



RESIDENTIAL

1234 Main St.
Humble TX 77339

Buyer Name

07/18/2018 9:00AM



Inspector

Scott Springhorn

Licensed Professional Real Estate Inspector

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Agent

Agent Name

555-555-5555

agent@spectora.com



PROPERTY INSPECTION REPORT

Prepared For: Buyer Name
(Name of Client)

Concerning: 1234 Main St. Humble TX 77339
(Address or Other Identification of Inspected Property)

By: Inspector Trec Lic #23083 07/18/2018 9:00AM
(Name and License Number of Inspector) (Date)

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. 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.

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

In Attendance: Buyer

Occupancy: Vacant

Style: Traditional single-story

Temperature (approximate): 80 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Clear, Dry, Hot

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I. STRUCTURAL SYSTEMS

A. Foundations

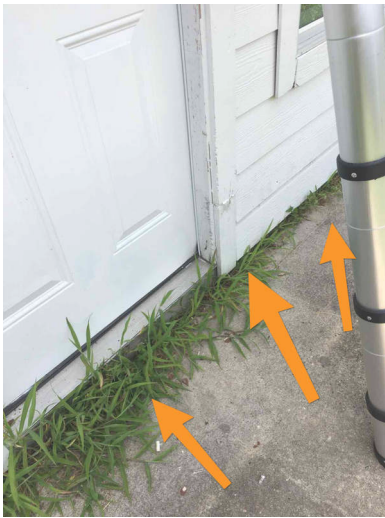
Type of Foundation(s): Slab on Grade

1: Vegetation growth

Back of home

Weeds and vegetation are growing in the back of the home between the foundation and the back patio slab. This could be a water intrusion problem and should be corrected by removing the vegetation and sealing the area.

Recommendation: Contact a qualified landscaping contractor



B. Grading and Drainage

1: Negative Grading

Throughout the perimeter of the home.

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

My foot is in a hole about 4 this inches below grade.

Recommendation: Contact a qualified landscaping contractor

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2: Vegetation close to structure

Vegetation close to structure. There are bush branches rubbing up against the exterior of the house and the front screen window.

Recommendation: Recommended DIY Project



3: Downspouts and splashblocks

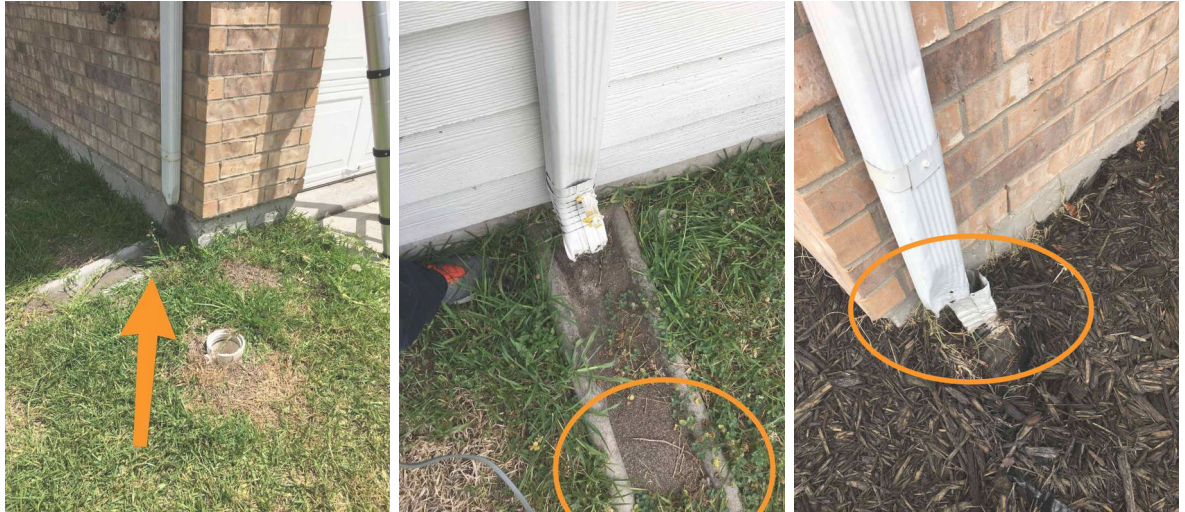
All downspouts around the house.

Drainage splash blocks are sunken below grade. This should be brought up to grade and re-leveled so that it moves water away from the structure. They are also filled with debris at the end. This will cause puddling which could result in water resting up against the foundation.

The bottom elbows of several of the down spouts are damaged or missing.

Recommendation: Contact a qualified landscaping contractor

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Debris

- C. Roof Covering Materials**
Types of Roof Covering: Asphalt
Viewed From: Roof

1: Exposed Nails

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct.

Recommendation: Contact a qualified roofing professional.

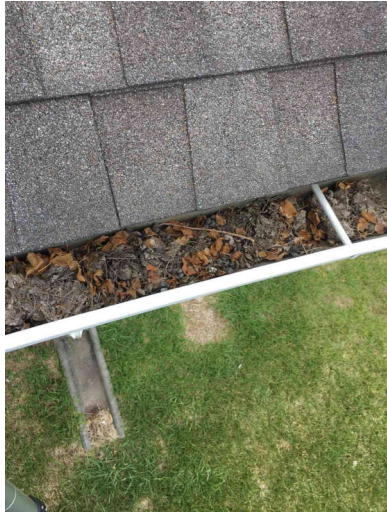


2: Clogged gutters

Gutters are clogged the back rear of the house. This will prevent proper water shed from roof and lead to possible water intrusion. Gutters should be checked and cleaned annually.

Recommendation: Recommended DIY Project

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3: The satellite dish

Rooftop

The satellite dish fasteners are not sealed. These must be sealed properly to avoid water intrusion.

Recommendation: Contact a qualified professional.



4: Skylight

Above master bath

Skylight over the master bath has some nails that need to be sealed on the section closest to the eave.

Recommendation: Contact a qualified professional.

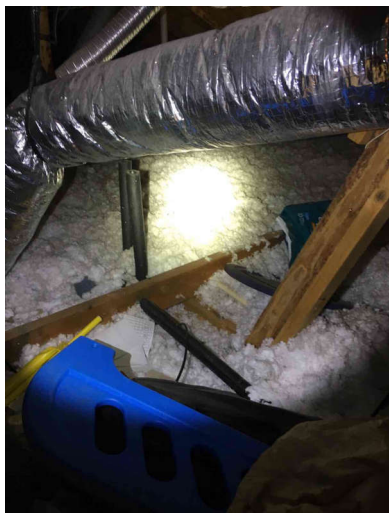
D. Roof Structure & Attic

Material: OSB, Wood

Type: Gable

Approximate Average Depth of Insulation: 12 inches

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Viewed From: Attic

1: Attic entrance

Attic

Attic entrance has no weatherstripping around the hatch. This should be sealed to reduce energy loss.

Recommendation: Contact a handyman or DIY project

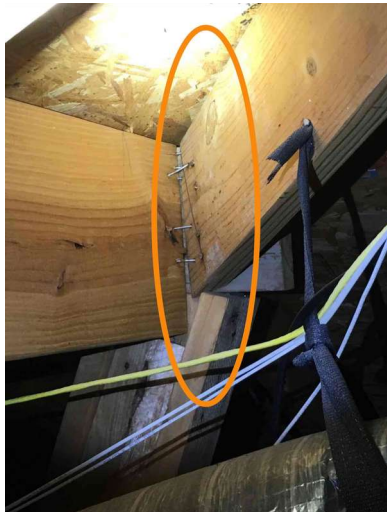


2: Rafter connections

There are several rafters connected to the hip ridge at the front of the building that are either separating or cracked and should be looked at by a structural professional.

Recommendation: Contact a qualified structural engineer.

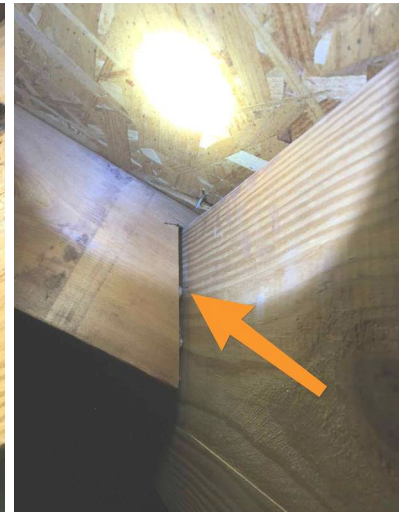
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Rafter separation, nails visible



Oversawed



Excessive gapping; no fasteners visible



Minimal bearing

3: Uneven Insulation

Insulation is not evenly distributed throughout the attic. This could cause a reductions in energy efficiency.

Recommendation: Contact a handyman or DIY project

E. Walls (Interior and Exterior)

Material: Brick veneer, Gypsum Board

Settlement cracks :

There are some settlement cracks above the lentil of the front entrance.

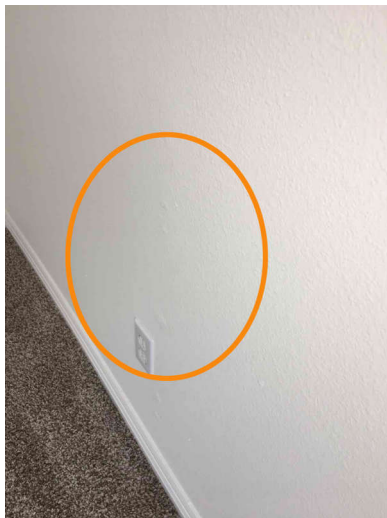
Front entrance



Dry wall repair:

There appears to be some repair work done near the electrical outlet on the east side

Front bedroom



Trim board:

On north west corner trim board should be caulked.



1: Weep holes clogged

Report Identification: 1234 Main St. Humble TX 77339

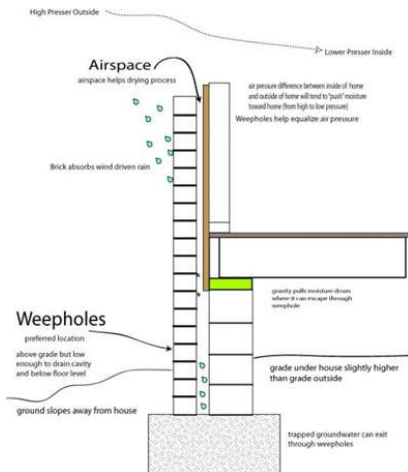
I = Inspected **NI = Not Inspected** **NP = Not Present** **D = Deficient**

I NI NP D

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Many of the weep holes in the brick veneer are clogged, especially on the west wall of the structure. Weep holes are designed to allow moisture to be released from the back of the brick veneer; when they are clogged the moisture has nowhere to go and could cause water damage. See the included illustration.

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Recommendation: Contact a qualified masonry professional.



2: Mortar separation

Above front window

The lintel above the front window supporting the brick course is separating from the mortar.

Recommendation: Contact a qualified professional.



3: Mortar missing

Throughout the exterior perimeter of structure

There is mortar missing between bricks in many areas around the outside of the structure. These should be repointed- remortared/caulked and checked annually.

Recommendation: Contact a handyman or DIY project



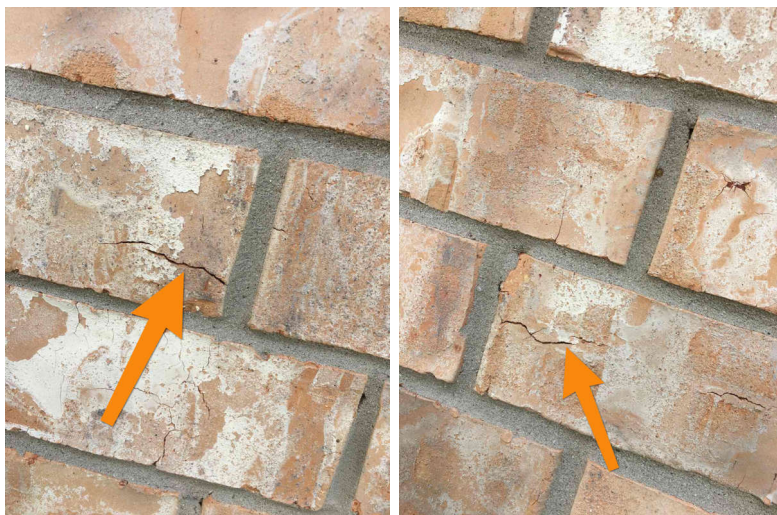
Gaps in mortar

4: Cracked bricks

Throughout exterior veneer

There are many cracks in the bricks throughout the structure. This could be due to heat stress and settlement. I recommend a second opinion.

