1. Exterior Outlets & Entry 1/2 Water Closet Outlet are not G.F.C.I. Protected.
- NOTE: 2 & 3 Wire System.

Smoke Detectors: *Comments* Present X Not Present

Report Identification

I = Inspected

NI = Not Inspected

NP = Not Present

Page 5 of 11
D = Deficiency

I NI NP D

INSPECTION ITEMS

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒

A. HEATING EQUIPMENT

Type of System: FORCED AIR

Energy Source: GAS

Comments: UNIT 1 & 2) 110,000 BTU (Dual System) MFG. DATE 1999

NOTED THE FOLLOWING DEFICIENCY:

1. Rust & Scale build up in Units (Previous Primary Drain Line Leak) –Needs to be Cleaned & Exchangers Checked.
2. Both Safety Door Switches have been cut.

NOTE: VISUAL INSPECTION ONLY. HEAT EXCHANGER NOT COMPLETELY CHECKED FOR CRACKS OR HOLES, NO DISASSEMBLY OF EQUIPMENT IS PERFORMED AS A PART OF THIS INSPECTION.



Report Identification

I = Inspected

NI = Not Inspected

NP = Not Present

Page 6 of 11
D = Deficiency

I NI NP D

INSPECTION ITEMS

☒ ☐ ☐ ☒

B. COOLING EQUIPMENT

Type and Energy Source: SPLIT CENTRAL ELECTRIC

Comments: UNIT 1) 5 TON MFG. DATE 2002

UNIT 2) 5 TON MFG. DATE 2000

NOTED THE FOLLOWING DEFICIENCY:

1. Both Units – No Electrical Disconnects.
2. Both Units – Clean Coils
3. Both Units – Raise Pads or Lower Soil Levels (Ponding)

NOTE: VISUAL INSPECTION ONLY. NO DISASSEMBLY OF EQUIPMENT IS PERFORMED AS A PART OF THIS INSPECTION.



☒ ☐ ☐ ☐

C. DUCTS AND VENTS

Comments: METAL DUCT

OBSERVATION OF DUCTS NOTED NO VISIBLE INDICATION OF AIR LEAKS OR SEPARATION AT THE TIME OF THIS INSPECTION.

Report Identification

I = Inspected

NI = Not Inspected

NP = Not Present

Page 7 of 11
D = Deficiency

I NI NP D

INSPECTION ITEMS

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒

A. WATER SUPPLY SYSTEM AND FIXTURES

Location of water meter: FRONT

Location of main water supply valve: AUXILIARY SHUT OFF AT FRONT PORCH

Static water pressure reading: 41 P.S.I.

Comments: GALVANIZED PIPE

OBSERVATION OF VISIBLE PLUMBING AND FIXTURES AT THE FOLLOWING LOCATIONS WHEN NOTED **OK**, INDICATES NO VISIBLE EVIDENCE OF LEAKS OR PROBLEMS WERE OBSERVED AT THE TIME OF INSPECTION. WHEN PROBLEMS OBSERVED THEY WILL BE NOTED AT THAT LOCATION. (NO SHOWER PAN TEST IS PERFORMED AS A PART OF THIS INSPECITON.)

KITCHEN SINKS –Double- Clean or Replace Aerator DEEP SINK- OK

½ BATH/UTILITY SINK- Clean or replace Aerator

BATH 2(Blue Bedroom)–TUB/SHOWER – Low Water Pressure

BATH 1(Pink)- TUB/SHOWER – Low Water Pressure

ENTRY ½ BATH – OK

WET BAR SINK - OK

MASTER BATH –HIS - OK HERS- OK

POOL BATH –SINK- Low Water Pressure

SHOWER- Head clogged.



☒ ☐ ☐ ☐

B. DRAINS, WASTES, VENTS

Comments: CAST IRON PIPE

Due to Type Material and Age – May want a Hydrostatic Test be preformed.

Report Identification

I = Inspected

NI = Not Inspected

NP = Not Present

Page 8 of 11
D = Deficiency

I NI NP D

INSPECTION ITEMS

☒ ☐ ☐ ☐

C. WATER HEATING EQUIPMENT (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Energy Source: GAS

Capacity: 75 GALLON UNIT MFG. DATE 1999

Comments. NO VISIBLE INDICATION OF LEAKS OR PROBLEMS AT THE TIME OF THIS INSPECTION.

REPCIRCULATING PUMP – NO VISIBLE INDICATION OF PROBLEMS.

WATER TEMPERATURE AT THE KITCHEN SINK IS 116 DEGREES.

NOTE: WATER TEMPERATURE SHOULD NOT EXCEED 120 DEGREES FOR SAFETY.



☒ ☐ ☐ ☒

D. HYDRO-THERAPY EQUIPMENT

Comments: OPERATION OF UNIT APPEARS TO BE FUNCTIONING. NOTED THE FOLLOWING DEFICIENCY:

1. No Sign of G.F.C.I. Protection.



V. APPLIANCES

☒ ☐ ☐ ☐

A. DISHWASHER

Comments: OPERATION OF UNIT APPEARS TO BE FUNCTIONING AS INTENDED, NO VISIBLE INDICATION OF LEAKS OR PROBLEMS AT THE TIME OF THIS INSPECTION.

Report Identification

I = Inspected

NI = Not Inspected

NP = Not Present

Page 9 of 11
D = Deficiency

I NI NP D

INSPECTION ITEMS

☒ ☐ ☐ ☒ **B. FOOD WASTE DISPOSER**

Comments: NOTED THE FOLLOWING DEFICIENCY:

1. Splash Guard missing at Deep Sink.

☒ ☐ ☐ ☐ **C. RANGE HOOD**

Comments: NO VISIBLE INDICATION OF PROBLEMS AT THE TIME OF THIS INSPECTION.

☒ ☐ ☐ ☐ **D. RANGES/OVENS/COOKTOPS**

Type and Energy Source: GAS & ELECTRIC

Comments: COOKTOP- NO VISIBLE INDICATION OF PROBLEMS.

OVENS –TEST SET AT 350F TEMP READ Upper 341F & Lower 343F- Within Mfg. Range of Plus or Minus 25 degrees.

☒ ☐ ☐ ☒ **E. MICROWAVE COOKING EQUIPMENT**

Comments: UNIT MFG. DATE 1999

NOTED THE FOLLOWING DEFICIENCY:

1. LED Display damaged.

NOTE: VISUAL INSPECTION ONLY. NO LEAK TEST PERFORMED AS A PART OF THIS INSPECTION.



CRISPER –OK- NO VISIBLE INDICATION OF PROBLEMS AT INSPECTION.

☒ ☐ ☐ ☐ **F. TRASH COMPACTOR**

Comments: OPERATION OF UNIT APPEARS TO BE FUNCTIONING AS INTENDED, NO VISIBLE INDICATION OF PROBLEMS AT INSPECTION.

☒ ☐ ☐ ☐ **G. MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS**

Comments: OPERATION OF UNITS APPEAR TO BE FUNCTIONING AS INTENDED, NO VISIBLE INDICATION OF PROBLEMS AT THIS INSPECTION.

☒ ☐ ☐ ☒ **H. GARAGE DOOR OPERATORS**

Comments: NOTED THE FOLLOWING DEFICIENCY:

1. No Safety Reverse.

GATES – TWO -OPERATION OF UNITS APPEAR TO BE FUNCTIONING AS INTENDED, NO VISIBLE INDICATION OF PROBLEMS AT THIS INSPECTION.

☒ ☐ ☐ ☐ **I. DOOR BELL & CHIMES**

Comments: OPERATION – OK

Report Identification

I = Inspected

NI = Not Inspected

NP = Not Present

Page 10 of 11

D = Deficiency

I NI NP D

INSPECTION ITEMS

☒ ☐ ☐ ☒

J. DRYER VENTS

Comments: NOTED THE FOLLOWING DEFICIENCY:

1. Vent Cover missing at Roof.
2. Lint collecting in Pipe – Need to be cleaned.

NOTE: GAS DRYER CONNECTIONS (2).



☒ ☐ ☐ ☐

K. OTHER BUILT-IN APPLIANCES

Comments: REFRIGERATORS- 2 Units –Temps 52 degrees

FREEZERS–2 Units-Temps 6 degrees & 1 degrees/ MFG. DATES 1989 & 1999

GAS LOGS – NO VISIBLE INDICATION OF PROBLEMS AT THIS INSPECTION



Report Identification

I = Inspected

NI = Not Inspected

NP = Not Present

Page 11 of 11

D = Deficiency

I NI NP D

INSPECTION ITEMS

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒

A. LAWN SPRINKLER SYSTEMS

Comments: CHECKED IN MANUAL MODE ONLY. 11 ZONES.

ALL ZONES RESPONDED TO TEST. NOTED THE FOLLOWING DEFICIENCY:

1. NO SIGN OF ANTI-SIPHON VALVE LOCATED.
2. Break in Lines at Zone 3 at Left Front by Sidewalk & 2 & 4 at Left Side House
3. Divert Water away from House.



NOTE: WE RECOMMEND THAT ALL REPAIRS BE COMPLETED PRIOR TO CLOSING AS HIDDEN DAMAGE IS SOMETIMES REVEALED DURING THE PROCESS OF REPAIRS.

R & C INSPECTIONS CO. 281-875-9188 FAX: 281-875-6365 E-MAIL: RandCinspections@aol.com