



NEXT CHAPTER HOME INSPECTIONS PLLC

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TREC REI 7-5

1234 Main St.
Richardson TX 75080

Buyer Name
04/28/2019 9:00AM



Inspector
Eric Lundquist
TREC# 23575
2147279247
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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. Richardson TX 75080
(Address or Other Identification of Inspected Property)

By: Eric Lundquist - TREC# 23575 04/28/2019 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

INSPECTION INFORMATION:

Inspection Information

NOTICE: This report is paid for by and prepared for the client named above and is not transferable.

Directional References Are Made From Facing Front Entry

Pictures: the digital pictures in this report are a sampling of the conditions or damages and should not be considered to show all

the conditions, damages, or deficiencies observe. The photographs included in this report are intended to illustrate some, but not all the defects and to clarify the text information in the report.

The use of "special equipment" is at the discretion of the inspector in order to perform opinions as he sees fit in certain instances.

Cosmetic and other defects related to age and use are not typically identified

Throughout the report the inspector may make recommendations as to possible repairs. These recommendations are not intended to be substitutes or construed to be more appropriate than the recommendations of the professionals actually making the repairs. Conflicts and recommendation should be resolved prior to repairs being made.

In Attendance: Buyer

Occupancy: Vacant

Temperature (approximate): 71 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Cloudy

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Inspection Notes The structural function of a foundation is to support the structure while maintaining the surface levelness within permissible levelness tolerances, so that there is no significant structural damage to the house frame, doors, or windows. It is important to understand that foundations are not designed to eliminate the possibility of cosmetic damage or minor door problems.

Future performance of the structure cannot be predicted or warranted.

Foundation Opinion :

Inspectors Opinion on Foundation Performance: In the inspectors opinion, the foundation appears to be forming as designed and fulfilling its intended purpose of providing support and stability to the structure. The interior and exterior stress indicators showed little signs adverse performance, and inspector perceive the interior floors to exhibit relatively smooth and even conditions, after walking the ground level floors.

1: Foundation Cracks - Minor

🔴 **Recommendation**

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation: Contact a qualified structural engineer.



B. Grading and Drainage

Comments:

1: Damaged Gutter or Downspout

🔴 **Recommendation**

Gutters or downspouts appear to be damaged. This could obstruct the flow of shedding water. Recommend having landscape experts evaluate and repair.

Recommendation: Contact a qualified landscaping contractor

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

- D. Roof Structures & Attics**
Viewed From: Attic



Approximate Average Depth of Insulation: 18 in
Comments:

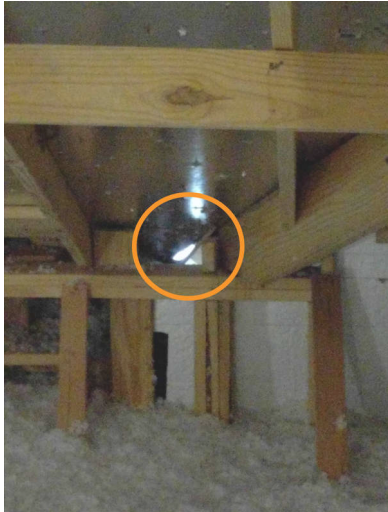
1: Possible Rodent Entry

🚫 **Recommendation**

Gaps in attic structure big enough to allow possible rodent entry.

Recommendation: Contact a qualified handyman.

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E. Walls (Interior and Exterior)

Comments:

there was a few areas on the exterior walls that were not properly caulked or sealed upon installation. Including the window lintils on the second story by the back porch.

1: Broken/Craked Siding

🚫 **Recommendation**

All damage / cracked siding should be repaired or replaced in any crack seal to keep the integrity of the weather envelope provided by exterior wall coverings.

Recommendation: Contact a qualified siding specialist.



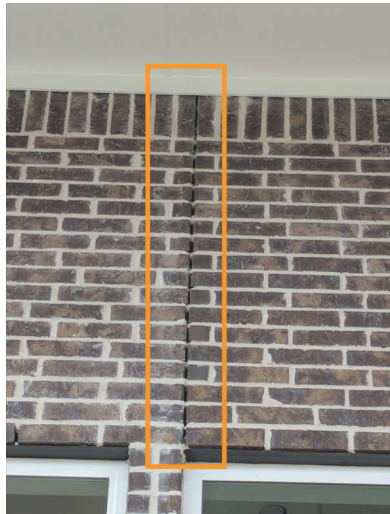
2: Gaps at Exterior Wall

🚫 **Recommendation**

Seal all gaps at joints and utility penetrations to prevent moisture and pest intrusion.

Recommendation: Contact a qualified professional.

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F. Ceilings and Floors

Comments:

Walls and ceilings were being refinished at time of Inspection.

G. Doors (Interior and Exterior)

Comments:

H. Windows

Comments:

1: Damaged

🔴 Recommendation

Master Bedroom

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation: Contact a qualified window repair/installation contractor.



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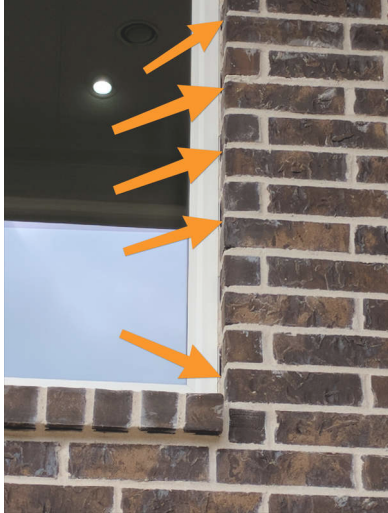
2: Improper Installation

Recommendation

2nd Floor Porch Windows

Windows appear to not be operating properly due to substandard installation. Recommend window specialist evaluate.

Recommendation: Contact a qualified window repair/installation contractor.



- I. Stairways (Interior and Exterior)**

Comments:

- J. Fireplaces and Chimneys**

Comments:

Gas starter does not function. Call a licensed plumber to evaluate.

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

Comments:

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**

Comments:



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper, Romex

Comments:

1: Light Inoperable

🔴 **Recommendation**

Game room

One or more lights are not operating. New light bulb possibly needed.

Recommendation: Contact a qualified electrical contractor.



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Comments:



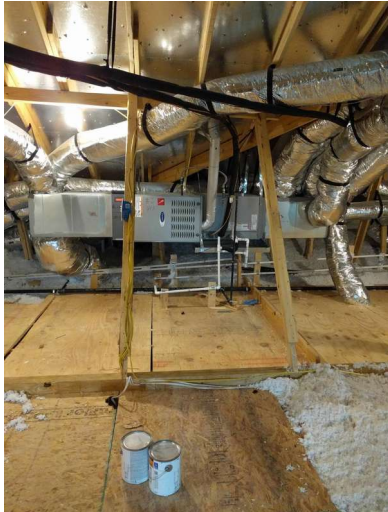
B. Cooling Equipment

Type of Systems: Central Air Conditioner

Comments:

Upstairs hallway, Master bedroom, Downstairs hallway

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C. Duct System, Chases, and Vents

Comments:

1: Improper Venting

🚫 Recommendation

2nd Floor

One or more areas had improper or substandard venting, which can lead to inefficient heating/cooling. If room is intended for only storage please disregard.

Recommendation: Contact a qualified professional.



2: Return Air System Missing/Insufficient

🚫 Recommendation

Downstairs office

Return air registers were missing or insufficient. This can result in poor heating efficiency. Recommend a qualified HVAC contractor evaluate and remedy.

Recommendation: Contact a qualified HVAC professional.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Exterior, Front Yard, Within 15 FT, Street

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Location of Main Water Supply Valve : Main Level, Front Yard within 15ft of Street



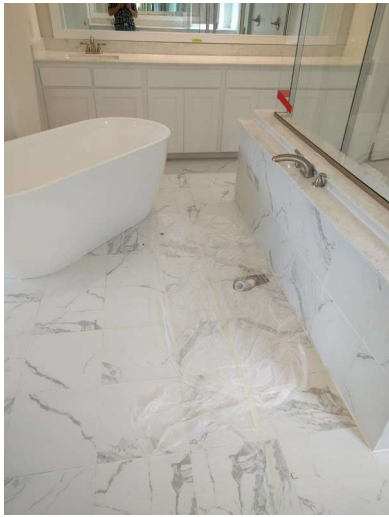
Static Water Pressure Reading: 78



Comments:
Unable to test bathtub plumbing not yet installed.

Master Bathroom

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B. Drains, Wastes, & Vents
Comments:

C. Water Heating Equipment
Energy Sources: Gas
Capacity: 50 Gallons
Comments:
Two 50-gallon units located in attic.

Attic



D. Hydro-Massage Therapy Equipment
Comments:

V. APPLIANCES

A. Dishwashers
Comments:

B. Food Waste Disposers
Comments:

C. Range Hood and Exhaust Systems

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Comments:

- D. Ranges, Cooktops, and Ovens**

Comments:

- E. Microwave Ovens**

Comments:

1: Improper Installation

🚫 Recommendation

Oven or microwave trim not flush. This is a brand new install. There is no reason at this time for trim not to be properly installed.

Recommendation: Contact a qualified cabinet contractor.



- F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

- G. Garage Door Operators**

Comments:

- H. Dryer Exhaust Systems**

Comments: