



# DONE RIGHT INSPECTING AND ADJUSTING



1234 Main St.  
Killeen TX 76547

Buyer Name  
10/09/2018 9:00AM



Inspector  
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# PROPERTY INSPECTION REPORT

Prepared For: Buyer Name  
(Name of Client)

Concerning: 1234 Main St. Killeen TX 76547  
(Address or Other Identification of Inspected Property)

By: Rick Jansen - TREC ID# 23159 10/09/2018 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](http://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.

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#### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*In Attendance:* Owner

*Occupancy:* Vacant

*Style:* Ranch

*Temperature (approximate):* 95 Fahrenheit (F)

*Type of Building:* Single Family

*Weather Conditions:* Clear, Hot

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## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Slab on Grade

**1: Foundation Cracks - Minor**

🔴 **Recommendation**

Foundation has multiple small cracks (North side of home). These cracks should be monitored for further deterioration.

However, multiple settlement cracks in the brick (North and South walls) will be addressed later in this report. An expert evaluation is going to be recommended to address overall structure of home.

Recommendation: Contact a foundation contractor.



Multiple minor cracks in foundation  
(North side of home)

**B. Grading and Drainage**

**1: Gutter (Downspout) Loose and Damaged**

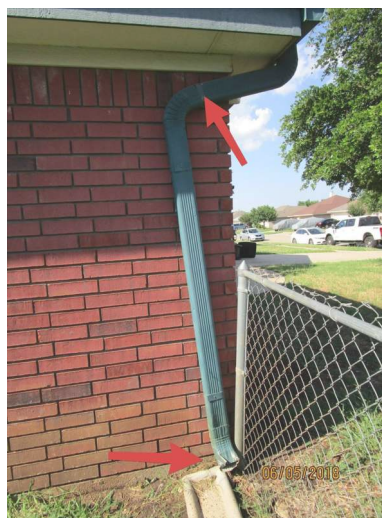
🔴 **Recommendation**

Two downspouts were loose and damaged (Southwest and Southeast corners of home). This can lead to improper drainage and foundation issues. Recommend a handyman or gutter company fix the discrepancies.

Recommendation: Contact a qualified gutter contractor



Downspout not secured properly, damaged, and plugged. (Southwest corner of home)



Downspout loose, damaged, and not aligned with splash block. (Southeast corner of home)

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**C. Roof Covering Materials**

*Types of Roof Covering:* Asphalt Shingle  
*Viewed From:* Roof

**1: Damaged Vents Boots**

☹ **Recommendation**

Multiple vent "boots" were deteriorated (North, South, and West sides of roof). This could cause both pest and water intrusion and needs to be corrected. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.



Multiple vent "boots" were deteriorated (South, North, and West sides of home).

**2: Shingles Missing**

☹ **Recommendation**

Numerous shingles missing, and other shingles not laying properly (West side of roof facing backyard). Recommend qualified roofing contractor evaluate & repair.

Recommendation: Contact a qualified roofing professional.



Numerous shingles missing, and other shingles not laying properly. (this pic is on West side of roof facing backyard).

**D. Roof Structure & Attic**

*Approximate Average Depth of Insulation:* 10 Inches  
*Viewed From:* Attic

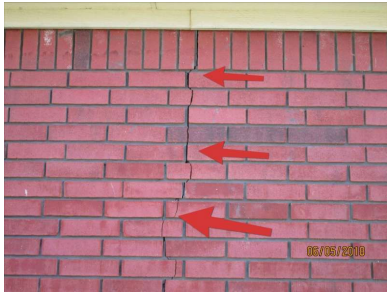
**E. Walls (Interior and Exterior)**

**1: Cracks - Major**

☹ **Recommendation**

Major cracking observed in exterior wall structure (North and South sides of home). This could lead to significant costs to correct this, and will most likely get worse over time. This needs to be addressed. Recommend a qualified structural engineer and/or licensed foundation company evaluate and advise on course of action.

Recommendation: Contact a foundation contractor.



Significant cracking in bricks and mortar noticed in multiple locations on North and South sides of home.

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## 2: Cracks - Minor

### 🔴 Recommendation

Foundation on both Southwest and Northwest corners of home chipping away, commonly called "Corner Pops." This is typically not serious and tends to happen when the concrete cures over time. Recommend monitoring for further deterioration

Recommendation: Recommended DIY Project



Foundation on both Southwest and Northwest corners of home chipping away, commonly called "Corner Pops."

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## 3: Evidence of Water Intrusion

### 🔴 Recommendation

Support column on back patio shows signs of water damage. This could lead to structural failure, so it needs to be addressed. Recommend a handyman or contractor assess and correct the deficiency.

Wood trim around multiple windows in backyard (mainly around bay window) and back door show signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify and fix source of moisture, and replace all damaged wood.

Drywall shows signs of previous water damage (master bedroom closet on wall opposite side of sinks). Recommend a handyman and/or plumber ensure there is no active leak, and repair the damaged area.

Recommendation: Contact a qualified handyman.



Support column on back patio shows evidence of water damage.



Trim around window shows signs of water damage. (Northwest corner of home)



Drywall shows signs of previous water damage (master bedroom closet on wall opposite side of sinks)

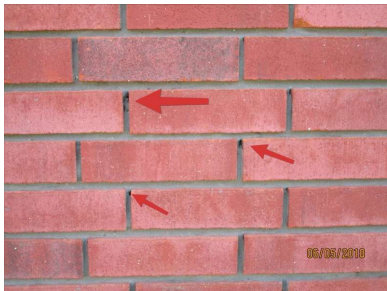
#### 4: Holes (Openings) In Exterior Walls

🔴 Recommendation

Multiple holes in mortar are present around the home (mainly East and North sides of home). This could lead to water and/or pest intrusion. Recommend a mortar specialist evaluate and repair the defective areas.

Caulking around multiple exterior walls (near windows) is dry rotted and is creating openings. This could lead to water and/or pest intrusion. Recommend a handyman or contractor re-caulk all gaps and cracks around home.

Recommendation: Contact a qualified masonry professional.



Multiple openings in mortar noticed around home. This photo is on North side of home.



Caulking around multiple windows is dry rotted. This photo taken in front (East side) of home.

#### 5: Cabinet (wood) Under Kitchen Sink has Water Damage

🔴 Recommendation

Wood cabinetry under the kitchen sink shows signs of previous water damage. Depending on extent of previous water damage, this could pose a health issue. Recommend a handyman replace water damaged wood under sink.

Recommendation: Contact a qualified handyman.

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Wood cabinetry under the kitchen sink shows signs of previous water damage.

**F. Ceilings and Floors**

**1: Sagging Drywall**

🔴 Recommendation

Ceiling drywall sagged visibly at the time of the inspection. This situation should be monitored for further deterioration.

Recommendation: Recommended DIY Project



Drywall on ceiling in garage is sagging in multiple locations.

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

*Opened and closed all exterior doors, and a percentage of interior doors. :*

**1: Door Sticks**

🔴 Recommendation

Multiple doors throughout home stick when opening and closing, to include pantry door. Recommend a handyman repair all doors that stick.

Recommendation: Contact a qualified handyman.



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Door sticks when opening and closing.  
(This pic is in Northeast bedroom)

**2: Noticeable Gap**

🔴 Recommendation

Gap in bottom (right) of back door. This could result in in energy loss, water and/or pest intrusion. Recommend handyman or door contractor evaluate and repair as necessary.

Recommendation: Contact a qualified door repair/installation contractor.



Noticeable gap on bottom (right) of  
back door.

**H. Windows**

**1: Failed Seal**

🔴 Recommendation

Observed condensation between the window panes (on bay window), which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation: Contact a qualified window repair/installation contractor.

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**2: Improper Alignment**

🔴 Recommendation

Window in front bedroom (right of front door) is out of adjustment, and cannot be secured. This is a security risk and needs to be addressed. Recommend a window specialist evaluate.

Recommendation: Contact a qualified window repair/installation contractor.



Window in front bedroom (right of front door) is out of adjustment, and cannot be secured.

**3: Missing and/or Damaged Screen(s)**

🔴 Recommendation

One window (Southeast corner facing street) was missing a screen, and multiple other screens around the home were either torn, or did not fit properly. Recommend a handyman or window specialist repair and/or replace damaged screens.

Recommendation: Contact a qualified window repair/installation contractor.



Window screen missing (Southeast corner of home facing street)



Multiple screens have holes in them (this is on North side of home)

**4: Window (glass) Cracked/Not Functioning Properly**

⚠️ Safety Hazard

Glass in window (bedroom in Southwest corner of home) is cracked. This presents an unsafe situation and needs to be fixed. Recommend a window repair specialist replace the cracked glass.

Middle window (of bay window) does not stay up when opened. This presents a safety issue and should be fixed. Recommend a window repair specialist assess and correct the deficiency.

Recommendation: Contact a qualified window repair/installation contractor.

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Glass is cracked in window  
(Southwest bedroom)

**I. Stairways (Interior and Exterior)**

**J. Fireplaces and Chimneys**

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper

### 1: Cover Plates Missing

**▲ Safety Hazard**

No cover plate on receptacle and questionable exposed wire above receptacle in closet (across from sink in master bathroom). This causes a short and/or shock risk. Recommend a licensed electrician assess the wiring and corrects the discrepancy.

Recommendation: Contact a qualified electrical contractor.



No cover plate on receptacle and questionable exposed wire above receptacle. This photo taken in closet (across from sink) in master bathroom.

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### 2: Light Inoperable

**⊖ Recommendation**

Light switches at front entrance did not turn on associated lights. Recommend replacement of light bulbs and if that does not solve the issue, an electrician to assess and correct the deficiency.

Recommendation: Contact a qualified electrical contractor.

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### 3: No GFCI Protection

▲ Safety Hazard

No GFCI protection found in receptacle "left" of stove in kitchen. (could not get GFCI tester into receptacle to the "right" of stove to test it).

No electricity detected on GFCI outlet to the "left" of sink.

No GFCI protection found in either bathroom.

GFCI protection is required for receptacles in kitchen and bathrooms, so this must be corrected. Recommend a licensed electrician assess all GFCI receptacles in the home, and repair and/or replace as necessary.

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

Recommendation: Contact a qualified electrical contractor.



No GFCI protection detected (outlet left of stove).



No electricity detected at GFCI receptacle to the "left" of kitchen sink.

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### 4: Smoke Detectors Missing

▲ Safety Hazard

Smoke detectors missing throughout home. This is a safety issue that must be corrected. Recommend installation of smoke detectors.

Recommendation: Contact a handyman or DIY project



Smoke detector missing (front bedroom to "right" of front door).

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### 5: Doorbell Inoperative

⊖ Recommendation

Doorbell does not operate properly. Recommend a handyman replace the doorbell.

Recommendation: Contact a qualified handyman.

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Doorbell does not function properly.

### III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

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**A. Heating Equipment**

*Energy Source:* Electric

*Type of System:* Forced Air

*Temperature too hot to operate heater. :*

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**B. Cooling Equipment**

*The compressor operated within the appropriate temperature range.:*

*Type of System:* Split Forced Air

**1: Air Flow Restricted**

**🚫 Recommendation**

Condenser unit fins in very poor condition, and unit seems to be near end of it's useful life. Air flow to the air conditioner condenser was restricted. This may result in inefficient operation. Recommend a licensed HVAC professional assesses the unit and gives the client their opinion on unit's condition.

Recommendation: Contact a qualified HVAC professional.



Condenser unit fins in very poor shape.

**2: Insulation Missing or Damaged**

**🚫 Recommendation**

Insulation on Suction line missing on both inside (HVAC closet) and outside (near condenser unit) lines. Inside suction line was also "sweating," which could cause damage to surrounding structure. Missing or damaged insulation can also cause energy loss. Recommend a handyman correct the deficiency.

Recommendation: Contact a qualified handyman.

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Insulation missing from Suction line, and line is "sweating." (this photo taken in HVAC closet on inside of home).

**3: A/C Filter Dirty**

🚫 Recommendation

A/C filter was dirty and was being sucked up into evaporator. This decreases efficiency, and could cause mechanical problems. Recommend a new (more sturdy) filter is installed.

Recommendation: Recommended DIY Project



A/C filter dirty and flimsy.

**C. Duct System, Chases, and Vents**

**1: Ducts Not Properly Sealed**

🚫 Recommendation

Duct system (above evaporator unit in HVAC closet) not sealed properly. This results in loss of efficiency, and needs to be corrected. Recommend a qualified HVAC contractor seal ducts.

Recommendation: Contact a qualified HVAC professional.



Duct system (above evaporator unit in HVAC closet) not sealed properly.

**IV. PLUMBING SYSTEMS**

**A. Plumbing Supply, Distribution Systems, and Fixtures**

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**1: Gap Between Wall and Sink**

🟡 Recommendation

Gap between wall and sink in master bathroom. This gap is most likely the cause of drywall damage in closet on opposite side of wall. Recommend a handyman caulk this gap.

Recommendation: Contact a qualified handyman.



Gap between wall and sink in master bathroom.

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**2: Guest Shower Does Not Function Properly**

🟡 Recommendation

Guest shower does not function properly. Recommend a plumber assess and correct the deficiency.

Recommendation: Contact a qualified plumbing contractor.

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**3: Toilet Loose**

🟡 Recommendation

Toilet in guest bathroom is loose. This could cause leakage issues. Recommend qualified handyman or plumber repair.

Recommendation: Contact a qualified handyman.

**B. Drains, Wastes, & Vents**

**1: Drain Stopper Not Present**

🟡 Recommendation

Drain plugs/stoppers in tub and sinks (both bathrooms) not present. This presents an inconvenience to the homeowner. Recommend a handyman or plumber replace missing plugs/stoppers.

Recommendation: Contact a qualified plumbing contractor.

**C. Water Heating Equipment**

*Energy Source:* Electric

*Capacity:* 55 Gallons

*Location:* Garage

**1: Water Heater Not Functioning Properly**

🟡 Recommendation

No hot water was detected throughout the home. Recommend a licensed plumber assess and correct the deficiency.

Recommendation: Contact a qualified plumbing contractor.

**D. Hydro-Massage Therapy Equipment**

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### V. APPLIANCES

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**A. Dishwashers**

*Spare parts were located inside dishwasher. :*

Did not operate due to spare parts located inside dishwasher.



Spare parts inside dishwasher.

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**B. Food Waste Disposers**

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**C. Range Hood and Exhaust Systems**

*Exhaust Hood Type: Re-circulate*

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**D. Ranges, Cooktops, and Ovens**

*Range/Oven Energy Source: Electric*

*Operated within acceptable temperature range.:*

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**E. Microwave Ovens**

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**F. Mechanical Exhaust Vents**

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**G. Garage Door Operators**

*Garage Door Opener Disconnected:*

Did not operate garage door due to it being disconnected, and sensors were removed as well.



Garage door opener disconnected.

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**H. Dryer Exhaust Systems**