

All Around Home Inspection



This Home Inspection Is Exclusively Prepared for:

*Junior & Junioretta Sample
007 Any Street
Your Town , TX 76007*



Darron Bunch

TREC # 22645

☎ **817-917-2327**

✉ **darronbunch@gmail.com**

All Around Home Inspection

3001 FM 309
Hillsboro, TX 76645

Phone 817-917-2327
darronbunch@gmail.com

TREC TREC # 22645

INVOICE

SOLD TO:

Junior & Junioretta Sample

Your Town , TX

INVOICE NUMBER 0801Sample
INVOICE DATE 08/01/2017

LOCATION 007 Any Street

REALTOR Mr. R.E. Agent

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$325.00	\$325.00
Optional Systems	\$25.00	\$25.00
Optional Systems	\$50.00	\$50.00
Discount Coupon	(\$50.00)	(\$50.00)
SUBTOTAL		\$350.00
TAX		\$0.00
TOTAL		\$350.00
BALANCE DUE		\$350.00

THANK YOU FOR YOUR BUSINESS!



PROPERTY INSPECTION REPORT

Prepared For: Junior & Junioretta Sample
(Name of Client)

Concerning: 007 Any Street, Your Town , TX 76007
(Address or Other Identification of Inspected Property)

By: Darron Bunch, Lic #TREC # 22645 08/01/2017
(Name and License Number of Inspector) (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. 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection:

Buyer Selling Agent Listing Agent Occupant

Building Status:

Vacant Owner Occupied Tenant Occupied Other

Weather Conditions:

Fair/Sunny Cloudy Rain Temp: 75 °F

Utilities On: Yes No Water No Electricity No Gas

Special Notes:

The foundation of this home shows that there has been movement. It is this inspectors opinion that the movement has caused the separation in multiple locations of the home.

Further evaluation by professional foundation engineer is recommended.



Darron Bunch
TREC # 22645

817-917-2327

darronbunch@gmail.com

This is an Agreement between you, the undersigned Junior & Junioretta Sample, and All Around Home Inspection, the Inspector, pertaining to our inspection of the Property at: 007 Any Street Your Town , TX 76007

The terms below govern this Agreement.

1. The fee for our inspection is **\$350.00** 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 . 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.

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:08/01/2017

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 signs of movement primarily in the front and East side of the home.



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.

Down spouts are recommended to waste 3 to 5 feet away from structures.

Debris observed in rain gutter.

Hight of the sod added around the home is recommended 4 to 6 lower than brick or siding.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



-
-
-
-

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: Walked Roof

Comments:

Shingles appear to be in early stage of there lifetime.



Flashing was cut short and not extended past the edge.

No kick out flashing was used for proper water run off.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



-
-
-
-

D. Roof Structures and Attics

Viewed From: Scuttle Entrance; Some areas Obstructed from view

Approximate Average Depth of Insulation: 4-6 inches

Approximate Average Thickness of Vertical Insulation N/A

Comments:

Insulation has been rolled out and laid over AC duct.

Attic structure appears to be as intended at the time of inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

E. Walls (Interior and Exterior)

Interior Walls: Drywall

Signs of repair on walls in the East end of the home.

Separation observed in multiple locations, in corners and along joining angles.



Exterior Walls: Brick, Wood

Comments:

East end of the home has cracking of brick mortar away from the brick.

Bricks are cracked in multiple locations.

Separation of caulking joints between brick and wood at multiple locations.

Holes drilled into mortar. Appears to be from a flag holder that has been removed.

Ants were observed on the back of the house entering a widow frame.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommend further evaluation by professional exterminator for wood destroying insects.



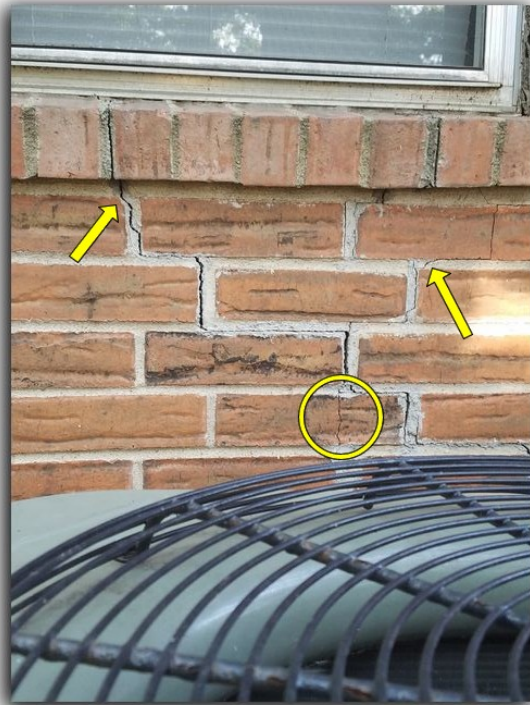
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



F. Ceilings and Floors

Floor Covering: Carpet, Tile

Ceiling Material: Drywall, Wood

Comments:

Separation observed between wood and brick ceiling at front door area.

Multiple locations of punched holes in interior closet spaces.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Separation of wall to floor near the entry way along kitchen wall

East and West crack in the tile of living area floor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



-
-
-
-

G. Doors (Interior and Exterior)

Comments:

Interior Doors

Closet door roller leaves the track when closing and re-enters when opening.



Exterior Doors

Garage to kitchen entry door is sticking and hard to open.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



-
-
-
-

H. Windows

Windows: Double Hung, Sliding

Comments:

Separation of caulking and seals around multiple windows both inside and out side.

Widows are missing screens in master bed room.

Screens located in closet of the master...Just FYI



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



I. Stairways (Interior and Exterior)

Comments:
INTERIOR

EXTERIOR

J. Fireplaces and Chimneys

Comments:
Type of Fireplace: Factory Built/Installed

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

Appears to be as intended at time of inspection.

Sweeping and cleaning is suggested.

Fire box shows a small bit of rust.

K. Porches, Balconies, Decks, and Carports

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Electric Panel:

Bedroom Closet

Service:

Over head.

Wire Type

Copper

Sub Panels:

N/A

Type of Wire: N/A

Comments:

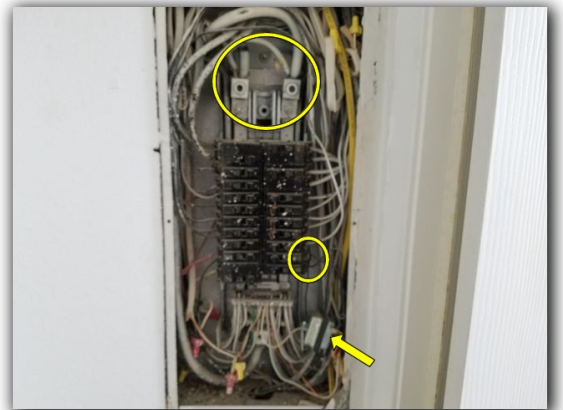
Over head service lines should be 12 foot at its lowest point of a residential property.

Main Panel is not recommended to be installed in a closet where clothing is hung.

Main serves lugs have been double tapped. Suspect the smaller lines are for the A/C unit that has breaker panel out side. Main panel is not designed for this by today's standards.

Some type of after market transformer is added to an already used breaker. This double tape is also not recommended. The transformer is believed to be for the thermostat control.

Recommend further evaluation by professional electrician.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

-

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.

GCFI are installed in the proper locations however. The one located for the refrigerator shows an open ground. Also this reset button is for more than one receptacle along the cabinet. If it kicks you will have to move the refrigerator to reset.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

-

A. Heating Equipment

Type of System: Central Heat

Energy Source: Electric

Comments:

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

Power wiring should be isolated from the cabinet to prevent a short.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



B. Cooling Equipment

Type of System: Central - Air Conditioner A/C Size: 4.0 ton

Comments:

Note: Recommend the central heat unit system be serviced each year to achieve proper performance. Inspector cannot determine the amount of coolant in the unit or if the unit has a coolant leak present at the time of inspection.

The unit is covered in dust. Recommend servicing.

Recommend further evaluation by professional.



C. Duct Systems, Chases, and Vents

Comments:

Type of Duct: Flex Duct

Appear to working as intended at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Out front, at the street

Location of main water supply valve: At the water meter

Static water pressure reading: 44 PSI

Comments:

Mop sink leaking water at the spray head. water will run to the floor when in operation.

Addition bath sink stopper handle is not properly installed.

Under kitchen sink water was observed after the use of the dishwasher.

Recommend repair and further examination by licensed professional plumber.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



B. Drains, Wastes, and Vents

Comments:

Appear to be as intended at the time of inspection

C. Water Heating Equipment

Energy Source: Electric

Capacity: 50 gallon

Comments:

Rusting of carbon still has accorded. Galvanized pipe fittings are recommended,

Recommend further evaluation by licensed plumbing professional.



D. Hydro-Massage Therapy Equipment

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

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

Water was observed under kitchen sink after unit drained.

B. Food Waste Disposers

Comments:

Has excessive vibration

Recommend repair and further examination by licensed professional plumber.

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

Left front has inner and outer burner controls. FYI

Hot surface light flickers.

Oven not anchored in cabinet

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



E. Microwave Ovens

Comments:

Appear to be as intended at the time of inspection

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction: N/A

Comments:

C. Outbuildings

Comments:

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

Type of Pump:

Type of Storage Equipment:

Proximity To Known Septic System:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System: Aerobic system

Location of Drain Field: Back Yard Sprinkler Heads

PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY Unknown

Comments:

Functional flow test conducted. No alarms during test.

Appears to be working as intended at time of inspection

Recommend finding a service company to help you with maintenance.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



-
-
-
-

F. Other

Comments: