



PROPERTY INSPECTION REPORT

Prepared For: Sample Report

 (Name of Client)

Concerning: XXX Holt Lane, Allen, Texas 75013

 (Address or Other Identification of Inspected Property)

By: Jen K Chen (Jake) TREC #20333

 (Name and License Number of Inspector)

X/XX/2018

 (Date)

 (Name, License Number of Sponsoring Inspector)

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. This 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. If it is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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.

Report Identification: _____

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 license holders 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

- If you have any complaint about our inspection, YOU MUST notify us in writing within seven days after you discover any problem, and let us reinspect before changing the condition, except in emergencies.
- YOU AGREE that, to the extent allowed by law, any damages for breach of this contract or report are **LIMITED to the amount of the inspection fee.**

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEMS AFTER THE DATE AND TIME OF THIS INSPECTION.

THIS REPORT IS OUR INVOICE. INSPECTION FEE: \$XXX

FOUNDATION INFORMATION

Most major foundation movement can be prevented if the moisture level in the soil supporting your foundation is uniformly maintained. Foundation problems associated with expansive clay are usually caused by a lack of moisture in the soil. As the soil dries, it shrinks and can cause foundation settlement. In some instances, too much moisture in the soil can also cause foundation movement. As the soil absorbs moisture, it expands and can cause foundation upheaval.

Think of the soil as a sponge. Place the sponge under a faucet, and then squeeze the water out. Although a majority of the water is gone, the sponge is still moist to the touch. The ideal condition of the soil around your home is like that sponge - not drippy wet, not bone dry, moist to the touch.

The best way to maintain a consistent moisture level is with a properly regulated automatic sprinkler system. If you are more disciplined than most of us, the same result can be accomplished by placing soaker hoses eighteen inches from the foundation and regulating the water flow to one-fourth inch in height until water is observed standing on the ground. This process should be repeated as often as necessary to maintain the uniform moisture level described above. During hot and dry seasons, the South and West sides may require more watering than the North and East sides, which are shaded and not exposed to as much direct sun. On gabled end or sides of the house, there is no run-off; so more watering will probably be required.

No amount of structural work on a foundation will overcome poor drainage. Surface water, whether from rain or watering, should not be allowed to accumulate around or under your foundation. Proper drainage may require recontouring the existing grade, placing soil around the perimeter of the foundation, extending downspouts and placing splash blocks to prevent soil erosion or other specifics peculiar to the site. Care should be taken to insure that soil is at least one to two inches below the top of the perimeter grade beams. The soil should be sloped approximately one inch per foot to drain at least eighteen inches from the perimeter of the foundation. Guttering is not necessary where proper drainage is provided. Improper drainage will make it virtually impossible to maintain a consistent moisture level around the entire perimeter of your foundation.

Most flowers and small shrubs do not cause foundation problems. However, trees and large shrubs with shallow root systems can cause foundation problems. These root systems can grow under the foundation, and as they grow in diameter, produce an upheaval. These large trees and plants also remove tremendous amounts of water from the soil. In certain instances, root severing at the foundation may be recommended. Ideally, trees should be planted far enough away from your home to keep the roots of mature trees away from your foundation.

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

I	NI	NP	D
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AGREEMENTS AND LIMITATIONS CONTRACT

- I. This is a visible inspection only and does not involve dismantling or moving of objects or portions of the premises. Latent and concealed defects and deficiencies are excluded from the inspection.
- II. Carpet or flooring is not lifted to examine for foundation cracking.
- III. Normally 2 copies of the inspection report will be sent to the homebuyer and realtor agent.
- IV. This inspection is not intended for comments on cosmetic areas although; occasionally some such comments may be included. The focus will be on the proper functioning and condition of inspection items. The inspection was performed in accordance with the Standards of Practice set forth by the Texas Real Estate Commission. Copies of these standards will be provided upon request.
- V. This inspection reports on the condition of the inspected items as they are on the day of the inspection and does not warranty, guarantee, or comment on future performance.
 - 1) Inspection of sprinkler systems, pools, spas, hot tubs, saunas, steam baths, ponds, fountains, underground drainage systems, gas, septic systems, sewage pumps, sump pumps, water softeners, lead, asbestos, retaining walls, formaldehyde, PCB's & other toxins, mold, odors, detached garages, detached structures, outbuildings, fences, electric gates, green houses, exterior gas grills, security systems, fire sprinkler systems, radon gas, water wells, satellite dishes, TV antenna and cables, media room equipment, telephones and wiring, speaker wiring, intercom systems, landscape lighting, elevators, driveways, cabinets, counter tops, heat exchangers, sizing of cooling and heating systems, dumbwaiters, and wood destroying insects are not in the scope of this inspection unless the client(s) requests such items to be inspected for additional charges and these will be reported on in the Optional Systems area of the inspection report except for the WDI inspection. It will be on a separate report. Any item's not listed here and not inspected will be identified along with an explanation of why.
- VI. If a wood destroying insect inspection is requested it will not be performed by Professional Home Inspections.
 - 1) This inspection will be preformed by a licensed pest control company and will be on a separate report. For your convenience the charge for this inspection will be included with the home inspection so you will only have to write one check. Professional Home Inspections is not liable for any disputes over wood destroying insect issues.
- VII. This inspector will not be liable for any concealed defects or concealed damage including damage from rot, water, or wood destroying insects.
- VIII. This is a general inspection company and its inspectors are not experts in every craft or profession.
- IX. All repairs should be made by qualified – licensed professionals.
- X. The client(s) agree that the liability for errors and omissions **be limited to a refund of up to the fee paid for this home inspection. This refund does not include the fee paid for the WDI (Termite) inspection.** Any dispute over an item listed in the optional systems will be limited to a refund of the fee paid for the inspected item.
- XI. Should the client(s) have a complaint against the inspector, prior to any repair, alteration, or replacement, the client shall provide reasonable notice to Professional Home Inspections and permit an inspection of the condition(s), which gave rise to the complaint. No reimbursements will be made for repairs made without a re-inspection by Professional Home Inspections.
- XII. If an item is reported in the seller's disclosure and not reported on in the home inspection report then the client should rely on the seller's disclosure for any wanted repairs.
- XIII. The client(s) agree that no action may be brought to recover damage against Professional Home Inspections more than 30 days after the inspection date.
- XIV. The fee for this inspection is due at the time of the inspection. If the client(s) is not present for the inspection, the fee is due upon receipt of the inspection report and must be mailed in no less than two days. The acceptance of the inspection report acknowledges agreement with all the terms of this contract. \$25 dollars will be charged on return checks.
- XV. Unresolved disputes, except for non-payment of inspection fees, shall proceed to binding arbitration conducted in accordance with the construction industry rules of the American Arbitration Association, except that the parties shall select an arbitrator who is familiar with the real estate inspection profession. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as would a court, and shall follow the substantive rules of law. I understand that I am giving up my right to a jury trial.
- XVI. **I/WE HAVE READ, UNDERSTAND AND AGREE TO ALL OF THE TERMS AND CONDITIONS. I/WE ALSO AGREE TO CAREFULLY READ THE ENTIRE INSPECTION REPORT. BY ACCEPTING THIS REPORT THE CLIENT(S) AGREE TO ALL CONTENTS OF THIS INSPECTION CONTRACT WHETHER IT IS SIGNED OR NOT.**

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on Grade

Comments: There are some exposed concrete chippings occurring in the foundation along the east, west and north side exterior wall that needs to be sealed with cement. The concrete floor in the double garage shows evidence of cracks; needs to be repaired.



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B. Grading & Drainage

Comments: On the south side, the downspout shows evidence of damage; needs to be repaired. All the downspouts are missing splash blocks and need to be restored. All the splash blocks for the downspouts need to be turned open end, must face away from the house.



