

Inspection Max

Property Inspection Report



1234 Example Lane, Anywhere, Texas 00000
Inspection prepared for: John & Sandy Sample
Date of Inspection: 8/15/2014

Weather: Sunny 78°

Home was occupied and furnished at time of inspection.
Professional Home Inspection \$\$\$

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PROPERTY INSPECTION REPORT

Prepared For: John & Sandy Sample
(Name of Client)

Concerning: 1234 Example Lane, Anywhere Texas, 00000
(Address or Other Identification of Inspected Property)

By: Sam Johnson, License # Professional 10212 8/15/2014
(Name and License Number of Inspector) (Date)

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.

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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
<http://www.trec.texas.gov>.

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;
- 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 STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This inspection report only reports on the items listed and only on the present condition of those items. 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 at that time are observed to serve the purpose for which they are ordinarily intended.

This report reflects only those items that are **REASONABLY** observed at the time of

inspection. **NO REPRESENTATION OR COMMENT** is made concerning any later defect or defects not reasonably observable at the time of the inspection or of items, which require the removal of major or permanent coverings. The inspection of swimming pools/spas is limited to the above ground accessible equipment and plumbing. For example, but without limitation, recent repairs, painting or covering may conceal prior or current 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. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the buyer is **URGED** to contact a qualified **SPECIALIST** to make further inspections or evaluations of that item. Buyer must notify **INSPECTION MAX**, in writing of any complaints within seven (7) days of inspection and must thereafter allow prompt re-inspection of the item complained of; otherwise all claims for damages arising out of such complaint are waived by buyer.

If buyer institutes any legal action concerning this inspection, and fails to prevail on all of the causes of action alleged, buyer shall be liable to **INSPECTION MAX**, for all attorneys' fees incurred in such action. Actual damages for any breach contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. Buyer, by accepting this Report or relying upon it in anyway, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, or District, or County Attorney, or your local attorney of choice. If a dispute arises out of or relates to independent inspectors performance and, if said dispute cannot be settled between the parties to this inspection by state standards themselves, the parties hereto agree to settle the dispute by Binding Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any event having jurisdiction thereof. The parties hereto further agree that a dispute submitted to one or their arbitrator, at parties' option, selected the panels or arbitrators of the American Arbitration Association. All requests for arbitration shall be submitted to the Dallas Office of the American Arbitration Association and the Arbitration Administration costs shall be borne equally by all the parties to the dispute. Any event of waiver by this company of any right herein shall not constitute a continuing waiver or subsequent waiver of the other rights. This Report constitutes the sole and only agreement of parties hereto and supersedes any prior understanding of written or oral agreements between the respecting the subject matter within. I **FULLY** and **COMPLETELY** understand that this inspection is not a warranty or guarantee. 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 operation and/or condition as of and on this date and time.

All references to pictures and descriptions made in this report will be described by facing the front of the structure. Rooms will be identified by walking into the front of the structure and moving to the right. IE; Bedroom 1 will be the first bedroom you come to and bathroom 1 will be the first bathroom you come to, moving to the right through the structure. Any pictures in this report are an example of an issue that was observed and are **NOT** a representative number or the only area of deficiencies found. All areas of inspection are limited on visibility and access due to homeowners personal belongings. Inspectors cannot move, disassemble, relocate or touch furniture, clothing or any other personal belongings within the structure. Any area not accessible or visible will **NOT** be inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Foundations
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Type of Foundation(s):

- Post Tension Cable

Comments:

A.1. Not all areas of the foundation were visible at the time of inspection due to heavy vegetation growth, high soil level, decks, patio or other obstructions. No warranty is expressed or implied as to future performance of the foundation.

A.2. In my opinion the foundation is performing satisfactory. No visible evidence suggesting significant or abnormal foundation movement.

A.3. Post tension cable live ends are exposed and should be covered with a non shrink type grout or other product to prevent excessive rust or failure of the cable.



Post tension cable live ends are exposed and should be covered with a non shrink type grout or other product to prevent excessive rust or failure of the cable.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Grading and Drainage
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Comments:

B.1. Full gutters were observed at the time of inspection.

B.2. Grading appears adequate at the time of inspection.

B.3. Drainage appears adequate at the time of inspection.

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C. Roof Covering Materials

Type(s) of Roof Covering:

- A 3 dimensional type composition shingle was observed.

Viewed From:

- the roof by walking on it.
- A visual inspection was provided and does not warranty or guarantee against present or future leaks or damage.

Comments:

C.1. I recommend you contact a certified roofing company for a complete evaluation and or repair.

C.2. Tree limbs are too close to the roof and should be trimmed back 3 feet and maintained.

C.3. Lower side of flashing is not sealed down at one or more locations. wind driven rains may allow water penetration.



Lower side of flashing is not sealed down at one or more locations. wind driven rains may allow water penetration.

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D. Roof Structure and Attics

Viewed From:

- inside the attic via the attic ladder.
- Not all areas of the attic, ductwork, vents, flues, framing, wiring, or under roof areas were accessible or visible to the inspection.

Approximate Average Depth of Insulation:

- was 12-14 inches.

Comments:

D.1. Deflections were observed in the roof structure and were NOT considered excessive at time of inspection.

D.2. Observed radiant barrier at time of inspection.

D.3. Seal all open roof eave ends or soffit cuts including eave terminations at brick or stone walls. These areas can allow animal activity into the attic.



Seal all open roof eave ends or soffit cuts including eave terminations at brick or stone walls. These areas can allow animal activity into the attic.

E. Walls

Comments:

E.1. Bushes, trees, foliage should NOT be in contact with the home and should be trimmed back and maintained to prevent damage to the home or insect access.

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F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Comments:

G.1. One or more exterior door thresholds need to be caulked and sealed to prevent water penetration and damage during wind driven rains.

G.2. Wood rot or other damage appears present at the bottom of one or more exterior door frame areas.



Wood rot or other damage appears present at the bottom of one or more exterior door frame areas.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows
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Window Types:

- Windows appear to be double pane at the time of inspection.
- Not all windows were within reach for inspection or marking at time or inspection.
- If double pane (thermal) type windows are present, every possible effort is made to determine that all failed vapor seals are found and marked. Not all defects may have been found at the time of inspection due to windows that are not clean, have been tinted, or screens installed. Temperature and humidity will always effect the inspection process and results.

Comments:

H.1. Re-mortar and seal all open areas of soldier bricks under exterior windows. These open areas can allow water penetration or insect access inside the wall.

H.2. One or more window springs are damaged or sprung and window will not open or stay open. These were marked with a black X on the window frame. Living room



Re-mortar and seal all open areas of soldier bricks under exterior windows. These open areas can allow water penetration or insect access inside the wall.

One or more window springs are damaged or sprung and window will not open or stay open. These were marked with a black X on the window frame. Living room

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior and Exterior)
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J. Fireplaces and Chimneys

- The interior flue area was not fully visible at the time of inspection.
- No inspection of gas logs or any type of heating stove was provided or implied.

Types:

- Fireplace is gas logs.

Comments:

J.1. Observation of excessive soot or creosote build up was present inside the fire box or flue area and should be cleaned by a qualified chimney sweep.

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located in the garage.

Number, Materials, Amp Rating:

- 1 120/240 volt 200 amp service panel is present with copper to panel and branch circuits.
- AFCI breakers are present and operational at the time of inspection.

Comments:

A.1. Observed installation of ground rod and wire were present at time of inspection.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Comments:

B.1. Home appears to be properly protected by **GFCI** at time of inspection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Number, Type, Energy Source:

• 2 Gas fired forced air units present.

• Temperature differentials were tested and furnace unit/s were found to be heating to the acceptable temperature range.

Comments:

B. Cooling Equipment

Number, Type, Energy Source:

• 2 central air electric units present.

• Temperature differentials were tested and units were found to be cooling within the acceptable temperature range.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct Systems, Chases, and Vents
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Comments:

C.1. Return air filter/s are located in the attic.

C.2. Air filter size is 20 x 25 x 1 .

IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter:

- The water meter was located at the front street area at time of inspection.

Location of Main Water Supply Valve:

- Main water shutoff was located in a front flowerbed.

Comments:

A.1. Water pressure was observed to be 55 PSI at time of inspection.

A.2. One or more faucets or hose bibb connections leak water at the stem washers or base "O" ring seals and need to be replaced. Laundry room.

A.3. The sink is not secure to the pedestal or wall and may cause damage if not secured. 1/2 Bath.



Water pressure was observed to be 55 PSI at time of inspection.

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B. Drains, Wastes, and Vents

Comments:

C. Water Heating Equipment

Number, Size, Energy Source:

- 2) 50 gallon gas units present.
- T&P valve was not inspected or tested due to possible damage to property or sticking of valve.

Comments:

C.1. Unit/s are located in the house or garage without an overflow drain pan. Should the water heater/s leak there is a significant risk of water entering the home and causing damage.



Unit/s are located in the house or garage without an overflow drain pan. Should the water heater/s leak there is a significant risk of water entering the home and causing damage.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

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A. Dishwashers

Comments:

A.1. The dishwasher operated as intended at time of inspection.

B. Food Waste Disposers

Comments:

B.1. Disposer operated as intended at time of inspection.

C. Range Hood and Exhaust Systems

Comments:

C.1. Unit was operational at time of inspection.

C.2. Unit vents to the exterior as designed.

D. Ranges, Cooktops, and Ovens

Comments:

D.1. Unit operated as intended at time of inspection.

E. Microwave Ovens

Comments:

E.1. Microwave operated as intended at time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

F.1. Unit operated as intended at time of inspection.

G. Garage Door Operators

Comments:

G.1. Manual door locks should be removed or disabled when an electric door opener is present to prevent future damage or injury.

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Manual door locks should be removed or disabled when an electric door opener is present to prevent future damage or injury.

H. Dryer Exhaust Systems

Comments:

H.1. Recommend cleaning the dryer venting duct to reduce the risk of overheating, fire or damage.

H.2. Improperly vented. The vent pipe is not properly sealed at the bottom side as it passes through the roof decking. This can result in moisture laden air, back drafting into the attic space as well as a collection of flammable lint.

I. Other

Observations:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

A.1. One or more areas of drip irrigation may be present and could not be verified as operational at the time of the inspection.

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

Type of Construction:

- In ground gunite pool and spa present.

Comments:

B.1. 1 gas fired updraft heater present.

B.2. Pool/spa was inspected in the service mode only at the exterior equipment. No inspection of interior remote computer controlled equipment was provided or implied.

B.3. Pool/spa should be cleaned and serviced soon due to excessive pressure or debris present.

B.4. Water leaks were observed in the area of the pool motor/s and equipment and should be repaired.

B.5. GFCI protection did NOT operate properly when tested with a simulated short.

B.6. Excessive leaves, dirt, and debris was observed in and around the pool equipment and may cause excessive corrosion or damage to this equipment.



Water leaks were observed in the area of the pool motor/s and equipment and should be repaired.

GFCI protection did NOT operate properly when tested with a simulated short.

C. Outbuildings

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

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Comments:

F. Other

Comments:

Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: A	Foundations	A.3. Post tension cable live ends are exposed and should be covered with a non shrink type grout or other product to prevent excessive rust or failure of the cable.
Page 5 Item: C	Roof Covering Materials	C.1. I recommend you contact a certified roofing company for a complete evaluation and or repair. C.2. Tree limbs are too close to the roof and should be trimmed back 3 feet and maintained. C.3. Lower side of flashing is not sealed down at one or more locations. wind driven rains may allow water penetration.
Page 6 Item: D	Roof Structure and Attics	D.3. Seal all open roof eave ends or soffit cuts including eave terminations at brick or stone walls. These areas can allow animal activity into the attic.
Page 6 Item: E	Walls	E.1. Bushes, trees, foliage should NOT be in contact with the home and should be trimmed back and maintained to prevent damage to the home or insect access.
Page 7 Item: G	Doors (Interior and Exterior)	G.1. One or more exterior door thresholds need to be caulked and sealed to prevent water penetration and damage during wind driven rains. G.2. Wood rot or other damage appears present at the bottom of one or more exterior door frame areas.
Page 8 Item: H	Windows	H.1. Re-mortar and seal all open areas of soldier bricks under exterior windows. These open areas can allow water penetration or insect access inside the wall. H.2. One or more window springs are damaged or sprung and window will not open or stay open. These were marked with a black X on the window frame. Living room
Page 9 Item: J	Fireplaces and Chimneys	J.1. Observation of excessive soot or creosote build up was present inside the fire box or flue area and should be cleaned by a qualified chimney sweep.
PLUMBING SYSTEM		
Page 11 Item: A	Plumbing Supply, Distribution System and Fixtures	A.2. One or more faucets or hose bibb connections leak water at the stem washers or base "O" ring seals and need to be replaced. Laundry room. A.3. The sink is not secure to the pedestal or wall and may cause damage if not secured. 1/2 Bath.
Page 12 Item: C	Water Heating Equipment	C.1. Unit/s are located in the house or garage without an overflow drain pan. Should the water heater/s leak there is a significant risk of water entering the home and causing damage.
APPLIANCES		

Page 13 Item: G	Garage Door Operators	G.1. Manual door locks should be removed or disabled when an electric door opener is present to prevent future damage or injury.
Page 14 Item: H	Dryer Exhaust Systems	<p>H.1. Recommend cleaning the dryer venting duct to reduce the risk of overheating, fire or damage.</p> <p>H.2. Improperly vented. The vent pipe is not properly sealed at the bottom side as it passes through the roof decking. This can result in moisture laden air, back drafting into the attic space as well as a collection of flammable lint.</p>

OPTIONAL SYSTEMS

Page 15 Item: B	Swimming Pools, Spas, Hot Tubs, and Equipment	<p>B.4. Water leaks were observed in the area of the pool motor/s and equipment and should be repaired.</p> <p>B.5. GFCI protection did NOT operate properly when tested with a simulated short.</p> <p>B.6. Excessive leaves, dirt, and debris was observed in and around the pool equipment and may cause excessive corrosion or damage to this equipment.</p>
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