

**PROPERTY INSPECTION REPORT**

**Prepared For:**

\_\_\_\_\_  
(Name of Client)

**Concerning: \_\_ .**

\_\_\_\_\_  
(Address or Other Identification of Inspected Property) **NOV. 5, 2011**

**By:**

**JOHN O. FRANZEN      T.R.E.C. # 1553**

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Name and License Number of Inspector)

N/A

\_\_\_\_\_  
(Name, License Number and Signature of Sponsoring Inspector, if required)

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.state.tx.us](http://www.trec.state.tx.us).

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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**NOTE:**

**IT IS NOT WITHIN THE SCOPE OF THIS INSPECTION TO VERIFY THAT THE FOUNDATION, FRAME, ROOF STRUCTURE, PLUMBING SYSTEMS, A/C & HEATING SYSTEMS, OR ELECTRICAL SYSTEMS MEET ANY OR ALL OF THE ENGINEERING SPECIFICATIONS AND ARCHITECTURAL PLANS AND DRAWINGS THAT WERE PROVIDED TO THE BUILDER AT THE TIME THE PROPERTY WAS BUILT.**

Report Identification: \_\_\_\_\_

I=Inspected

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NP=Not Present

D=Deficient

**I NI NP D**

**I. STRUCTURALSYSTEMS**

X

**A. Foundations**

*Type of Foundation(s): SLAB ON GRADE*

*Comments: FOUNDATION APPEARS TO BE FUNCTIONAL AT THIS TIME.*

X

X

**B. Grading and Drainage –**

*Comments: SEE ADDENDUM*

X

X

**C. Roof Covering Materials**

*Type(s) of Roof Covering: 3-TAB COMPOSITION*

*Viewed From: GROUND LEVEL*

*Comments: SEE ADDENDUM*

X

X

**D. Roof Structure and Attic**

*Viewed From: ATTIC WAS WALKED*

*Approximate Average Depth of Insulation:*

*10 – 12 INCHES*

*Approximate Average Thickness of Vertical Insulation:*

*UNKNOWN*

*Comments: SEE ADDENDUM*

X

X

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

*Comments: SEE ADDENDUM*

X

X

**F. Ceilings and Floors –**

*Comments SEE ADDENDUM:*

X

X

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

*Comments: SEE ADDENDUM*

X

X

**H. Windows–**

*Comments: SEE ADDENDUM*

X

**I. Stairways (Interior and Exterior) – Comments:**

X

X

**J. Fireplace/Chimney-**

*Comments: SEE ADDENDUM*

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X                      **K. Porches, Balconies, Decks, and Carports – Comments:**

X            X            **L. Other–**  
*Comments: SEE ADDENDUM*

X            X            **I. ELECTRICAL SYSTEMS**  
**A. Service Entrance and Panels – Comments:** SEE ADDENDUM,  
SEE NOTE ON ADDENDUM

X            X            **B. Branch Circuits, Connected Devices, and Fixtures**  
*Type of Wiring: A LUMINUM / COPPER*  
*Comments: SEE ADDENDUM*

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

X            X            **A. Heating Equipment**  
*Type of System: FORCED AIR*  
*Energy Source: GAS*  
*Comments: SEE ADDENDUM*

X            X            **B. Cooling Equipment**  
*Type of System: SPLIT SYSTEM*  
*Comments: SEE ADDENDUM*

X                      **C. Duct System, Chases, and Vents – Comments:**

X            X            **IV. PLUMBING SYSTEM**  
**A. Water Supply System and Fixtures**  
*Location of water meter: AT STREET*  
*Location of main water supply valve: INSIDE GARAGE*  
*Static water pressure reading: 60 PSI*  
*Comments: SEE ADDENDUM*

X                      **B. Drains, Wastes, and Vents – Comments:**

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I	NI	NP	D
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- X            X            **C. Water Heating Equipment**  
*Energy Source: GAS*  
*Capacity: 40 GALLONS*  
*Comments: SEE ADDENDUM*
  
- X            **D. Hydro-Massage Therapy Equipment – Comments:**

**V. APPLIANCES**

- X            **A Dishwasher–Comments:**
  
- X            X            **B. Food Waste Disposer –**  
*Comments: SEE ADDENDUM*
  
- X            X            **C. Range Exhaust Vent –**  
*Comments: SEE ADDENDUM*
  
- X            X            **D. Ranges, Cook tops, and Ovens –**  
*Comments: SEE ADDENDUM*
  
- X            **E. Microwave Oven – Comments:**
  
- X            **F. Trash Compactor–Comments:**
  
- X            **G. Mechanical Exhaust Vents and Bathroom Heaters – Comments:**
  
- X            X            **H. Garage Door Operator(s) –**  
*Comments: SEE ADDENDUM*
  
- X            **I. Doorbell and Chimes – Comments:**
  
- X            X            **J. Dryer Vents –**  
*Comments: SEE ADDENDUM*  
*SEE NOTE ON ADDENDUM*

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## VI. OPTIONAL SYSTEMS

- |   |   |  |
|---|---|--|
| X | X | <b>A. Lawn and Garden Sprinkler Systems –</b><br><i>Comments: SEE ADDENDUM</i>   |
|   | X | <b>B. Swimming Pools, Spas, Hot Tubs, and Equipment</b><br><i>Type of Construction:</i><br><i>Comments:</i>  |
|   | X | <b>C. Outbuildings–Comments:</b>   |
| X |   | <b>D. Outdoor Cooking Equipment</b><br><i>Energy Source:</i><br><i>Comments:</i>   |
| X |   | <b>E. Gas Supply Systems – Comments:</b>   |
| X |   | <b>F. Private Water Wells (A coliform analysis is recommended.)</b><br><i>Type of Pump:</i><br><i>Type of Storage Equipment:</i><br><i>Comments:</i> |
| X |   | <b>G. Private Sewage Disposal (Septic) Systems</b><br><i>Type of System:</i><br><i>Location of Drain Field:</i><br><i>Comments:</i>                  |
|   | X | <b>H. Whole-House Vacuum Systems – Comments:</b>   |
| X |   | <b>I. Other Built-in Appliances – Comments:</b>  |