Recommendation: Contact a qualified masonry professional.



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5: Hose bib pipe

Rear of house

Hose bib at the rear of the home has no backflow preventer and it is loose and needs to be sealed.

Recommendation: Contact a qualified plumbing contractor.



6: Soffit and trim board separation

Rear left

The soffit and trim boards are separating from the rear left house. This area appears to have had some prior repairs done to it.

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

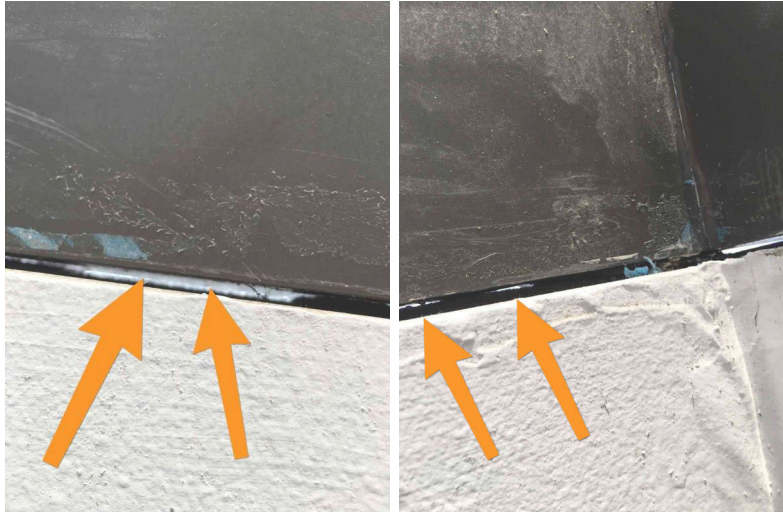
1: Skylight

There is daylight visible through the bottom of the skylight. This needs to be resealed. The skylight housing moves slightly when pushed up.

Contact a skylight contractor.

Recommendation: Contact a qualified professional.

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Outside light visible

G. Doors (Interior and Exterior)

1: Door Doesn't Latch

Front door deadbolt doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation: Contact a qualified handyman.

2: Weatherstripping Insufficient

Back door

Back door weatherstripping is defective. This can result in significant energy loss and moisture intrusion. Recommend installing new weatherstripping.

Recommendation: Recommended DIY Project



3: Back door damaged

Back of house.

Back door damaged In the lower right corner. Also the bottom weatherstripping is defective and there is caulking missing from the trim board of the doorframe.

Recommendation: Contact a handyman or DIY project

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4: Trim board

Back of house

Trim board beneath window in the rear of house to the immediate left of the back door needs to be replaced

Recommendation: Contact a handyman or DIY project



H. Windows

Cracked caulking :

There are caulked areas that need to be recaulked on the front window.

Front window

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1: Missing or damaged screen(s)

One or more windows are missing or have damaged screens. Recommend replacement and/or repair.

Recommendation: Contact a qualified window repair/installation contractor.

2: Broken glass

West bedroom

Recommendation: Contact a qualified window repair/installation contractor.



I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

Gas fireplace:

The gas fireplace has been used to burn wood. I did not test to see if the gas was operating because there was no key present. I suggest having a fireplace professional double check to see if this fireplace is rated to burn both wood and gas. I would recommend not using until this determination has been made.

The flu damper operated properly at the time of this inspection.

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

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**

1: Electrical Panel

Garage

Panel cover is missing screws.

Recommendation: Contact a qualified electrical contractor.