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C. Roof Covering Materials

Types of Roof Covering: Composition Shingles
Viewed From: Binoculars on Ground and Attic
Comments:

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D. Roof Structure & Attic

Viewed From: Walking attic
Approximate Average Depth of Insulation: 12 to 14 inches
Comments:



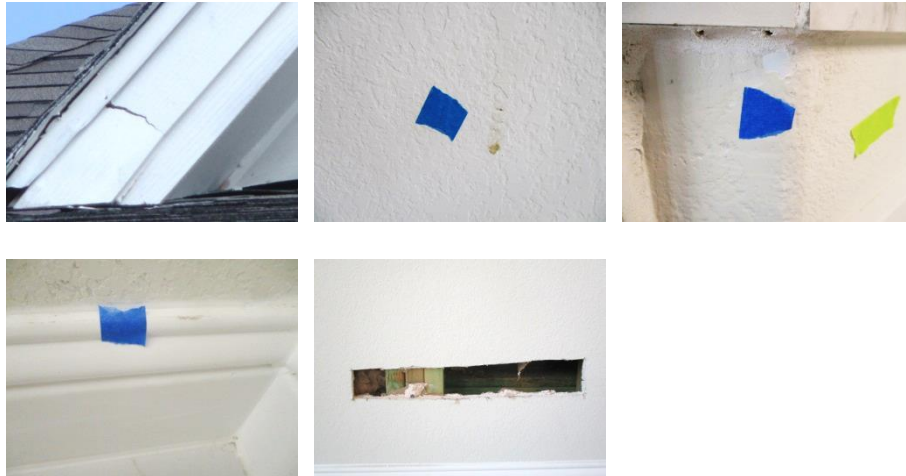
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E. Walls (Interior & Exterior)

Comments: At the front of the house, the fascia underneath the roof on the south side has wood damage that needs to be repaired. All of the interior walls and baseboard that have blue tapes show evidence of stains, unfinished paint, caulking or cracks; need to be repaired. The interior wall of the master bedroom shows evidence of hole damage in the sheetrock; needs to be repaired.



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F. Ceilings & Floors

Comments: The ceiling in the master bedroom has hole damage in the sheetrock; needs to be repaired. The carpet flooring is undone in the master bedroom; needs to be finished.



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G. Doors (Interior & Exterior)

Comments: Opened and closed all doors and checked outside locks. The backyard door frame needs to be caulked to brick. All the areas with blue tape on the interior and exterior doors and door frames show evidence of wood damage, unfinished paint or stains; needs to be repaired. The door frame of the interior garage door is missing; needs to be restored.



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H. Windows

Comments: Opened and closed all windows and checked locks. The exterior window needs to be caulked to the brick wall. All of the interior window sidewall and interior window sills with blue tape show evidence of stains, unfinished paint, caulking or scratch damage; need to be repaired. Along the west side, the exterior window's screen frame shows evidence of damage; needs to be repaired.



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I. Stairways (Interior & Exterior)

Comments:

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J. Fireplace/Chimney

Comments: The fireplace mantel has hole damage; needs to be repaired.



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K. Porches, Balconies, Decks, and Carports

Comments:

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L. Other

Comments: The following places with blue tape shows evidence of scratches, unfinished paint, stains and wood damage; needs to be repaired: kitchen and master bathroom.



II. ELECTRICAL SYSTEMS

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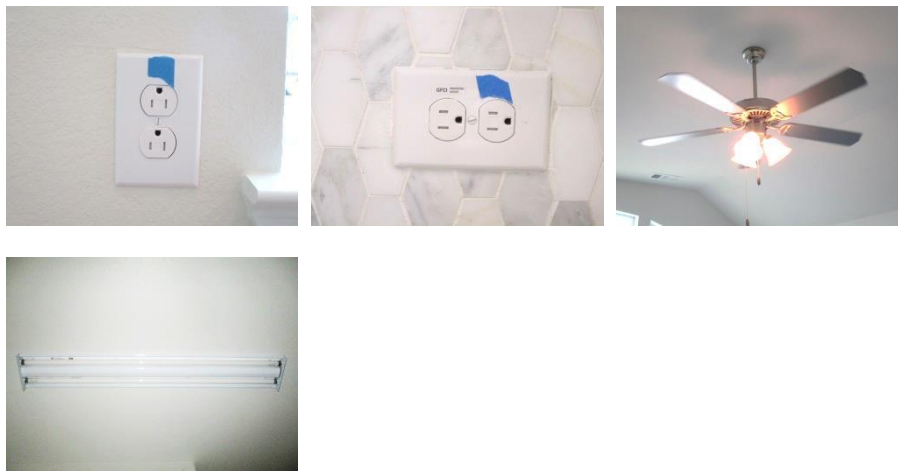
A. Service Entrance and Panels

Service: Underground, Copper
Main Disconnect: 200 AMP
Overcurrent Protection Type: Breakers
Comments:

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper
Comments: On the south wall of the living room, the outlet is reversed; needs to be repaired. On the south wall of the kitchen, the outlet is loose; needs to be repaired. The ceiling fan in the upstairs game room shows evidence of unbalance; needs to be repaired. The light fixture cover of the walk-in-closet in the master bathroom is missing; needs to be restored.



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Forced air

Energy Sources: Natural gas

Comments: The heating air temperature differential should be 30-55 degrees. Supply air temperature is 120 and return air is 78 degrees downstairs. This indicates the range in temperature drop is normal. Supply air temperature is 78 and the return air is 78 degrees upstairs. This indicates the range in the temperature drop is abnormal. Recommend a licensed HVAC company to consult.

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B. Cooling Equipment

Type of Systems: Forced air

Energy Sources: Electric

Comments: Air conditioner to determine if the differences in temperatures of the supply and return air are between 15 degrees and 22 degrees which indicate that the unit is cooling as intended. The supply air temperature on your system reads 60 degrees, and the return air temperature was 78 degrees downstairs. This indicates the range in the temperature drop is normal. The supply air temperature on your system reads 60 degrees, and the return air temperature was 78 degrees upstairs. This indicates the range in the temperature drop is normal. The secondary drain pan in the attic needs to be cleaned or repaired, due to water in the pan. This indicates that a primary drain line is clogged.



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C. Duct System, Chases, and Vents

Comments:

IV. PLUMBING SYSTEMS

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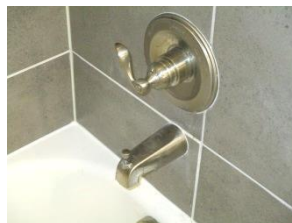
A. Water Supply System and Fixtures

Location of water meter: Front Yard

Location of main water supply valve: Front Yard

Static water pressure reading: 50 PSI

Comments: The drain stopper of the left lavatory in the upstairs bathroom is inoperable; needs to be repaired. When bathtub's diverter is pulled, and the shower head is running in the upstairs bathroom, the faucet below leaks water; needs to be repaired.



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B. Drains, Wastes, and Vents
Comments:

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C. Water Heating Equipment
Energy Sources: Natural gas
Capacity: Tankless

Comments: The tankless water heater is missing screws in the panel; runs risk of cover falling; needs to be repaired. The digital remote control of tankless water heater needs to be moved to the proper location for easy to use.



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D. Hydro-Massage Therapy Equipment
Comments:

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E. Other
Comments:

V. APPLIANCES

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A Dishwasher
Comments: Ran through a normal cycle.

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B. Food Waste Disposer
Comments: The food waste disposer in the kitchen is working correctly.

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C. Range Hood and Exhaust Systems
Comments: Ran on high and low.

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D. Ranges, Cooktops, and Ovens
Comments: Oven temperature checks hot, approximately 500 degree F with 350 degree F setting. The temperature is within 25 degrees plus and minus. This indicates the range in the temperature drop is normal.

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E. Built-in Microwave Oven
Comments: The built-in microwave oven in the kitchen is functioning normally.

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F. Mechanical Exhaust Vents and Bathroom Heaters
Comments: All the ventilation is running properly.

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G. Garage Door Operators

Comments: The operation of the garage door opener is functioning properly at today's inspection. However, The Texas Real Estate Commission now requires home inspectors to notify the client that the manual lock needs to be removed or disabled on doors that have an automatic opener.



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H. Dryer Exhaust Systems

Comments:

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I. Other

Comments:

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments: The sprinkler system zone stations 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 are all running properly; however in station zone 1, the drip tubing in the front of the flower bed is exposed; needs to be repaired.



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

Type of Construction:

Comments:

		NP	
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C. Outbuildings

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

		NP	
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E. Private Sewage Disposal (Septic) Systems

Type of System;

Location of Drain Field:

Comments:

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

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F. Other

Comments: