



PROPERTY INSPECTION REPORT

Prepared For: Sample Report

 (Name of Client)

Concerning: XXXX Cimarron Road, McKinney, Texas 75070

 (Address or Other Identification of Inspected Property)

By: Jen K Chen (Jake) TREC #20333

 (Name and License Number of Inspector)

XX/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

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.**

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

I	NI	NP	D
---	----	----	---

I. STRUCTURAL SYSTEMS

I			D
---	--	--	---

A. Foundations

Type of Foundation(s): Slab on Grade

Comments: Foundation shows evidence of movement; cracks in concrete corner need to be repaired. Several settlement cracks are located on the garage floor; shows evidence of foundation movement that needs to be repaired. Monitor these cracks for further separation. It is recommended for a licensed foundation company to check.

The tree needs to be at least 15 to 20 feet away from the foundation wall; the roots may damage the foundation.

FOR YOUR INFORMATION:

Foundation movement can occur suddenly and without warning. The only accurate way to determine if foundation problems exist is to have a structural engineer conduct an inspection in which testing instruments are used. It is always recommended to have a structural engineer evaluate the foundation before purchasing a home.



I			
---	--	--	--

B. Grading & Drainage

Comments:

I			
---	--	--	--

C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Binoculars on Ground and Attic

Comments:

FOR YOUR INFORMATION:

Roof damage can occur suddenly due to various environmental conditions. The only accurate way to determine if roof problems exist is to have a licensed roofing company conduct an inspection in which testing instruments are used. It is always recommended to have a licensed roofing company to evaluate the roof before purchasing a home.

LIMITATIONS: At the time of this scheduled inspection it was not raining and I cannot comment on any areas of possible leakage. This inspection did not determine the proper amount or type of fasteners used.

I			
---	--	--	--

D. Roof Structure & Attic

Viewed From: Walking attic

Approximate Average Depth of Insulation: 12 to 14 inches

Comments:

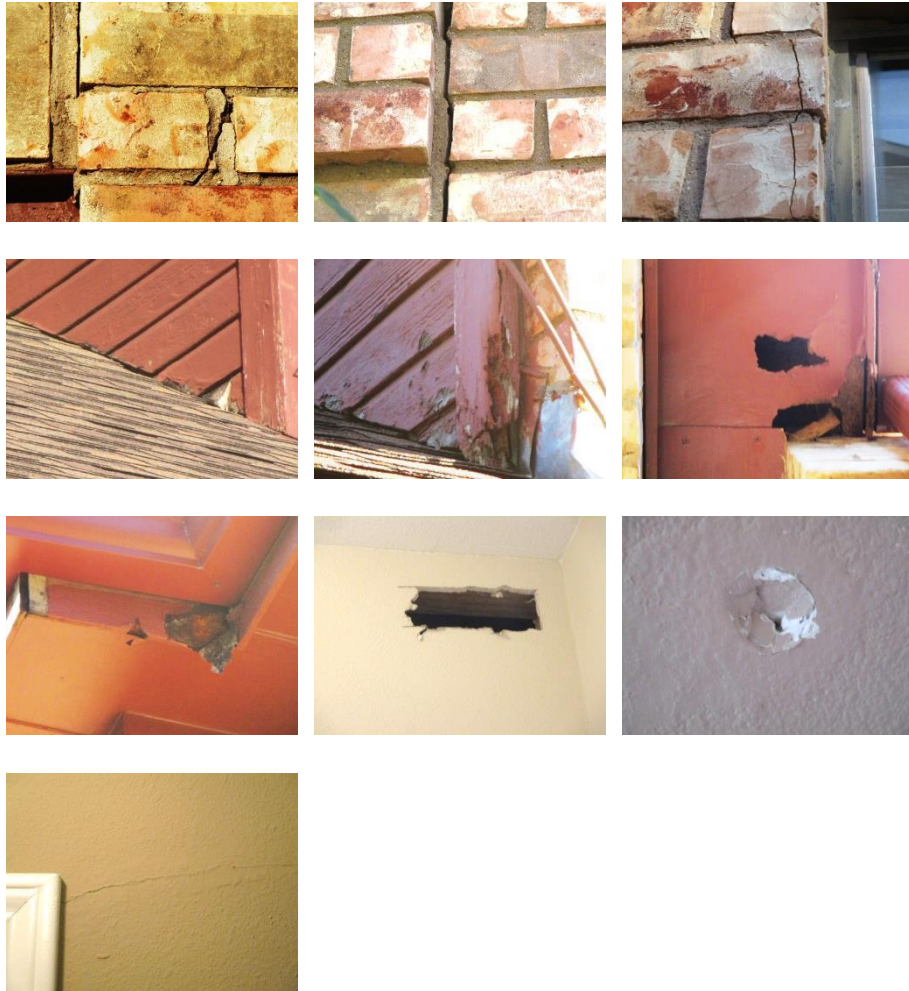
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
---	----	----	---

I			D
---	--	--	---

E. Walls (Interior & Exterior)

Comments: There are some exterior brick wall cracks on the east, south and north side; shows evidence of foundation movement which needs to be repaired. On the west and south side of the wooden exterior wall, there is wood damage; needs to be repaired. At the front of the house, the soffit underneath the roof on the east side has hole damage that needs to be repaired. At the front of the house, the fascia underneath the roof on the east side has wood damage that needs to be repaired. The following places have some interior wall cracks and holes damage in the sheetrock that needs to be repaired: closet in the downstairs study room, upstairs west bedroom and closet in the upstairs south bedroom.



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

I	NI	NP	D
---	----	----	---

I			D
---	--	--	---

F. Ceilings & Floors

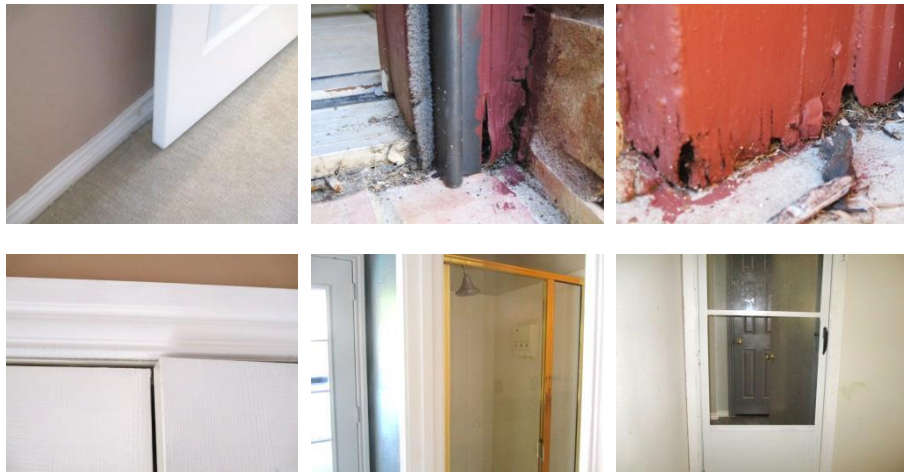
Comments: The following places have some ceiling cracks in the sheetrock that need to be repaired: upstairs east bedroom, upstairs south bedroom, upstairs west bedroom and upstairs master bedroom. The ceiling above the water heater of the upstairs bedroom hallway closet has water stains; shows evidence of water penetration from the roof; needs to be repaired. The floor tile in the front entryway shows evidence of cracks; needs to be repaired. Settlement cracks on the concrete floor are located in the driveway and in the garage; show evidence of foundation movement that needs to be fixed.



I			D
---	--	--	---

G. Doors (Interior & Exterior)

Comments: Opened and closed all doors and checked outside locks. All the exterior and interior doors need to have door stoppers. The bottom of the door frame at the backyard door and garage door shows evidence of damage; needs to be repaired. The following places have double doors with the top locks that are inoperable; needs to be repaired: upstairs east bedroom and closet in the upstairs bedroom hallway. The shower door in the downstairs bathroom is inoperable; needs to be repaired. The screen of the interior garage door is damaged; needs to be repaired.



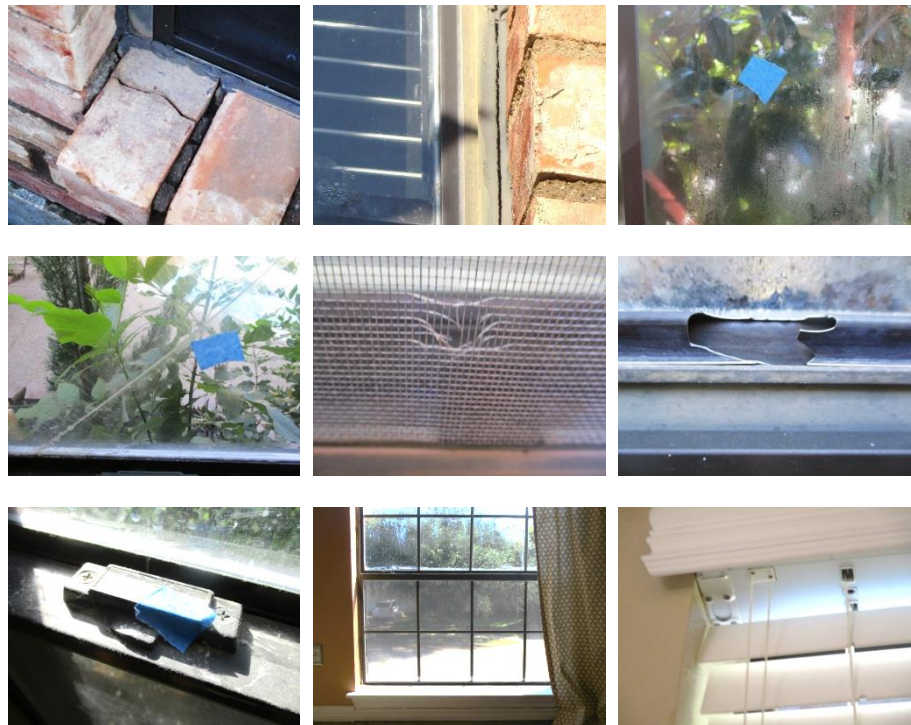
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
---	----	----	---

I			D
---	--	--	---

H. Windows

Comments: Opened and closed all windows and checked locks. The exterior window sills are cracked; shows evidence of movement which needs to be repaired. The exterior window needs to be caulked to the brick wall. There are 21 windows marked with blue tape showing evidence of moisture in between the glass; need to be repaired. The following places have windows that are broken and need to be repaired: the upper right window on the west wall of the breakfast room, the upper two windows on the east wall of the upstairs east bedroom, the right window on the west wall of the upstairs west bedroom and the upper window on the east wall of the walk-in-closet in the upstairs master bathroom. The following places have window screens that are damaged and need to be repaired: the left window on the east wall of the living room and the three windows on the east wall of the dining room. On the east wall of the walk-in-closet in the upstairs master bathroom, the window screen is missing; needs to be restored. Along the east, west and north side, the exterior window's glazing bead shows evidence of damage; needs to be repaired. The following places have window locks that are inoperable; needs to be repaired: the three windows on the west wall of the family room, the right window on the west wall of the breakfast room, the two windows on the south wall of the downstairs study room and the four windows on the west wall of the upstairs master bedroom. In the upstairs east bedroom, the left window on the east wall does not stay up when opened; needs to be repaired. The window miniblind tilt wands are inoperable and need to be repaired in the following places: the window on the east wall of the living room, the right window on the west wall of the family room and the left window on the west wall of the upstairs master bedroom.



I			
---	--	--	--

I. Stairways (Interior & Exterior)

Comments:

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

I	NI	NP	D
---	----	----	---

I			D
---	--	--	---

J. Fireplace/Chimney

Comments: The fireplace's key lock cover is missing; needs to be restored.



I			D
---	--	--	---

K. Porches, Balconies, Decks, and Carports

Comments: The upstairs balcony's below the wood column shows evidence of cracks and instability; may not be safe and could possibly cause people to fall when standing on the balcony; needs to be repaired.



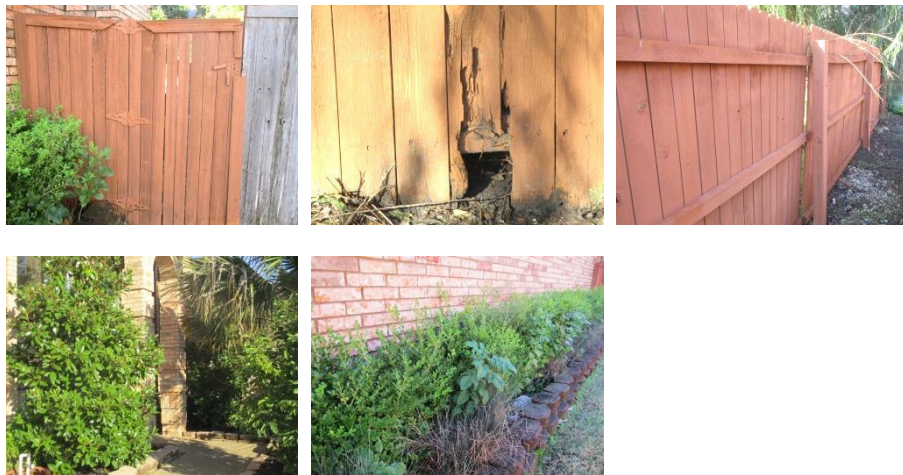
I			D
---	--	--	---

L. Other

Comments: The east side of the door fence is inoperable; needs to be repaired. Part of the backyard fence has some wood damage on the west side; needs to be repaired. Along the west and south side of the wood fence, the wood post shows evidence of instability; may possibly fall in the future and needs to be repaired.

FOR YOUR INFORMATION:

The bushes and trees are touching the house.



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

I	NI	NP	D
---	----	----	---

II. ELECTRICAL SYSTEMS

I			
---	--	--	--

A. Service Entrance and Panels

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

FOR YOUR INFORMATION:

As of February 1, 2009 The Texas Real Estate Commission requires home inspectors to recognize the 2008 version of the National Electrical Code pertaining to 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.

I			D
---	--	--	---

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: All the outlets around the kitchen countertop, garage, and bathroom need to be GFCI (ground fault circuit interrupter) protected. The smoke detector is missing in all the bedrooms; needs to be restored. The following places have smoke detectors that are inoperable and need to be repaired: kitchen and upstairs bedroom hallway. On the west side of the backyard patio, the exterior outlet is inoperable and needs to be repaired. On the north wall of the side yard, the GFCI reset button outlet is inoperable; needs to be repaired. On the west wall of the bar room, the light switch cover is damaged; needs to be repaired. On the west wall of the family room, the outlet cover is damaged; needs to be repaired. On the south wall of the walk-in-closet in the upstairs master bathroom, the cover of the electrical junction box is missing; needs to be restored. The following places which have ceiling fans are inoperable and need to be repaired: family room, downstairs study room, upstairs south bedroom and upstairs west bedroom. The following places have light fixtures that are inoperable and need to be repaired: backyard, downstairs bathroom, upstairs east bedroom and upstairs south bedroom.

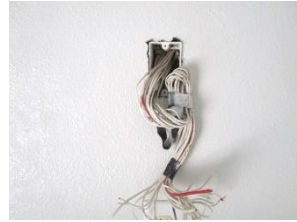
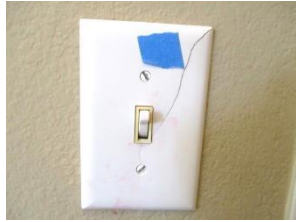
FOR YOUR INFORMATION:

As of February 1, 2009 The Texas Real Estate Commission requires home inspectors to recognize the 2008 version of the National Electrical Code pertaining to ground fault protection for receptacles in the garage. All receptacles are required to be ground fault protected in the garage.



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

I	NI	NP	D
---	----	----	---



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

I	NI	NP	D
---	----	----	---

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I			D
---	--	--	---

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 70 and return air is 70 degrees downstairs. This indicates the range in temperature drop is abnormal. Supply air temperature is 125 and the return air is 80 degrees upstairs. This indicates the range in the temperature drop is normal. Recommend a licensed HVAC company to consult.

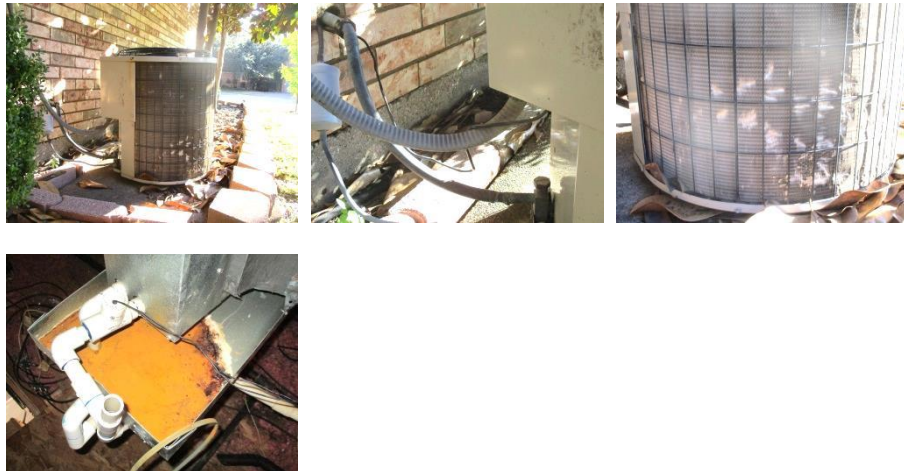
I			D
---	--	--	---

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 53 degrees, and the return air temperature was 70 degrees downstairs. This indicates the range in the temperature drop is normal. The supply air temperature on your system reads 55 degrees, and the return air temperature was 70 degrees upstairs. This indicates the range in the temperature drop is normal. Condenser unit out of level and could cause premature wear on the compressor and components. Damaged insulation on condensate lines should be repaired. Condenser unit fins are damaged and should be repaired. The secondary drain pan in the attic needs to be cleaned or repaired, due to rusting. This indicates that a primary drain line is clogged.



I			
---	--	--	--

C. Duct System, Chases, and Vents

Comments:

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

I	NI	NP	D
---	----	----	---

IV. PLUMBING SYSTEMS

I			D
---	--	--	---

A. Water Supply System and Fixtures

Location of water meter: Front Yard

Location of main water supply valve: Front Yard

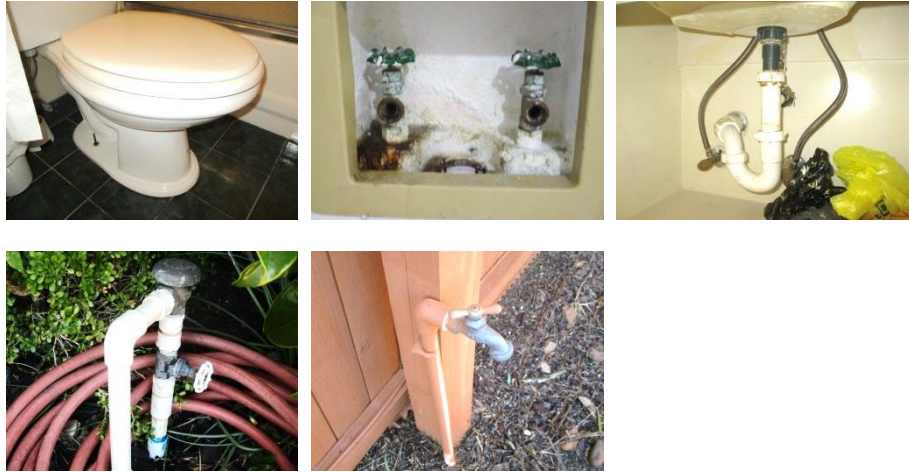
Static water pressure reading: 82 PSI

Comments: The static water pressure of the supply plumbing system exceeded 80 PSI. The Texas Real Estate Commission requires home inspectors to report this as deficient. It would be wise to install a pressure regulator. Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment. The drain stopper of the right lavatory in the upstairs bathroom is inoperable; needs to be repaired. Both drain stoppers of the lavatory in the upstairs master bathroom is inoperable; needs to be repaired. The bathtub's drain stopper 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. When the right bathtub's faucet in the upstairs master bathroom is turned on, there is evidence of water leaking; needs to be repaired. In the downstairs bathroom, the shower handheld connection leaks when turned on; needs to be repaired. In the upstairs master bathroom, the shower head connection leaks when turned on; needs to be repaired. The regROUT is needed between the bathtub, the tile and the corner in the upstairs bathroom and upstairs master bathroom. The backsplash on the countertop of upstairs bathroom needs to be caulked. The commode in the upstairs bathroom and upstairs master bathroom is loose on the floor; needs to be repaired. The laundry room's hot faucet on the left side of the washer shows evidence of water leaking which needs to be repaired. In the upstairs bathroom, underneath the left lavatory, the drainage pipe leaks when water is turned on; needs to be repaired. When the exterior faucet on the east wall of the front yard is turned off, there is evidence of water leaking; needs to be fixed. The exterior faucet in the backyard is inoperable; needs to be repaired.



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

I	NI	NP	D
---	----	----	---



I			D
---	--	--	---

B. Drains, Wastes, and Vents

Comments: One of the vent ducts in the attic needs to be connected through the roof; needs to be repaired.



I			D
---	--	--	---

C. Water Heating Equipment

Energy Sources: Natural gas

Capacity: 50 gallons

Comments: The cold water and hot water pipe need to be covered in insulation. The pipe is exposed and needs to be wrapped all the way. The water heater's gas vent pipe collar is loose; needs to be repaired. The water heater in the upstairs closet has a strong gas odor and needs to be further investigated by a licensed plumber.



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

I	NI	NP	D
---	----	----	---

I			
---	--	--	--

D. Hydro-Massage Therapy Equipment

Comments: The Jacuzzi was checked and is functioning normally.



		NP	
--	--	----	--

E. Other

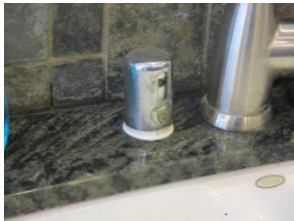
Comments:

V. APPLIANCES

I			D
---	--	--	---

A Dishwasher

Comments: Ran through a normal cycle. The dishwasher airgap fitting overfills with water, indicating that the primary line is clogged.



I			D
---	--	--	---

B. Food Waste Disposer

Comments: Underneath the kitchen sink, the disposal shows evidence of water leaking when turns on; needs to be repaired.



I			
---	--	--	--

C. Range Hood and Exhaust Systems

Comments: Ran on high and low.

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

I	NI	NP	D
----------	-----------	-----------	----------

I			
---	--	--	--

D. Ranges, Cooktops, and Ovens

Comments: Oven temperature checks hot, approximately 400 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.



		NP	
--	--	----	--

E. Built-in Microwave Oven

Comments:

I			
---	--	--	--

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: All the ventilation is running properly.

I			D
---	--	--	---

G. Garage Door Operators

Comments: The garage door's metal panel shows evidence of damage; needs to be repaired. 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.



I			
---	--	--	--

H. Dryer Exhaust Systems

Comments:

		NP	
--	--	----	--

I. Other

Comments:

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

I	NI	NP	D
---	----	----	---

VI. OPTIONAL SYSTEMS

I			D
---	--	--	---

A. Landscape Irrigation (Sprinkler) Systems

Comments: The sprinkler control box is inoperable; needs to be repaired. Recommend to consult with licensed irrigation company.



	NI		
--	----	--	--

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

Type of Construction:
Comments:

		NP	
--	--	----	--

C. Outbuildings

Comments:

		NP	
--	--	----	--

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

Type of Pump:
Type of Storage Equipment:
Comments:

		NP	
--	--	----	--

E. Private Sewage Disposal (Septic) Systems

Type of System;
Location of Drain Field:
Comments:

		NP	
--	--	----	--

F. Other

Comments: