

***inspections  
now***



## Property Inspection Report



**123 Elm Street  
Humble, TX 77338**

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# Inspections Now, Inc.

1719 Red Oak Terrace  
Kingwood, TX 77339  
(281) 635-5318  
TREC License #8754

## PROPERTY INSPECTION REPORT

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Prepared For: **John & Vanessa Doe**  
(Name of Client)

Concerning: **123 Elm Street, Humble, TX 77338**  
(Address or Other Identification of Inspected Property)

By: **Joe Fleet, TREC Lic. #8674** **10/7/2010**  
(Name and License Number of Inspector) (Date)

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

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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 535.227-535.231 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

## Report Identification: SAMPLE INSPECTION REPORT

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 action, 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

**Notice: This inspection report is subject to the attached contract and handouts**

Inspection Scope             Full                     Limited – Reason \_\_\_\_\_  
Property inspected was     Occupied             Vacant             \_\_\_\_\_

Parties present at inspection     Buyer                     Seller                     Listing Agent             Buyers Agent  
Documents provided to inspector     Sellers Disclosure             Engineers Report             Previous Inspection

Weather conditions during inspection     Sunny     Overcast     Raining                     Snowing  
Time of inspection    9 am                    Outside air temperature during inspection    75°

Additional written information provided with this inspection report     Yes (email)             No  
Cost of inspection services    \$ 275            to be paid at     Inspection     Website     By mail

The home is approximately 2,800 square feet, a two-story, that faces North for inspection purposes.

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I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Visible Floor Types

Concrete Slab

Wood Framing

Wood on Ground

Steel Support Structure

Opinion on Foundation Performance: No visible differential movement was noted at the interior or exterior of the home. The slab integrity appears stable and to be performing as intended at this time.

Comment - A spalling crack was noted at the NE corner of the slab. These types of cracks are cosmetic in nature only, and do not affect the structural integrity of the homes foundation (see photo).



### B. Grading & Drainage – Comments:

Comment - The grading of the property appears functional for proper drainage.  
Comment - It is recommended Buyer keep soil levels at least 3-4" below the top of the slab and grade soil away from the structure, to promote proper drainage and aid in the dispersing of water. Providing visibility to the slab will also assist in identifying pest infestations.

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## C. Roof Covering Materials

Type(s) of Roof Covering: Composition shingle

Viewed From: Rooftop

Comments:

- Roof Condition  Good / New  Average  Aged  
Roof Observed from  Roof  Ladder  Ground with binoculars  
 Unable to make a close observation due to  
 Evidence of previous repairs to flashings / skylights / other penetrations  
 This house has an overlay roof.

Comment - The roof covering appears to be a 30-year, Class A composition shingle, installed over plywood decking, approximately five years old  
Deficiency - Replace the split shingle at the peak of the roof (see photo).



Comment - Otherwise the roof covering appears stable and to be performing as intended at this time.

Comment - Tree branches should always be kept cut back to at least 3' from the roof to assist in avoiding pest infestations, and any pine needles, branches, or other debris removed to avoid accumulations of moisture or to invite the presence of algae.

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**D. Roof Structure & Attic**

Viewed From: Attic  
 Approximate Average Depth of Insulation: > 12 inches  
 Approximate Average Thickness of Vertical Insulation: 6-8 inches

Comments: .

- Roof Type  Wood frame  Steel frame
- Attic observed from  Attic  Attic access opening  No access
- Attic ventilation  Soffit vents  Exhaust ports  Gable vents
- Ridge vents  Wind Turbine(s)  Power Turbine(s)
- Airhawks

Approximate Depth of Attic Insulation: 12+ inches Type of Insulation Batt and Blown  
 Vapor Barrier  Visible  Not Visible  
 Visible evidence of moisture penetration evident in

Comment - Conventional attic framing, that consists of rafters and joists with a purlin system, is present  
 Deficiency - Two jack rafters have greater than 1" gaps to the hip rafters in the attic. Jack rafters can be scabbed with a similar dimension board, running flush along the jack rafter and toe nailed to the valley rafter, to correct (see photo).



Comment - Otherwise the attic framing appears stable and to be performing as intended at this time.

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**E. Walls (Interior & Exterior) – Comments:**

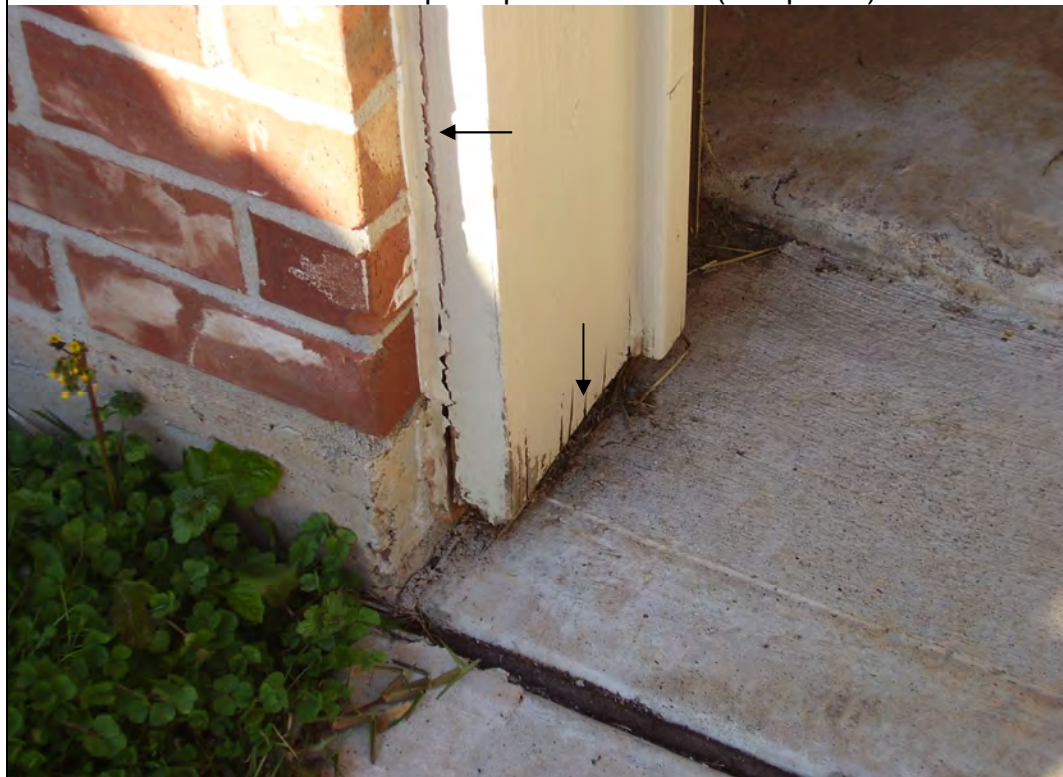
- Visible Wall Construction  Wood framing  Metal framing
  - Exterior Cladding  Brick masonry  CMU masonry
  - Concrete  Stucco  EIFS
  - Wood siding  Vinyl Siding  Metal Siding
  - Other Hardi Siding
  - Evidence of water penetration evident at
- General exterior cladding condition: Well maintained

Interior(cosmetic):

Deficiency - A vertical crack in the sheetrock was noted at the upper left Living Room window, that can be repaired.

Exterior:

Deficiency - Deterioration was noted at the bottom of the garage door jamb boards that needs repair. In addition, the vertical gaps noted at the boards should be caulked to help keep out moisture (see photo).



**F. Ceilings & Floors – Comments:**

- Ceiling Structure is Sheetrock
- Evidence of water penetration evident on

Comment - A hairline crack was noted in the floor tile at the Kitchen entrance.

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**G. Doors (Interior & Exterior) – Comments:**

door could not be inspected

Comment - All doors appear operable.

**H. Windows – Comments:**

Safety glass installed in hazardous locations

Comment - All windows appear operable.

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

**J. Fireplace/Chimney - Comments:**

Type of fireplace  Masonry  Metal Insert  Wood stove/insert  
 Type of chimney  Tile  Brick  Metal   
 Attic Firestop  Area accessible  Not accessible  
 Chimney Cap  Present  Not present  
 Combustion Air Vent  Present  Not present  
 Gas Valve / Logs  Present  Not present  
 Chimney observed  From ground  From roof

Comment - The fireplace has a tile face, with enclosed metal firebox and flue, gas supply line, and shut off valve. The unit appears operable.

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

**L. Other – Comments:**

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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels – Comments:

Wire Type(s) found in Main and Sub Panels:  Copper  Aluminum   
Appropriate Connections:  Present  Not Present  
 Approved Copper / Aluminum Devices  
 Pig Tailed Connections  Crimp Connections  
 Other

Location of Main(s)/Sub Panel(s)/Disconnect(s) W garage interior

Nominal Voltage 120 / 240

Service Ampacity 125

Comment - The electrical panel box is a Cutler-Hammer model, with a 125-amp main disconnect switch, #1 copper feeder wire, and copper branch wiring, located at the W garage interior.

Deficiency - Repair/replace the burnt wiring noted at the lower right in the electrical box. It appears pointed-tip screws have been used erroneously, which have penetrated the conductor wire, requiring replacement of the wire (see photos).



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Deficiency - Replace the oversized 40-amp circuit breakers for the AC unit, with a 30-amp breaker, the maximum allowable by the manufacturer.  
 Deficiency - Replace the oversized 30-amp breaker for the electric oven with a 20-amp, the maximum allowable per the manufacturer.  
 Comment - Otherwise all circuit breakers and conductors appear proper for the appliances presently installed.  
 Comment - The ground wire appears secure at the ground rod, although the inspector could not confirm the rod is buried the required 8'.

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

Type of Wiring: Copper

Comments:

- Branch circuit wiring  Copper  Aluminum
- Complete insp of accessible outlets/switches performed
- Branch circuit wiring is  Grounded 3 wire  Ungrounded 2 wire
- GFCI protection at  Kitchen  Bar  Bathroom  Laundry
- Whirlpool  Garage (note for freezer use)
- Exterior outlets (below 5'6")  Pool/Spa light
- Smoke Detectors  Present  Not Present

Deficiency - The electrical receptacle at the Kitchen desk area is not properly grounded and needs repair.  
 Comment - GFCI electrical receptacles were properly noted at the following areas: All kitchen counter top outlets, all bathroom outlets, all exterior outlets, at all outlets in the garage, and at the whirlpool tub.  
 Comment - Smoke detectors are properly located and operational.

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

#### A. Heating Equipment

Type of System: Forced Air - Split System

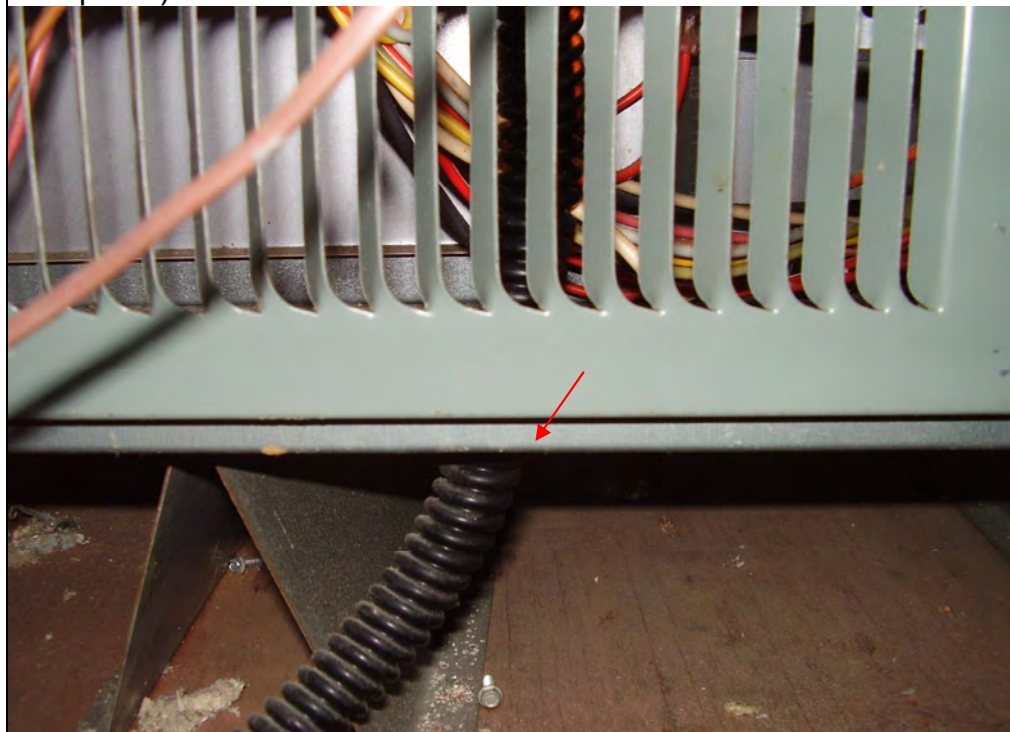
Energy Source: Horizontal Flow - Gas

Comments:

Furnace is  Fully accessible  Partially accessible  Not accessible  
Gas Shut Off Valve  Present  Accessible  Not Present and/or Observable  
Branch Line  Iron / Flex  Copper

Comment - The furnace is a Carrier model, 100,000 BTU's.

Deficiency - The gas line should be hard piped where it passes through the furnace housing. Flex gas lines are susceptible to being cut open by the sheet metal housing of the furnace, if the unit vibrates while operating (see photo).



Deficiency - The exhaust vent pipe should have a minimum 1" clearance where it passes through the wood roof sheathing. In addition, the pipe should be secured to the rafters with a metal strap (see photo).

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Comment - Otherwise the furnace appears installed per manufacturer specifications and UL Listings for valid warranty and proper installation. The unit properly generated heat when operated in normal mode. No gas fumes or excessive rust in the burner compartment area were noted.

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## B. Cooling Equipment

Type of System: Split System

Comments:

Unit Manufacturer Carrier, 60,000 BTU's (5 ton)  
Primary condensation drainline termination point(s) Bathroom wet trap, as is proper

Return 77° Supply 59° Δ Temperature 18°

Window Air Conditioners  Present  Not Present

Comment - The air conditioner exhibited a proper temperature drop (a minimum of 16 degrees) across the coil to cool sufficiently at this time.  
Deficiency - Replace the deteriorated/missing insulation on the low pressure line at the exterior AC (see photo).



Comment - A disconnect switch was properly noted at the West exterior wall.  
Comment - Air conditioning units should be cleaned and serviced on an annual basis prior to first using them.

## C. Duct System, Chases, and Vents – Comments:

Filter Type Fiberglass

Comment - The visible ducting and venting appears properly installed and operational.

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## IV. PLUMBING SYSTEM

### A. Water Supply System and Fixtures

Location of water meter: Front yard

Location of main water supply valve: Front yard

Static water pressure reading: 50 PSI

Comments:

Type of supply lines

Copper

Galvanized Iron

PVC/CPVC

PEX

Anti Siphon / Back Flow / Air Gap(s)

Present

Not Present

Location of Water Shutoff valve(s)

Garage interior

#### Kitchen:

Comment - No leaks were noted at visible water supply components and fixtures at this time.

#### Utility Room:

Comment - No leaks were noted at visible water supply components and fixtures at this time.

#### Bathroom - Master:

Deficiency - The tub water supply does not appear to fully shut off (it has a slight drip).

Comment - Otherwise no leaks were noted at visible water supply components and fixtures at this time.

#### Bathroom - Downstairs Half:

Comment - No leaks were noted at visible water supply components and fixtures at this time.

#### Bathroom - Upstairs Hall:

Deficiency - A slight leak was noted at the shower head connection to the shower wand.

Comment - Otherwise no leaks were noted at visible water supply components and fixtures at this time.

### B. Drains, Wastes, and Vents – Comments:

Type of waste lines

PVC

Iron

Tile

#### Kitchen:

Comment - No leaks were noted at visible plumbing drainage lines and components at this time.

#### Utility Room:

Comment - No leaks were noted at visible plumbing drainage lines and

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components at this time.

### Bathroom - Master:

Deficiency - The commode is slightly loose at the floor and needs securing.

Deficiency - Replace the missing drain stop at the right sink.

Deficiency - The tub drains slowly and needs servicing.

Deficiency - Seal the gap noted around the tub spout at the shower wall to help keep out moisture (see photo).



Comment - Otherwise no leaks were noted at visible plumbing drainage lines and components at this time.

### Bathroom - Downstairs Half:

Comment - No leaks were noted at visible plumbing drainage lines and components at this time.

### Bathroom - Upstairs Hall:

Deficiency - The left sink drains slowly and needs servicing.

Comment - Otherwise no leaks were noted at visible plumbing drainage lines and components at this time.

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### C. Water Heating Equipment

Energy Source: Gas  
 Capacity: 40 Gallons  
 Comments:

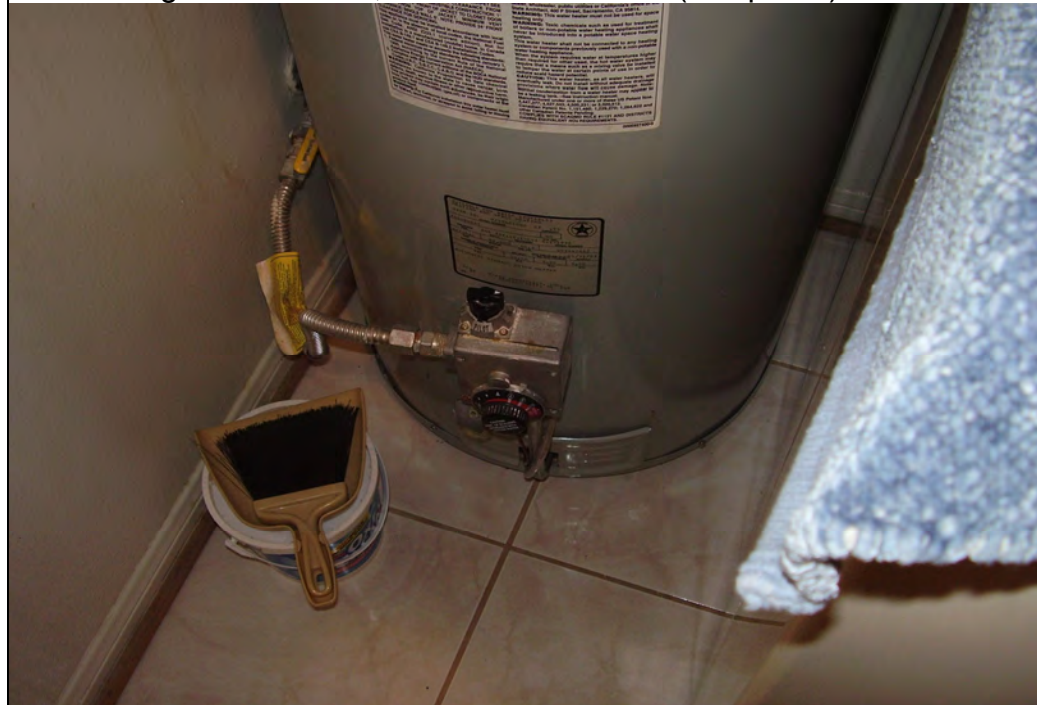
Type of Water Heater Present: Tank -Gas

- T & P Valve  Operated  Not Operated because of potential damage to it  
 Safety Pan and Drain Installed  Yes  No  
 Gas Shut Off Valve  Present  Accessible  Not Present and/or Observable  
 Branch Line  Iron / Flex  Copper   
 Type of Observable Vent Pipe  Double Wall  Single Wall  
 Cement / Asbestos

Unit Manufacture State Select

Comment - The unit is a State Select gas model, 40-gallon capacity, located in the Utility Room.

Deficiency - Install a safety pan beneath the unit (with drain line) to prevent damage to the home, should the unit leak (see photo).



Comment - Otherwise the unit appears installed per manufacturer specifications and UL Listings for valid warranty and proper installation.

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**D. Hydro-Massage Therapy Equipment – Comments:**

GFCI  Present  Not Present  
 Access Cover  Available  Accessible  Not Available and/or Accessible

Comment - The unit appears to operate properly with no leaks noted at the edge of the tub or top of the foundation.  
 Comment - The only access to the pump, motor, and tub trap area is by removing the caulked front skirting of the tub; therefore this area could not be inspected.

**V. APPLIANCES**

**A Dishwasher – Comments:**

Comment - Whirlpool model, appears operable.

**B. Food Waste Disposer – Comments:**

Comment - Insinkerator model, appears operable.

**C. Range Exhaust Vent – Comments:**

Vent  Recirculates Air  Vents to Exterior  Vent not Present

Comment - Variable speed model, appears operable.

