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*** Residential Inspection Report ***



Client's Name

Mr Sample

On

January 1, 2014

Inspection Address

1122 Broadway
Your Town, TX

Inspected By

Mr Inspector
Your Company Goes Here
1234 1st.
(555) 555-1234
My Town, TX
www.hominspect.net

"HomInspect"



Software Program

This is only a
sample logo

Your Company Goes Here

Date Of Inspection: January 1, 2014

Inspection Address: 1122 Broadway, Your Town, TX

General Information

Client Information

Name: Mr Sample

Street Address: 1234 Main st.

City, State, Zip: Your Town, TX

Phone #:

Email Address: sample@aol.net

Inspection Address

Street Address: 1122 Broadway

City, State, Zip: Your Town, TX

Weather Conditions

Weather Type: Clear

Temperature: 75 Degrees

Structure Type

Single Family / Two Story

Construction Type

Stucco with wood frame construction

Number of Bedroom/Bath

4 Bedroom / 3 Bath / 3 Car Garage

Estimated Year Built

2002

Estimated sq. ft.

2,125

Inspected by

Mr Inspector

Buyer Agent

Name:

Phone #:

Email Address:

Listing Agent

Name:

Phone #:

Email Address:

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Date Of Inspection: January 1, 2014

Inspection Address: 1122 Broadway, Your Town, TX

Inspection / Report limitations

This report is the exclusive property of Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of Inspection Company here and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with home inspector's standards of Practice.

We are proud of our service and trust you will be happy with the quality of our inspection and report. Please contact us with any concerns you may have regarding the report. We will be glad to discuss them with you.

It is ultimately your decision on what concerns you would like corrected. Keep in mind that if you do not get them corrected now the defects will have to be corrected in the future at your expense. It is not possible to detect every concern during a general visual inspection. Things are going to happen and this inspection in no way is a warranty or guarantee as to the condition of the property. Make sure to complete a final walk through of the property before the close of escrow.

We are always interested in advancing the quality of our service and our report. We welcome and value your input. We adhere to a high standard of professionalism and treat everyone with the utmost courtesy and respect.

This report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement.

This inspection does not include testing for radon, mold, termites and other wood destroying organisms, pests and rodents or other hazardous materials unless specifically requested.

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Date of Inspection: 1/1/2014 7:18:06 AM

Inspection Address: 1122 Broadway, Your Town, TX

Report Summary

This Report Summary will describe area(s) of concern that were observed at time of inspection by this inspector that may need some type of repair, replacement, service or further review. Keep in mind that all homes need some type of repair, even if only minor and generally older homes well need more repairs. All safety concerns mentioned within this report should be reviewed and repaired prior to occupancy. While every effort is made to identify existing and potential problems at the time of the inspection, it is not possible for a home inspector to foresee all problems that might arise in the future. This Report Summary is provided as a courtesy and cannot be considered a substitute for reading the entire report.

I. STRUCTURAL SYSTEMS

Grading & Drainage : • Low area that will cause pooling / ponding
• Negative drainage was observed

Roof Covering Materials: There are loose tiles that have slid down from the designed location and are causing a potential for water infiltration. Refer to a qualified roofing contractor for corrective repair.

Windows: Cracked glass pane in family room, replacement needed.

II. ELECTRICAL SYSTEMS

Service Entrance and Panels: • The main disconnect circuit breaker is damaged and replacement is needed. This is considered a safety hazard and should be replaced as soon as possible. Refer to a qualified electrical contractor to make corrective repair.

• Neutral wires are doubled or bundled together on the neutral bus bar. This is an unsafe condition that should be corrected by a qualified electrical contractor.

IV. PLUMBING SYSTEM

Heating system 1: • Visible corrosion, this may be an indication of leakage, refer to a qualified professional for further evaluation and corrective repair(s) as needed.

• The exhaust vent pipe is loose and not properly secured to water heater, corrective repair needed.

This Home Inspection Field Report is confidential and has been produced in accordance with our signed contract agreement and is subject to the terms and conditions agreed upon therein

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PROPERTY INSPECTION REPORT

Prepared For: Mr Sample
(Name of Client)

Concerning: 1122 Broadway, Your Town, TX
(Address or Other Identification of Inspected Property)

By: Mr Inspector 1/1/14
(Name and License Number of Inspector) (Date)

Mr Inspector XXXXXX
(Name, License Number of Sponsoring Inspector)

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 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. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

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;
- the lack of fire safety features such as smoke and carbon monoxide alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

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 licensees 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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Report Identification: 1122 Broadway, Your Town, TX

I=Inspected NI=Not Inspected NP= Not present D= Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Foundations

Type of Foundation(s): Slab Foundation

Comments: No concerns observed

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Grading & Drainage

Comments: • Low area that will cause pooling / ponding
 • Negative drainage was observed



Water is pooling along side yard

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Roof Covering Materials

Type(s) of Roof covering: Concrete tile

Viewed from: • Viewed from the ground
 • Walked the roof

Comments: There are loose tiles that have slid down from the designed location and are causing a potential for water infiltration. Refer to a qualified roofing contractor for corrective repair.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Roof Structures & Attics

Approximate average thickness of vertical insulation:

Approximate average depth of insulation:

Type of Insulation: Loose fill

Viewed from: View from access opening

Comments: No concerns observed

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Walls (Interior & Exterior)

Materials - Interior: Drywall

Materials - Exterior: Stucco

Comments: No concerns observed

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Ceilings & Floors

I=Inspected		NI=Not Inspected		NP= Not present		D= Deficient	
I	NI	NP	D				

Service on during inspection: Yes

Service size main panel: 110 / 220 Volt (Nominal)

Amp: 200 Amp service

Service size sub panel: Not Present

Amp:

Type of wiring: Copper

Comments:
 • The main disconnect circuit breaker is damaged and replacement is needed. This is considered a safety hazard and should be replaced as soon as possible. Refer to a qualified electrical contractor to make corrective repair.
 • Neutral wires are doubled or bundled together on the neutral bus bar. This is an unsafe condition that should be corrected by a qualified electrical contractor.

The breaker switch is



B. Branch Circuits, Connected Devices, and Fixtures

Type of wiring: Copper

Fire alarms, smoke detectors type: Battery operated smoke alarm

Comments: A random number of smoke detectors were tested

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Heating Unit 1 Brand name: Carrier

Type of system: Forced Air System

Energy source: Natural Gas

Piping / Venting: Galvanized Dual wall ventilation

Year: 2002 BTU's: 80,000

Model #: ABB1255BX Serial #: 202567881

Comments: The heating system was operating properly and delivering sufficiently conditioned air at the outlets at the time of the inspection. The limit switches appeared to function properly.

Heating Unit 2 Brand name:

Type of system:

Energy source:

Piping / Venting:

Year: BTU's:

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I	NI	NP	D
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Model #: _____ Serial #: _____

Comments: Not present

B. Cooling Equipment

Cooling Unit 1 Brand name: Carrier

Type of system: Central Air Conditioning System

Air supply temp (degrees F): 45 at supply and 66 at return

Temperature differential: 21

Year: 2002

Testing location: bedroom

Model #: ABCXXXXX

Serial #: 123456789

Comments: The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out.

Cooling Unit 2 Brand name: _____

Type of system: _____

Air supply temp (degrees F): _____

Temperature differential: _____

Year: _____

Testing location: _____

Model #: _____

Serial #: _____

Comments: Not present

C. Duct System, Chases, and Vents

Type of Ducting: Flexible spiral ducts

Comments: No concerns observed

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Water meter with main shut off located next to street

Service connection: Public Utilities (Underground Service)

Service on during inspection: Yes

Location of main water supply valve: Exterior wall of Home

Static water pressure reading (psi): 55 - 65

Type of supply lines: Copper piping

Water supply comments: No concerns observed

Fixture(s) comments: No concerns observed

B. Drains, Wastes, and Vents

Type of drain pipes: ABS pipe

Type of vent pipes: Vent, drain

Comments: No concerns observed

C. Water Heating Equipment

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I	NI	NP	D
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Heating system 1 Brand name: Bradford-White
 Energy source: Natural Gas
 Capacity: 50 gallon
 Location of unit: Garage
 Type of compartment: Garage
 Comments:

- Visible corrosion, this may be an indication of leakage, refer to a qualified professional for further evaluation and corrective repair(s) as needed.
- The exhaust vent pipe is loose and not properly secured to water heater, corrective repair needed.



Heating system 2 Brand name:
 Energy source:
 Capacity:
 Location of unit:
 Type of compartment:
 Comments: Not present

D. Hydro-Massage Therapy Equipment

Location: Not present
 Comments: None

E. Other

Comments: None

V. APPLIANCES

A. Dishwashers

Comments: No concerns observed

B. Food Waste Disposers

Comments: No concerns observed

C. Range Hood and Exhaust Systems

Comments: No concerns observed

D. Ranges, Cooktops, and Ovens

Comments: No concerns observed

E. Microwave Ovens

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I	NI	NP	D				

Comments: No concerns observed

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: No concerns observed

G. Garage Door Operator(s)

Type: Two car garage door (Metal)

Comments: No concerns observed

H. Dryer Exhaust Systems

Comments: No concerns observed

I. Other

Comments: None

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments: No concerns observed

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type: Not Present

Type of construction:

Structure condition, decking and coping:

Pump(s)/ Jets:

Filter, skimmer & basket:

Pressure gauge:

Pool / Spa heater:

Plumbing:

Water condition:

Timer:

Gate & fence:

Comments:

C. Outbuildings

Type: Not Present

Comments: No concerns observed

D. Private Water Wells (A coliform analysis is recommended.)

Type of pump: None

Type of storage equipment: None

Comments: No concerns observed

E. Private Sewage Disposal (Septic) Systems

Type of system: Public Utilities (Underground Service)

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I	NI	NP	D
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Location of Drain Field: Cleanouts located side of home

Comments: No concerns observed

F. Other

Comments: None

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Date of Inspection: 1/1/2014 7:18:06 AM

Inspection Address: 1122 Broadway, Your Town, TX

Additional Photos



Front view of home



Front entry



Side view



Back patio



Rear view



Family room



Kitchen



Dishwasher



Garbage disposal



Stovetop



Microwave



Dining room



Garage



Cracked glass pane



Water heater