

# All Around Home Inspection



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**This Home Inspection Is Exclusively Prepared for:**

*Jounior & Jounioretta Sample*  
*1234 Get Inspected Road*  
*Your Town, TX 00707*



***Darron Bunch***

***TREC # 22645***

**☎ 817-917-2327**

**✉ [darronbunch@gmail.com](mailto:darronbunch@gmail.com)**

# All Around Home Inspection

3001 FM 309  
Hillsboro, TX 76645

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TREC TREC # 22645

# INVOICE

**SOLD TO:**  
  
Jounior & Jounioretta Sample  
1234 Get Inspected Road  
Your Town, TX 00707

**INVOICE NUMBER** | 1102Sample  
**INVOICE DATE** | 11/02/2017  
  
**LOCATION** | 1234 Get Inspected Road  
  
**REALTOR** |

DESCRIPTION	PRICE	AMOUNT
Optional Systems	\$25.00	\$25.00
Optional Systems	\$50.00	\$50.00
First time Buyer	(\$50.00)	(\$50.00)
Inspection Fee	\$350.00	\$350.00
SUBTOTAL		\$375.00
TAX		\$0.00
TOTAL		\$375.00
BALANCE DUE		<b>\$375.00</b>

THANK YOU FOR YOUR BUSINESS!



## PROPERTY INSPECTION REPORT

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**Prepared For:** Jounior & Jounioretta Sample  
(Name of Client)

**Concerning:** 1234 Get Inspected Road, Your Town, TX 00707  
(Address or Other Identification of Inspected Property)

**By:** Darron Bunch, Lic #TREC # 22645 11/02/2017  
(Name and License Number of Inspector) (Date)

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(Name, License Number of Sponsoring Inspector)

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### 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](http://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. 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, bathroom, 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 requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

**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.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Present at Inspection:

- Buyer    Seller    Selling Agent    Listing Agent  
 Occupant

Building Status:

- Vacant    Owner Occupied    Tenant Occupied    Other

Weather Conditions:

- Fair/Sunny    Cloudy    Rain   Temp: 89 °F

Utilities On:    Yes    No Water    No Electricity    No Gas

Special Notes:



Darron Bunch  
TREC # 22645

817-917-2327

darronbunch@gmail.com

This is an Agreement between you, the undersigned Jounior & Jounioretta Sample, and All Around Home Inspection, the Inspector, pertaining to our inspection of the Property at: 1234 Get Inspected Road Your Town, TX 00707

The terms below govern this Agreement.

1. The fee for our inspection is **\$375.00** payable in full at a time of the inspection and must be paid prior to release of the report.
2. We will perform a **visual inspection** of the home and buildings requested by the Client and provide you with a written report identifying the defects that is observed and deemed material. The report is only supplementary to the seller's disclosure provided by the seller or seller's agent.
3. Unless otherwise noted here in this Agreement; Or not possible to complete, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the Texas Real Estate Commission (TREC) [www.trec.texas.gov](http://www.trec.texas.gov) . You understand that TREC SOP contains limitations, exceptions, and exclusions. You understand that TREC is not a party to this Agreement, has no control over us, and does not employ or supervise us. You understand the inspector performing the inspection may have limitations in attic spaces and crawl spaces. The inspector reserves the right to exclude or make exception in accordance to TREC SOP for the safety of the inspector.
4. We **will NOT** test for the presence of radon, a harmful gas, or mold. We **will NOT** test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.

5. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. **You understand it is your responsibility having repairs or findings of the inspection remedied prior to closing.** You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home and buildings or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

6. We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home or buildings. You acknowledge that this liquidated damages is not a penalty, but that we intend it to: (1) reflect the fact that actual damages may be difficult or impractical to ascertain; (2) allocate risk between us; and (3) enable us to perform the inspection for the agreed-upon fee.

**7. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license.**

8. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

9. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim.

10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

11. Past-due fees for your inspection shall result in non-release of your report until payment is made. All past-due fees will be requested prior closing transaction with your title company. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

13. You may not assign this Agreement.

14. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

Report Identification: 1102Sample, 1234 Get Inspected Road, Your Town, TX

15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT BY EMAIL WITH THIS REPORT. THE UNDERSIGNED CLIENT OR REPRESENTATIVE AGREE AND ACCEPT ELECTRONIC SIGNATURE AS ORIGINAL TO THIS AGREEMENT.

Client or Representative

Date:11/02/2017

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Slab

Comments:

**Note:** This is a limited visual inspection of the foundation and includes only visual indicators of foundation performance. No specialized tools or procedures were used. The opinion exposed are of apparent conditions of accessible and unobstructed areas of the structure and not of absolute fact and are only good for the date and time of inspection. The inspector is not a structural engineer and the inspection is not an engineering report and should not be considered one.

**Note:** Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

Foundation shows evidence of minor movement – nothing major at this time.  
Corner break on the garage West end.  
Cracks at the post tension cable area.



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I	NI	NP	D
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**B. Grading and Drainage**

*Comments:*

**Note:** Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

Appears to be as intended for water runoff.

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**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Composition Asphalt Shingles

*Viewed From:* Ground/ Binoculars

*Comments:*

Appears to be replace a short time ago.

Appears to be in early stage of life.

Flashing has damage and a brick is broken. Unknown reason.

Dish is bolted to the roof. Possible point of water penetration.



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**D. Roof Structures and Attics**

*Viewed From:* Entered the Attic

*Approximate Average Depth of Insulation:*

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*Comments:*

Appears to be as intended at the time of inspection.



**E. Walls (Interior and Exterior)**

*Interior walls made of* : Drywall

Up stars closet doorway. Drywall crack.  
Appears to be minor and not structural.

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*Exterior walls made of : Siding, Brick*  
*Comments:*

Brick break at the flashing.  
Mortar cracking at the garage West end.  
Siding damage observed South West side.



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**F. Ceilings and Floors**

*Floor Covering:* Carpet, Tile

*Ceiling Material:* Drywall

*Comments:*

Appears to be as intended at the time of inspection.

**G. Doors (Interior and Exterior)**

*Comments:*

Exterior door frames on the West side have weather damage and water damage.

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**H. Windows**

*Windows are:* Fixed, Single Hung, Casement

*Comments:*

**Note:** *Signs of lost seals in the thermal pane windows may appear and disappears as temperatures and humidity changes. Some windows with lost seals may not be evident at the time of inspection. The windows are only checked for obvious fogging. If some seals were noted, recommend all windows be checked by specialist for further lost seals.*

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Windows in mutable locations have sill damage between the glass panes. Moisture spot observed.  
Dirt in the window frame sill on the South side upstairs.



**I. Stairways (Interior and Exterior)**

*Comments:*

Some rails are loose and tightening is recommended for safety.

**J. Fireplaces and Chimneys**

*Type of Fireplace:* Built in

*Comments:*

**Note:** Recommend fireplaces be checked and cleaned yearly before use to insure proper draft and ventilation.

Clean out box door missing and rusted.  
Dampers did not fully close.



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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

Weather stress conditions have the wood exposed to water penetration.



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**L. Other**

*Comments:*

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Panel Location:* Garage

*Service:* Under ground

*Wire Type:* Copper

*Sub Panels Location:* N/A

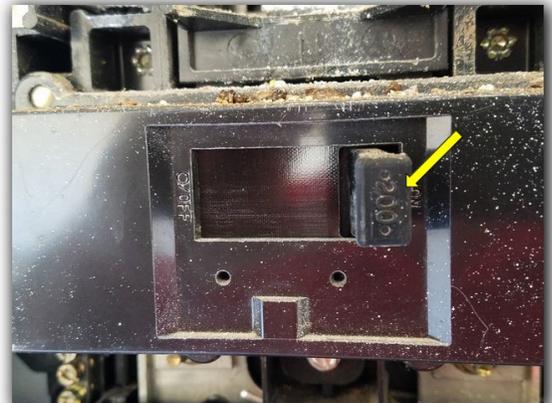
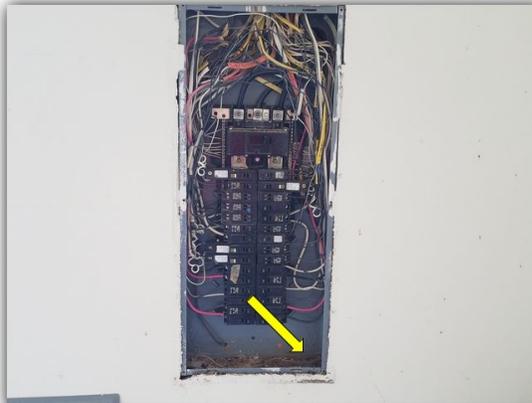
*Type of Wire:* N/A

*Comments:*

200 amp service

Ground wire is not connected to the box in the bottom right corner.

Recommend further evaluation by professional electrician.



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**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments:

**Note:** Recommend replacing the smoke detector batteries every six months.

**Ground/ARC Fault Circuit Interrupt Safety Protection Note:** GFCI protection is recommended at outlets in the kitchen, bathrooms, garage, exterior, or any outlet within 6 feet of water sources.

Exterior GFCI outlets did not have power supplied to them.

Doorbell assembly is broken.

Recommend further evaluation buy licensed professional electrician.



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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

*Type of System:* Zoned, Central Heat

*Energy Source:* Electric

*Comments:*

**Note:** Recommend the central heat unit system be serviced each year to achieve proper performance.

Appears to be as in intended at the time of inspection.



#### B. Cooling Equipment

*Type of System:* Zoned, Central - Air Conditioner

*A/C Size:* 2.0 ton, 5.0 ton



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**C. Duct Systems, Chases, and Vents**

*Comments:*

*Type of Duct:* Flex Duct

Appear to working as intended at the time of inspection.

**IV. PLUMBING SYSTEMS**

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**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter:* Out front, at the street

*Location of main water supply valve:* Out front, At the water meter

*Static water pressure reading:* 50psi

*Comments:*

*Note: Water pressure is considered normal between 40 psi and 80 psi.*

Water supply to the upstairs lavatory has low pressure. Water faucet is believed to be stopped up. Handles are twisted to the improper position.

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**B. Drains, Wastes, and Vents**

*Comments:*

Tailpiece of the kitchen sink is held with tape. Improper application of repair tape. Ants were found at the floor drain of the master bath. Recommend further examination by licensed professional plumber.



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**C. Water Heating Equipment**

*Energy Source:* Electric

*Capacity:* 50 gallon

*Comments:*

Water heater appears to be working as intended at the time of inspection.



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**D. Hydro-Massage Therapy Equipment**

*Comments:*

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**E. Other**

*Comments:*

**V. APPLIANCES**

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**A. Dishwashers**

*Comments:*

**Note:** The dishwasher lower panel is not removed during inspection. Back flow prevention may not be visible on some units.

Appears to be working as intended at time of inspection.

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**B. Food Waste Disposers**

*Comments:*

Appears to be as intended at the time of inspection.

**C. Range Hood and Exhaust Systems**

*Comments:*

**D. Ranges, Cooktops, and Ovens**

*Comments:*

Appears to be working as intended at time of inspection.



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**E. Microwave Ovens**

*Comments:*

Appear to be as intended at the time of inspection

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

Loud noise in the fan when running in bathrooms.

**G. Garage Door Operators**

*Comments:*

Appear to be as intended at the time of inspection

**H. Dryer Exhaust Systems**

*Comments:*

**Note:** Recommend the dryer vent system be checked and cleaned periodically for lint buildup.

Appear to be as intended at the time of inspection

**I. Other**

*Comments:*

## VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

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

*Type of Construction:*

*Comments:*

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**C. Outbuildings**

*Comments:*

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

*Type of Pump:*

*Type of Storage Equipment:*

*Comments:*

**E. Private Sewage Disposal (Septic) Systems**

*Type of System:* Gravity

*Location of Drain Field:* Back yard

*Comments:*

Functional flow tested.

Appears to be working as intended at time of inspection

**F. Other**

*Comments:*