**D. Ranges, Cooktops, and Ovens – Comments:**

Type of Range  Electric  Gas  
 Type of Oven  Electric  Gas  
 Gas Shut Off Valve  Present  Accessible  Not Present and/or Observable  
 Branch Line  Iron / Flex  Copper   
 Oven Temperature when set at 350° 351° 353°

Comment - Whirlpool dual electric oven and gas range; both appear operable.

**E. Microwave Oven – Comments:**

Comment - Whirlpool model with turntable, appears operable.

**F. Trash Compactor – Comments:**

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## G. Mechanical Exhaust Vents and Bathroom Heaters – Comments:

Vents terminate outside the structure

Comment - All bathroom exhaust fans appear operable.

## H. Garage Door Operator(s) – Comments:

Door Operated  Manually  Automatic door controls

Comment - Genie model, appears operable. The unit reversed properly on contact and when the photoelectric sensors were interrupted.

## I. Doorbell and Chimes – Comments:

Comment - Front door unit, appears operable.

## J. Dryer Vents – Comments:

Comment - The visible dryer venting appears operable.

## VI. OPTIONAL SYSTEMS

### A. Lawn and Garden Sprinkler Systems – Comments:

Anti Siphon Valve(s) Present

Back Flow Preventers Present

Shut Off Valve(s) Present

Location of Shutoff Valve E exterior wall

Number of Zones 6

Control Panel located in Garage

Comment - The sprinkler system has a Rain Bird model controller, and (6) zones. The system appeared to provide sufficient lawn coverage with no leaks noted at the sprinkler heads.

Comment - A rain sensor was properly noted, which will prohibit the system from wasting water if raining.

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## Important Limitations and Disclaimers

The information in this report is compiled exclusively for the client for whom this report is addressed. It is not intended for any other party. The inspection does not include fences, detached decks, docks, septic systems, wells, security systems, refrigerators, or washers and dryers. The inspection is visual and not technically exhaustive, not a code inspection, and does not imply that every defect will be discovered. The inspection does not encompass searching for microbial organisms, mold, mildew, or other fungi. The inspection does not encompass searching for any type of pest or insect infestation. Disassembly of heating and cooling systems is not a part of the inspections process. A licensed HVAC professional should be engaged in order to achieve the highest level of analysis of these systems. We do not inspect security systems. No representation or comment is made concerning any latent defect(s) not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. No representation is made concerning the future performance of any of the systems inspected. All warranties, expressed or implied, not specifically stated herein are excluded and disclaimed. Client must notify Inspections Now, Inc. in writing of complaints, within (7) days of the date of the inspection and must allow prompt re-inspection of the item in order to protect the Clients claim. In the event a dispute, controversy, or claim arising out of or relating to this agreement, the inspection, or the report, and if the dispute cannot be settled through direct discussions with the Client and Inspections Now, Inc., the parties agree to endeavor to first settle the dispute by mediation before resorting to arbitration. If the mediation does not result in a settlement of the dispute, then any unresolved controversy shall be submitted to arbitration. Both parties shall equally share in the cost of mediation. Arbitration shall be final, binding, and non-appealable, and conducted in accordance with the rules of the American Arbitration Association ("AAA"). The decision of the arbitrator shall be final and binding. Both parties shall equally share in the cost of arbitration. Either party may request arbitration by written notice to the other. Such demand for arbitration must be made less than one year after the date of inspection. This arbitration provision is intended to be a substitute for a trial in a court of law, and the parties expressly waive their right to a trial by judge or jury in a court of law, except that proceedings may be brought in a court of competent jurisdiction to enforce an arbitration award. The parties agree that no claim, demand, or action, whether sounding in contract or in tort, may be brought to recover damages against the inspector, or its officers, agents, or employees MORE THAN 90 DAYS AFTER THE DATE OF THE INSPECTION. Client understands that this time period may be shorter than otherwise provided by law. The If Client institutes legal action concerning this inspection, and fails to prevail on all of the causes of action; the Client shall be liable to Inspections Now, Inc. for all attorney's fees incurred by the inspecting company. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. This written report super cedes any verbal comments made during the course of the inspection. Client, by accepting this report or relying upon it in any way expressly agrees to these Limitations and Disclaimers.