

Your company name goes here

***** Residential Inspection Report *****



Client's Name

Bill Smith

On

March 13, 2022

Inspection Address

2244 Hometown Rd

Wishlow, TX 77777

Inspected By

Mr Inspector

Your company name goes here

My Town TX

(555) 555-5555

mrinspector@gmail.com

www.mrinspector

Your company name goes here

Inspection Date: March 13, 2022

Inspection Address: 2244 Hometown Rd, Wishlow, TX 77777

General Information

Client Information

Name: Bill Smith
Street Address: 1234 Main St
City, State, Zip: Temecula, TX, 77777
Phone #: (555) 555-5555
Email Address: bsmith@gmail.com

Inspection Address

Street Address: 2244 Hometown Rd
City, State, Zip: Wishlow, TX 77777

Weather Conditions

Weather Type: Clear
Temperature: 75 Degrees

Structure Type

Single Family /Single Story

Construction Type

Stucco with wood frame construction

Number of Bedroom/Bath

3 Bedroom / 2 Bath / 2 Car Garage

Estimated Year Built

2003

Estimated sq. ft.

2,200

Inspected by

Mr Inspector

Buyer Agent

Name:
Phone #:
Email Address:

Listing Agent

Name:
Phone #:
Email Address:

Your company name goes here

Inspection Date: March 13, 2022

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Inspection / Report limitations

This report is the exclusive property of Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of Inspection Company here and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with home inspector's standards of Practice.

We are proud of our service and trust you will be happy with the quality of our inspection and report. Please contact us with any concerns you may have regarding the report. We will be glad to discuss them with you.

It is ultimately your decision on what concerns you would like corrected. Keep in mind that if you do not get them corrected now the defects will have to be corrected in the future at your expense. It is not possible to detect every concern during a general visual inspection. Things are going to happen and this inspection in no way is a warranty or guarantee as to the condition of the property. Make sure to complete a final walk through of the property before the close of escrow.

We are always interested in advancing the quality of our service and our report. We welcome and value your input. We adhere to a high standard of professionalism and treat everyone with the utmost courtesy and respect.

This report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement.

This inspection does not include testing for radon, mold, termites and other wood destroying organisms, pests and rodents or other hazardous materials unless specifically requested.

Your company name goes here

Date of Inspection: 3/13/2022

Inspection Address: 2244 Hometown Rd, Wishlow, TX 77777

Report Summary

This Report Summary will describe area(s) of concern that were observed at time of inspection by this inspector that may need some type of repair, replacement, service or further review. Keep in mind that all homes need some type of repair, even if only minor and generally older homes well need more repairs. All safety concerns mentioned within this report should be reviewed and repaired prior to occupancy. While every effort is made to identify existing and potential problems at the time of the inspection, it is not possible for a home inspector to foresee all problems that might arise in the future. This Report Summary is provided as a courtesy and cannot be considered a substitute for reading the entire report.

I. STRUCTURAL SYSTEMS

Roof Covering Materials: There were one or more damaged and displaced roofing tiles observed on the roof structure at time of the inspection. Recommend further evaluation from a qualified licensed roofing contractor and any corrective repair or replacement as necessary to allow roof to shed water as designed.

Doors (Interior and Exterior): The garage service entry door to the home was not functioning as designed. This is a fire door that is designed to close and latch automatically from a fully open position to serve as a protective barrier in the event of a fire. Recommend corrective repair as necessary from a qualified licensed contractor for health and safety concerns.

Windows:

- At time of the inspection there were one or more windows observed with a staining and or condensation between the window glass panes. This condition typically indicates a failed seal. Recommend further evaluation from a qualified licensed contractor or a qualified window specialist and serviced according to their recommendations. Locations observed were Master bedroom and family room
- There was a broken glass pane window observed at (Kitchen). Recommend corrective repair and replacement as necessary from a qualified window specialist.

II. ELECTRICAL SYSTEMS

Branch Circuits, Connected Devices, and Fixtures: There was one or more electrical outlets that tested with reverse polarity. This condition typically happens when the hot live wire (black or red wire) and neutral wire (white wire) get connected backwards at an outlet or switch terminal. Reversed polarity creates a potential shock hazard but it's usually an easy repair. Recommend further evaluation and corrective repair as necessary from a qualified electrical contractor in accordance with accepted practice. Location(s) observed were Kitchen and bedroom 2

IV. PLUMBING SYSTEMS

Drains, Wastes, and Vents: At time of the inspection there was water leakage at the master bath sink drain. Recommend further evaluation and corrective repair as necessary from a qualified contractor.

Water Heating Equipment: The water heater TPR (temperature pressure relief valve) discharge pipe has a positive slope or runs uphill. This condition can cause water to be trapped in the discharge pipe and could cause the TPR valve to fail. This TPR valve is a very important safety device. Recommend corrective repair as necessary from a qualified plumbing contractor to properly configure the discharge pipe that meets current standards.



PROPERTY INSPECTION REPORT FORM

Bill Smith	March 13, 2022
<i>Name of Client</i>	<i>Date of Inspection</i>
2244 Hometown Rd, Wishlow, TX 77777	
<i>Address of Inspected Property</i>	
Mr Inspector	123456789
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector’s findings in the corresponding section in the body of the report form.

The inspector NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer’s installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today’s standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab Foundation

Comments: No concerns observed

B. Grading and Drainage

Comments: No concerns observed

C. Roof Covering Materials

Type(s) of Roof covering: Concrete tile

Viewed from: Walked the roof

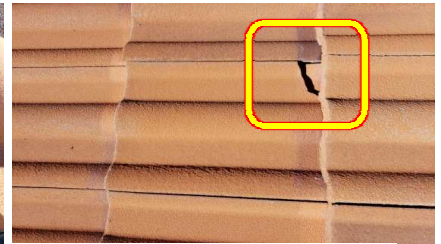
Comments: There were one or more damaged and displaced roofing tiles observed on the roof structure at time of the inspection. Recommend further evaluation from a qualified licensed roofing contractor and any corrective repair or replacement as necessary to allow roof to shed water as designed.



Damaged roofing tiles



Damaged roofing tiles



Damaged roofing tiles

D. Roof Structures and Attics

Approximate average depth of insulation:

Type of Insulation: Fiberglass bat

Viewed from: Viewed from inside attic

Comments: No concerns observed

E. Walls (Interior and Exterior)

Materials - Interior: Drywall

Materials - Exterior: Stucco

Comments: No concerns observed

F. Ceilings and Floors

Type(s) of Ceiling: Drywall

Type(s) of Flooring: Carpet and tile

Comments: No concerns observed

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I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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G. Doors (Interior and Exterior)

Type: Solid and hollow core (six panel and flat panel)

Comments: The garage service entry door to the home was not functioning as designed. This is a fire door that is designed to close and latch automatically from a fully open position to serve as a protective barrier in the event of a fire. Recommend corrective repair as necessary from a qualified licensed contractor for health and safety concerns.



Fire door closer inoperable

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

Type: Vinyl (dual pane)

Comments:

- At time of the inspection there were one or more windows observed with a staining and or condensation between the window glass panes. This condition typically indicates a failed seal. Recommend further evaluation from a qualified licensed contractor or a qualified window specialist and serviced according to their recommendations. Locations observed were Master bedroom and family room
- There was a broken glass pane window observed at (Kitchen). Recommend corrective repair and replacement as necessary from a qualified window specialist.



Damage between glass



Broken glass pane

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

Comments: No concerns observed

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I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of wiring: Copper

Fire alarms, smoke detectors type: Battery operated smoke alarm

Comments: There was one or more electrical outlets that tested with reverse polarity. This condition typically happens when the hot live wire (black or red wire) and neutral wire (white wire) get connected backwards at an outlet or switch terminal. Reversed polarity creates a potential shock hazard but it's usually an easy repair. Recommend further evaluation and corrective repair as necessary from a qualified electrical contractor in accordance with accepted practice. Location(s) observed were Kitchen and bedroom 2



Reversed polarity outlet

C. Other

Comments: No concerns observed

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Heating Unit 1 Brand name: Coleman

Type of system: Forced Air System

Energy source: Natural Gas

Piping / Venting: Galvanized Dual wall ventilation

Year: 2003 BTU's:

Model #: Serial #:

Comments: No concerns observed

Heating Unit 2 Brand name:

Type of system:

Energy source:

Piping / Venting:

Year: BTU's:

Model #: Serial #:

Comments: Not present

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I	NI	NP	D
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B. Cooling Equipment

Cooling Unit 1 *Brand name:* Coleman
Type of system: Central Air Conditioning System
Air supply temp (degrees F): 50 -55
Temperature differential: 25 degrees
Year: 2003 *Testing location:* Family room
Model #: *Serial #:*
Comments: No concerns observed

Cooling Unit 2 *Brand name:*
Type of system:
Air supply temp (degrees F):
Temperature differential:
Year: *Testing location:*
Model #: *Serial #:*
Comments: Not present

C. Duct Systems, Chases, and Vents
Type of Ducting: Flex ducting
Comments: No concerns observed

D. Other
Comments: No concerns observed

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures
Location of water meter: Water meter with main shut off located next to street
Service connection: Public Utilities (Underground Service)
Service on during inspection: Yes
Location of main water supply valve: Exterior wall of Home
*Static water pressure reading (psi):*65
Fixture(s) comments: No concerns observed

B. Drains, Wastes, and Vents
Type of drain pipes: ABS pipe
Type of vent pipes: ABS pipe
Comments: At time of the inspection there was water leakage at the master bath sink drain. Recommend further evaluation and corrective repair as necessary from a qualified contractor.

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

I	NI	NP	D
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Sink drain leak

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C. Water Heating Equipment

Heating system 1 Brand name: Bradford-White

Energy source: Natural Gas

Capacity: 50 gallon

Location of unit: Garage

Type of compartment: Garage

Comments: The water heater TPR (temperature pressure relief valve) discharge pipe has a positive slope or runs uphill. This condition can cause water to be trapped in the discharge pipe and could cause the TPR valve to fail. This TPR valve is a very important safety device. Recommend corrective repair as necessary from a qualified plumbing contractor to properly configure the discharge pipe that meets current standards.



TPR pipe runs uphill

Heating system 2 Brand name:

Energy source:

Capacity:

Location of unit:

Type of compartment:

Comments: Not present

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D. Hydro-Massage Therapy Equipment

Location: Not present

Comments: None

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Gas Distribution Systems and Gas Appliances <i>Location of gas meter:</i> Side of garage <i>Type of gas distribution piping material:</i> Black pipe <i>Comments:</i> No concerns observed
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Other <i>Comments:</i> None
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V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers <i>Comments:</i> No concerns observed
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers <i>Comments:</i> No concerns observed
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems <i>Comments:</i> No concerns observed
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges, Cooktops, and Ovens <i>Comments:</i> No concerns observed
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens <i>Comments:</i> No concerns observed
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters <i>Comments:</i> No concerns observed
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators <i>Type:</i> Two car garage door (Metal) <i>Comments:</i> No concerns observed
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems <i>Comments:</i> No concerns observed
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Other <i>Comments:</i> None
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VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems <i>Comments:</i> No concerns observed
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment <i>Type:</i> Not Present <i>Type of construction:</i> <i>Structure condition, decking and coping:</i> <i>Pump(s)/ Jets:</i> <i>Filter, skimmer & basket:</i>
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I	NI	NP	D
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Pressure gauge:
 Pool / Spa heater:
 Plumbing:
 Water condition:
 Gate & fence:
 Comments:

C. Outbuildings
 Type: Not Present
 Comments: No concerns observed

D. Private Water Wells (A coliform analysis is recommended.)
 Type of pump: None
 Type of storage equipment: None
 Comments: No concerns observed

E. Private Sewage Disposal (Septic) Systems
 Type of system: Public Utilities (Underground Service)
 Location of Drain Field: Cleanouts located side of home
 Comments: No concerns observed

F. Other Built-in Appliances
 Comments: None

G. Other
 Comments: None

Your company name goes here

Date of Inspection: 3/13/2022

Inspection Address: 2244 Hometown Rd, Wishlow, TX 77777

Additional Photos