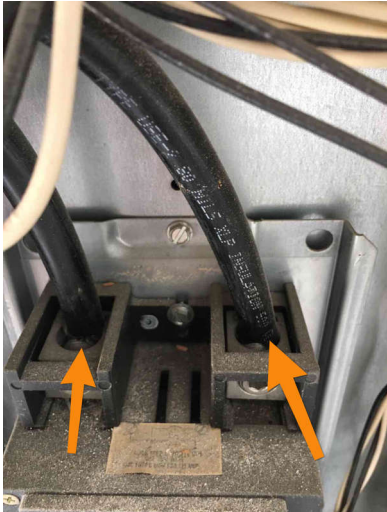
2: Aluminum entrance conductors

Garage

The service conductors do not have any antioxidant paste.

Recommendation: Contact a qualified electrical contractor.

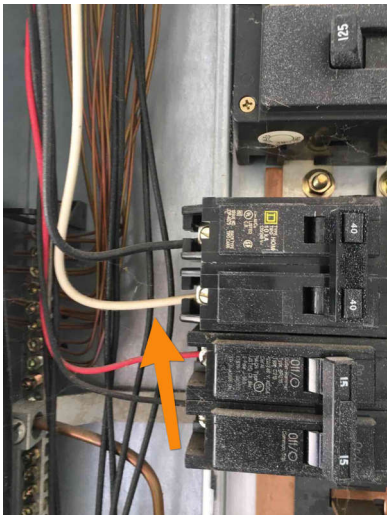
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3: White wire used as hot

This wire should be marked with a black tape or marker to indicate that it is a hot wire.

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex, Copper

Smoke detectors:

Smoke detectors present as required but not tested. These appear to be the original units and should probably be replaced because their life expectancy is typically 10 years or less. Most manufacturers recommend replacing batteries annually and testing monthly.

1: Carbon Monoxide Detector Missing

Carbon monoxide detector is not present at time of inspection. Recommend installation before closing.

Recommendation: Contact a handyman or DIY project

2: Cover Plates Missing

Laundry room

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation: Contact a qualified electrical contractor.

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3: No GFCI Protection

Laundry room

No GFCI in the laundry room.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

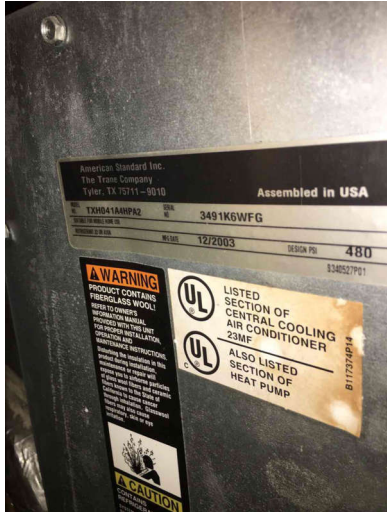
Recommendation: Contact a qualified electrical contractor.



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

- A. Heating Equipment**
Brand: American Standard
Energy Source: Natural Gas

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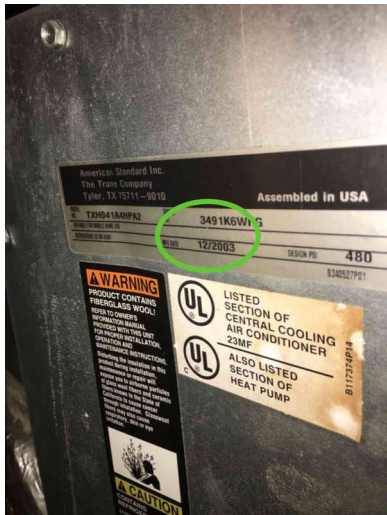


Type of System: Forced Air

Furnace:

The furnace was manufactured in 2003. Heat exchangers have a life expectancy of 15 to 20 years. I would strongly recommend having the furnace serviced and inspected by a HVAC professional.

Attic



Attic

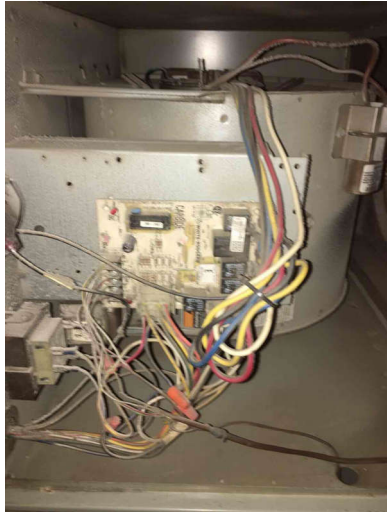
1: Needs Servicing/Cleaning

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation: Contact a qualified HVAC professional.

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2: Missing furnace support strap

There are four metal straps that support the furnace; one of them is disconnected and should be repaired.

Recommendation: Contact a qualified HVAC professional.



Disconnected support strap

B. Cooling Equipment

Type of System: Electric, Central Air Conditioner -

This air conditioning unit was manufactured in 2004. The life expectancy of this type of unit can be 15 to 25 years depending on how it has been maintained. I strongly recommend an HVAC professional to service and inspected unit.

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Return air duct and filter:

The return air duct located in the hall ceiling requires a filter size of 20 x 30 x 1. The current filter is very flimsy and is buckling under the pressure of the return air flow and should be replaced with a more rigid filter.

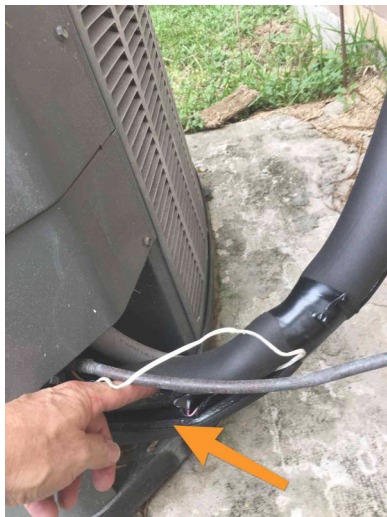
Hallway

1: Insulation Missing or Damaged

Condenser unit

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation: Contact a qualified HVAC professional.



C. Duct System, Chases, and Vents

Return air duct:

The return air duct requires a filter of 20 x 30 x 1. The current filter is very flimsy and is buckling under the pressure of the air flow and should be replaced with a more rigid one.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

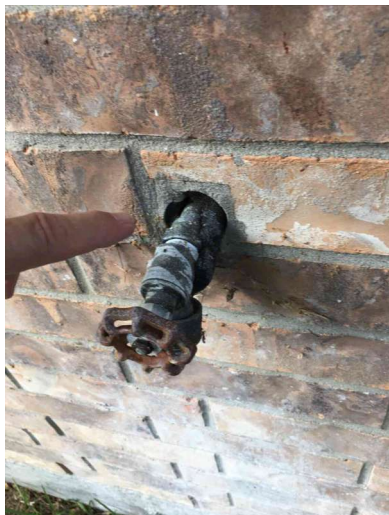
Material - Distribution: Unknown -

Unable to determine main water line. Meter location is not visible.

Material - Water Supply: Unknown

Exterior water faucets unsecured:

One or more water spigots are not secured properly and are lacking proper insulation to the building. Sealing these areas will help prevent unwanted vermin entering the home.



Water pressure:

Water pressure registers 60 PSI which is within normal limits at the time of this inspection.



1: Sinks leaking

One or more sinks are leaking underneath beneath the 'P' trap. Recommend having them repaired by a qualified professional.

Recommendation: Contact a qualified plumbing contractor.



2: Back flow preventer missing

One or more hose bibs are lacking a back flow preventer. Back flow preventers prevent outside water from entering into the house water system and contaminating it. They should be on all hose bibs.

Recommendation: Contact a handyman or DIY project

B. Drains, Wastes, & Vents

Drain Size: Unknown

Material: PVC

1: Sewer cleanout missing cap

Recommendation: Contact a qualified plumbing contractor.

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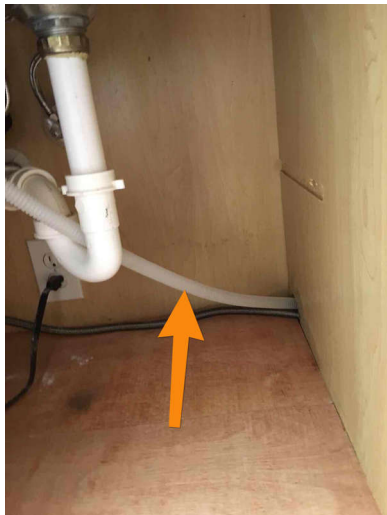


Sewer cleanout missing cap

2: Hi Loop missing

There is no high loop in the water line for the dishwasher. A High loop prevents used dish water from reentering into the clean house water. See diagram.

Recommendation: Contact a qualified plumbing contractor.



3: Temperature pressure relief valve drain

The drain outside is turned 90° from the ground that should be re-oriented to face grade.

Recommendation: Contact a qualified plumbing contractor.

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TPR valve drain facing the wrong direction

C. Water Heating Equipment
Manufacturer: Bradford & White

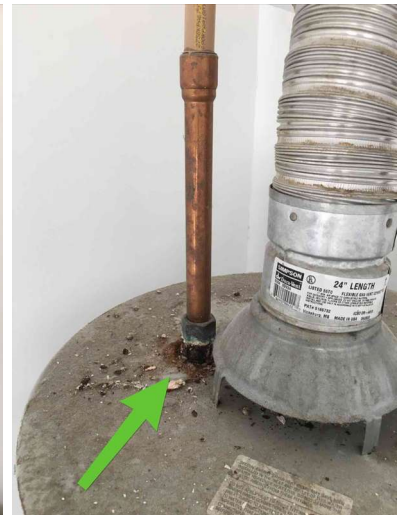
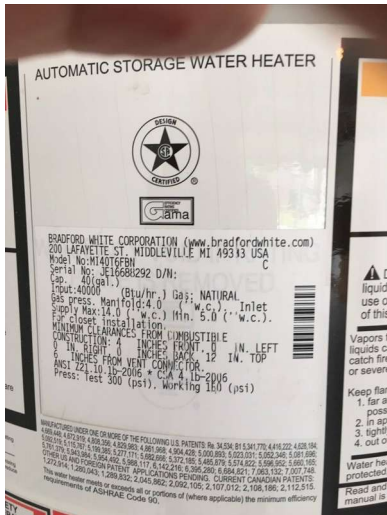
Power Source: Gas

Capacity: 40

Location: Garage

Rusted outlet pipe:

This water Heater was manufactured in 2012. Typical life expectancy is 8 to 12 years. There is some rust at the top hot water outlet. Recommend having it looked at by a plumber.



D. Hydro-Massage Therapy Equipment

V. APPLIANCES

A. Dishwashers

B. Food Waste Disposers

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1: Excessive Noise

Garbage disposal was excessively noisy. Recommend a qualified plumber evaluate and repair.

Recommendation: Contact a qualified plumbing contractor.

C. Range Hood and Exhaust Systems
Exhaust Hood Type: Vented

D. Ranges, Cooktops, and Ovens
Range/Oven Energy Source: Gas
Range/Oven Brand: Whirlpool

E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

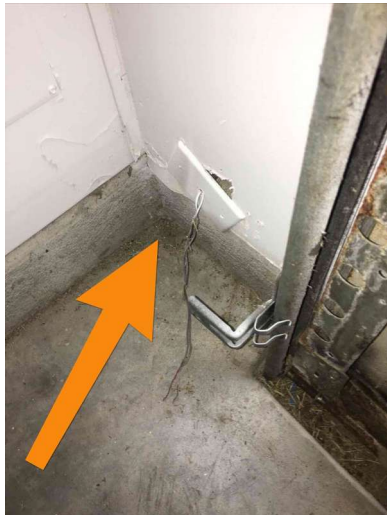
G. Garage Door Operators

1: Missing components

Garage

The complete automatic garage door opening system has been removed. The ceiling mounted motor is not present. The electric eyes are not present. The wires that these items would be connected to are dangling in the air and unprotected. The garage door only operates manually. The garage door is very rusted and should be replaced.

Recommendation: Contact a qualified garage door contractor.



Ceiling



Door-lower right

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H. Dryer Exhaust Systems
Dryer exhaust capped: