

PROPERTY INSPECTION REPORT

Prepared For: **John Doe**

(Name of Client)

Concerning: **1003 Anywhere Ln. The Woodlands, Tx 77380**

(Address or Other Identification of Inspected Property)

By: **Rodney Sims / Lic# 10271**

(Name and License Number of Inspector)

12/02/2009 / 1:00 PM

(Date / Time)

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-1.

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

Inspection and Report by:
(Real Estate Inspection Specialist)



Occupied

Vacant

PRESENT AT INSPECTION: **Buyer / Buyer's Agent**

Weather Condition at Time of Inspection

Clear

Overcast/Hazy

Cloudy

Rainy

Snow/Ice

Outside Temperature: Arrival **48° F.** Departure: **47° F.**

NOTE: Please see the 'SUMMARY OF INSPECTION'
located at the end of this document.

NOTE: Regarding TREC OP-I Form (Hazards and Deficiencies):

Effective 02/01/2009, the Texas Real Estate Commission issued revised Standards of Practice (see the TREC OP-I form) **'mandating' Licensed Home Inspectors to report certain Hazards or Deficiencies**, even though 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". Some sections of this report 'may' reflect items which have been flagged as 'D' for 'Deficiency' as a result of this mandate. For further clarification of any of these items, please refer to the text of the TREC OP-I form at the end of this document.

NOTE: Regarding Usage of the 'D - Deficiency' Code:

If the inspector notes a System (report section) as Deficient, it does not necessarily indicate that the 'entire' System is Deficient, but rather that 'at least one' Deficiency was noted for that System.

EXAMPLE: If the 'oven clock' is inoperative, the inspector will specifically note this on the report and, as required by TREC, also (flag) the report section for 'Ranges, Cooktops and Ovens' as Deficient. **(HOWEVER, this DOES NOT imply that the 'ENTIRE' Range, Cooktop and Oven was Deficient**, but rather that 'at least one' Deficiency was noted for this System).

Photo of Subject Property:



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

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

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A. Foundations

TREC 'Required' Information:

Foundation Type (appeared to be): **Concrete Post-tension Slab**

Crawl Space Inspected From: **Not Applicable for a Slab**

NOTE: If the client has additional concerns regarding specific components of the foundation system, it is recommended that the client contact a competent professional Structural Engineer.

Comments: *(An opinion on performance is mandatory):*

-In the opinion of the Inspector, the foundation IS performing the function for which it was intended.

HOWEVER, the inspector noted the following deficiency:

-A Post tension cable end was visible on the left side. (This cable end should be coated with appropriate sealant to protect the cable from moisture)



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B. Grading & Drainage

Comments:

-In the front, to the left of the porch, 'negative grade' was observed with the landscaping sloping toward the house. There did not appear to be any secondary drainage system in that area. (The same was observed, to a lesser extent to the right of the porch)



-The inspector was unable to determine the termination point for the downspout underground drain that is on the front right of the house.



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-In the back yard, extending out from the patio, the 'grade' did not have the required 'downward slope' away from the house. (Some slight signs of 'water ponding' were observed)



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C. Roof Covering Materials

TREC 'Required' Information: Roof Covering (Type): **Composition**

Roof Viewed From: **Walked some surfaces** Roof Levels NOT accessed: **Second Story (upper)**

Evidence of 'Previous Repairs' to Roof Coverings and Flashings: **No**

Comments:

NOTE: Most of the upper roof areas were observed from the ground with binoculars.

-At least two areas were noted where 'temporary metal tie straps' were still attached to the roof shingles.



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D. Roof Structure & Attic

TREC 'Required' Information (Attic): Attic Viewed From: **Walked deck or safe area**

Approx. Avg. Depth of Insulation: **12"** Approx. Avg. Thickness of Vertical Insulation: **3.5"**

Comments:

NOTE: In the inspector's 'opinion', the installation of the attic decking and insulation were both very high quality.

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E. Walls (Interior & Exterior)

Comments:

EXTERIOR:

-On the left side, a significant portion was incomplete where the range vent exited through the wall. (NOTE: The inspector observed that the exposed opening through the wall penetrated from the 'exterior brick', through the 'outer sheathing', through the wall cavity, and through the sheetrock on the interior of the wall (exposing the flexible gas line and blower unit inside the house). The inspector 'suggests' the interior wall be sealed appropriately before the brick is reinstalled)



- The main water pipe insulation should stop 'outside' the brick wall. Also, where the water pipe enters the house, it should be sealed with sealant, not mortar.



F. Ceilings & Floors

Comments:

-On the left side of the carport, the long horizontal piece of hardy plank was not attached securely, and was hanging down below the brick lintel.



G. Doors (Interior & Exterior)

Comments:

-In the master bedroom, the 'upper latches' for the bathroom area double doors were difficult to open and close completely.

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 H. Windows

Comments:

 I. Stairways (Interior & Exterior)

Comments:

 J. Fireplace/Chimney

Type: **Metal** Fuel Source: **Gas log only**

Comments:

NOTE: BOTH fireplaces were tested and functioned properly.

 K. Porches, Balconies, Decks, and Carports

Comments: *Note: Structural load capabilities were not inspected*

 L. Other

Comments:

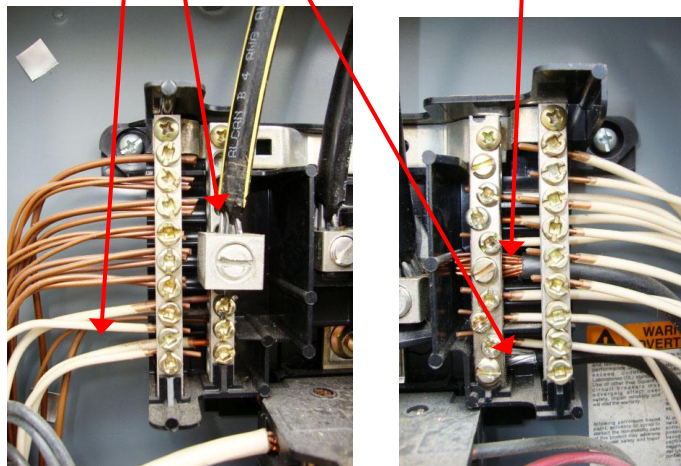
II. ELECTRICAL SYSTEMS

 A. Service Entrance and Panels

(Refer to OP-I form at the end of this document for some TREC Requirements)

Comments:

- There should be a 'trip-tie' joining the breakers for the dishwasher and garbage disposal.
- 'Some' of the white 'Neutral Wires' are incorrectly connected to the Ground Bar.
- The main 'Neutral Feed' is incorrectly connected to the 'ground bar'.
- There is NO 'Grounding Electrode Wire' or Bonding Cables' connected to the ground bar.
- On the right side, the 'Bonding Wires' and 'Grounding Electrode Wire' are incorrectly connected to the 'Neutral Bar'.



-Due to the issues observed, recommend service and system check by licensed Electrician.

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B. Branch Circuits, Connected Devices, and Fixtures

TREC 'Required' Information: Type of Wiring: **Copper**

Comments: *Note: Central Smoke Alarms were not tested.*

- In the kitchen, the GFCI receptacles on both sides of the sink are incorrectly tied together 'in series'.
- In the attic, the 'service disconnect' for one of the furnaces, does not have a face plate.
- On the ceiling of the back porch, there is a receptacle where the face plate does not completely cover the exposed opening.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Heating (Unit-1):

TREC 'Required' Information: Type of Heating System: **Furnace** Energy Source: **Gas**

Comments: (Unit-1)

-No issues noted (This appeared to be a 'HIGH QUALITY' installation)

Heating (Unit-2):

TREC 'Required' Information: Type of Heating System: **Furnace** Energy Source: **Gas**

Comments: (Unit-2)

-No issues noted (This appeared to be a 'HIGH QUALITY' installation)

Note: Gas furnace heat exchangers cannot be thoroughly inspected without disassembly.

B. Cooling Equipment

Cooling (Unit-1):

TREC 'Required' Information: Type of Cooling System: **Conventional**

Cooling Test Results: Return Temp. **N/A** Supply Temp. **N/A** Differential

Comments: (Unit-1)

NOTE: The Air Conditioning unit(s) were inspected but were not operated since the ambient temperature was below 60 degrees.

-'One' of the A/C condensate drain lines had become disconnected.

NOTE: Aside from this, it was a 'high quality' installation.



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Cooling (Unit-2):

TREC 'Required' Information: Type of Cooling System: **Conventional**

Cooling Test Results: Return Temp. **N/A** Supply Temp. **N/A** Differential

Comments: (Unit-2)

(This appeared to be a 'HIGH QUALITY' installation)

 C. Duct System, Chases, and Vents

Comments:

IV. PLUMBING SYSTEM

 A. Water Supply System and Fixtures

TREC 'Required' Information: Static water pressure reading: **60 PSI**

Location of water meter: **Street** Location of main water supply valve: **Master bedroom**

Comments:

- The commode in the first floor half-bath, and second floor shared bath need adjustment to flush properly.
- In the master bath shower, the hot and cold water supplies are reversed.
- All of the outside faucets should be insulated.
- In the garage, above the bathroom, some of the PEX piping was not insulated properly.

 B. Drains, Wastes, and Vents

Comments:

 C. Water Heating Equipment

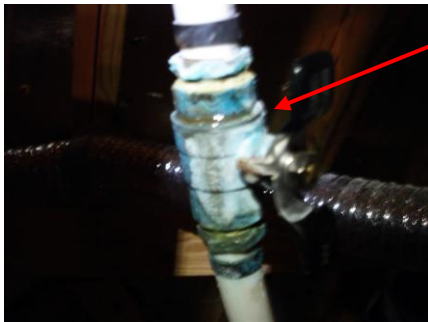
Water Heating (Unit-1):

TREC 'Required' Information: Energy Source: **Gas** Capacity: **50-Gal**

Comments: (Unit-1)

NOTE: This appeared to be a 'high quality' installation.

-The cold water shut-off valve assembly was 'corroded'. (blurred photo)



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Water Heating (Unit-2):

TREC 'Required' Information: Energy Source: **Gas** Capacity: **50-Gal**

Comments: (Unit-2)

NOTE: This appeared to be a 'high quality' installation.

 D. Hydro-Massage Therapy Equipment

Comments:

NOTE: The equipment was operated for 10-minutes and functioned properly.

V. APPLIANCES

 A. Dishwasher

Comments:

- The dishwasher was NOT secured to the cabinets properly, and was very loose.
- The dishwasher was not 'leveled properly' causing the bottom of the unit to extend out further than the top.
- The dishwasher should be installed 'back' into the cabinet to the amount specified by the manufacturer's installation instructions.

 B. Food Waste Disposer

Comments:

 C. Range Exhaust Vent

Comments:

- When the range exhaust vent is engaged to 'raise up' from the counter top, the 'fan speed switch', 'hangs' against the cook top very bad during the raising process. (The inspector recommends adjusting the unit to prevent the fan speed switch from hanging and possibly breaking)

 D. Ranges, Cooktops, and Ovens

Range Source: **Not Present** Cooktop Source: **Gas**

Oven Source: **Electric**

Oven Temp Test: (Oven set to 350°F) Actual Temp: (Oven-1 **332°F**) (Oven-2 °F)

Comments:

 E. Microwave Oven

Comments:

 F. Trash Compactor

Comments:

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 G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

NOTE: One of the Bathroom Mechanical Exhaust Vents did not 'appear to' exit directly to the outside air as required. (Terminating into a 'soffit' is not allowed)



 H. Garage Door Operator(s)

Comments:

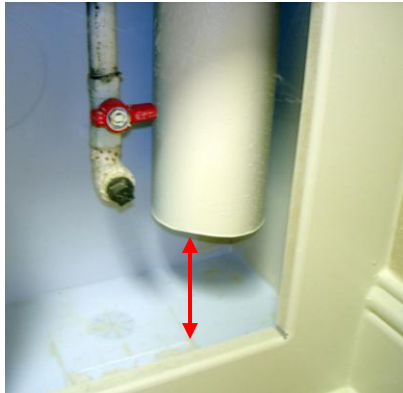
 I. Doorbell and Chimes

Comments:

 J. Dryer Vents

Comments:

-The Dryer Vent exhaust pipe, in the inspectors 'opinion', is too close to the bottom of the opening, possibly making connection of the dryer flex line difficult.



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VI. OPTIONAL SYSTEMS

 A. Lawn and Garden Sprinkler Systems

Comments:

 B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

 C. Outbuildings

Comments:

 D. Outdoor Cooking Equipment

Comments:

NOTE: The inspector was unable to test the built-in grill on the back porch because the gas line had not been connected.

 E. Gas Supply Systems

Comments:

-No 'general' gas line check was done. (most gas system lines are inaccessible)
 -The inspector checked for gas 'leaks' at each individual system / appliance.
 (see individual report sections for details)

 F. Private Water Wells (A coliform analysis is recommended.)

Comments:

 G. Private Sewage Disposal (Septic) Systems

Comments:

 H. Whole House Vacuum Systems

Comments:

 I. Other Built-in Appliances

Comments:

Additional Comments

*** SUMMARY OF INSPECTION ***

I. STRUCTURAL SYSTEMS

A. Foundation

-A Post tension cable end was visible on the left side.

B. GRADING & DRAINAGE:

-In the front, to the left of the porch, 'negative grade' was observed with the landscaping sloping toward the house. There did not appear to be any secondary drainage system in that area.

-The inspector was unable to determine the termination point for the downspout underground drain that is on the front right of the house.

-In the back yard, extending out from the patio, the 'grade' did not have the required 'downward slope' away from the house.

C. ROOF COVERING MATERIALS:

-At least two areas were noted where 'temporary metal tie straps' were still attached to the roof shingles.

E. WALLS (Interior & Exterior):

-On the left side, a significant portion was incomplete where the range vent exited through the wall.

-Where the insulated main water supply enters the house, it should be sealed with sealant.

F. CEILINGS & FLOORS:

-On the left side of the carport, the long horizontal piece of hardy plank was not attached securely, and was hanging down below the brick lintel.

G. DOORS (Interior & Exterior):

-In the master bedroom, the 'upper latches' for the bathroom area double doors were difficult to open and close completely.

II. ELECTRICAL SYSTEMS

A. SERVICE ENTRANCE AND PANELS:

-There should be a 'trip-tie' joining the breakers for the dishwasher and garbage disposal.

-'Some' of the white 'Neutral Wires' are incorrectly connected to the Ground Bar.

-The main 'Neutral Feed' is incorrectly connected to the 'ground bar'.

-There is NO 'Grounding Electrode Wire' or Bonding Cables' connected to the ground bar.

-On the right side, the 'Bonding Wires' and 'Grounding Electrode Wire' are incorrectly connected to the 'Neutral Bar'.

B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES:

-In the kitchen, the GFCI receptacles on both sides of the sink are incorrectly tied together 'in series'.

-In the attic, the 'service disconnect' for one of the furnaces, does not have a face plate.

-On the ceiling of the back porch, there is a receptacle where the face plate does not completely cover the exposed opening.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

B. COOLING EQUIPMENT:

-'One' of the A/C condensate drain lines had become disconnected.

IV. PLUMBING SYSTEM

A. WATER SUPPLY SYSTEM, AND FIXTURES:

-The commode in the first floor half-bath, and second floor shared bath need adjustment to flush properly.

-In the master bath shower, the hot and cold water supplies are reversed.

-All of the outside faucets should be insulated.

-In the garage, above the bathroom, some of the PEX piping was not insulated properly.

C. WATER HEATING EQUIPMENT:

-The cold water shut-off valve assembly was 'corroded'.

V. APPLIANCES

- The dishwasher was NOT secured to the cabinets properly, and was very loose.
- The dishwasher was not 'leveled properly' causing the bottom of the unit to extend out further than the top.
- The dishwasher should be installed 'back' into the cabinet to the amount specified by the manufacturer's installation instructions.
- When the range exhaust vent is engaged to 'raise up' from the counter top, the 'fan speed switch', 'hangs' against the cook top very bad during the raising process.
- The Dryer Vent exhaust pipe, in the inspectors 'opinion', is too close to the bottom of the opening, possibly making connection of the dryer flex line difficult.



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

10-27-08

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:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

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 requires 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.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>)

TREC Form No. OP-I

This form is available on the TREC website at www.trec.state.tx.us

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be “operable” or “inoperable” at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO RERPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify Real Estate Inspection Specialist in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. All items contained or implied in this report are subject to the Pre-Inspection Service Agreement signed by the Client and Real Estate Inspection Specialist. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on the date indicated on this report.

INSPECTED BY: Rodney Sims LICENSE #: 10271

(Real Estate Inspection Specialist)

CELL: 713-829-7732

rodney@rei-specialist.com

www.rei-specialist.com

A message from Rodney Sims:

I thank you for your trust and confidence in Real Estate Inspection Specialist.

I have built my company with the focus on ‘serving the client’, and providing the highest quality inspections and reports available (anywhere). I go the extra mile to guarantee your satisfaction.

If you are pleased with my service to you, I would appreciate your referral of my company to your friends and colleagues.

Thank you,

Rodney Sims (Owner / Inspector)

Real Estate Inspection Specialist

