

**Mr. Inspector.net, Inc.**  
**Allen, Texas 75002**  
**214-383-0519**

## PROPERTY INSPECTION REPORT

---

**Prepared For:** Jon Doe  
(Name of Client)

**Concerning:** 123 Your Street, Any Town, Texas  
(Address or Other Identification of Inspected Property)

**By:** Jim Luttrall #3779 6/2/06  
(Name and License Number of Inspector) (Date)

---

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

---

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

---

### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or In Need of Repair
I	NI	NP	R	Inspection Item	

**I. STRUCTURAL SYSTEMS**

- 

**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

Type of foundation: Slab-on grade  
 Method of inspection: Visual inspection of exterior

*Comments (An opinion on performance is mandatory.):*

The foundation is performing as intended. No significant problems were observed.

There are minor amounts of wood and construction debris at the base of the courtyard wall and various other locations around the house which should be removed to lessen the risk of attracting wood destroying insects.



- 

**B. Grading & Drainage**

*Comments:*

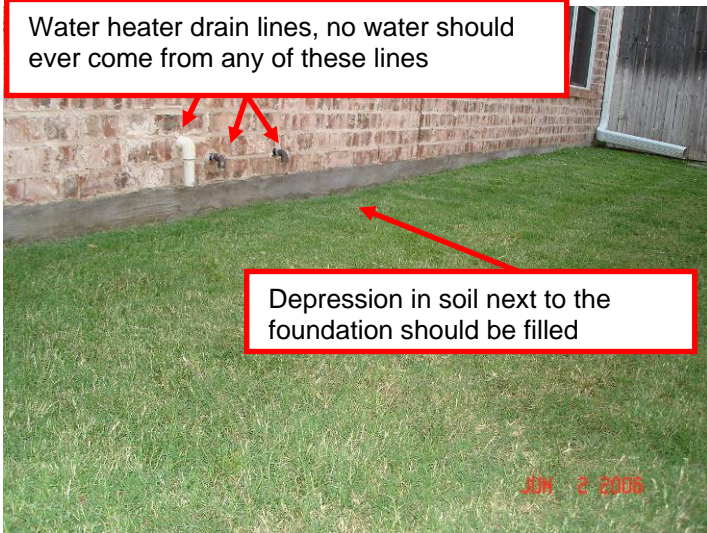
The grading should be improved at the rear of the house to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least two (2) inches of clearance should be maintained between soil level and the bottom of brick walls. No water should ever be allowed to stand or run next to the foundation.

The mulch and soil at the front column and façade should be lowered to expose the foundation and provide an inspection zone below the brick for the detection of wood destroying insects.

There is a missing drainage grate in the landscape drainage system in the courtyard which should be replaced to prevent entry of foreign objects as well as reducing trip hazards.

The rain gutter downspout extension should be repaired at the south east corner of the house.

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------



C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

Type of roof covering: Asphalt composition shingle

Method of inspection: Walked on roof.

*Comments:* The siding and trim boards are against the shingles rather than “held back” to prevent water from being absorbed by the siding from the wet roof. This may cause premature failure of the siding/trim at this type junction, although the steep pitch of the roof will help. Keeping this area well painted will be very important.



- 

**D. Roof Structure & Attic** (If the attic is inaccessible, report the method used to inspect.)

Method of inspection: Entered attic and performed a visual inspection

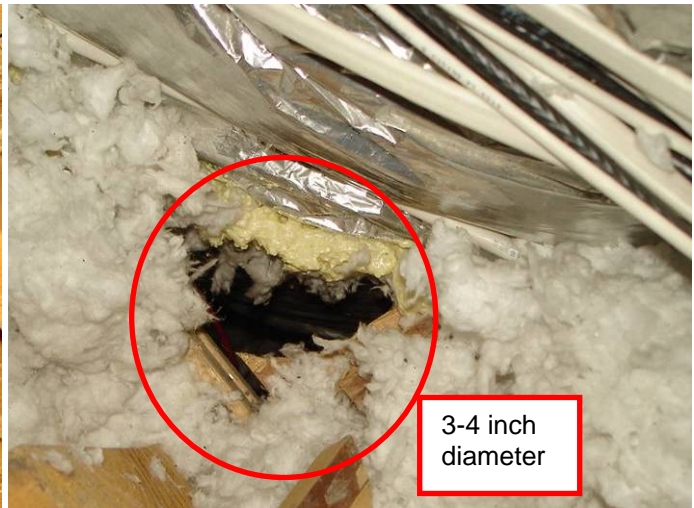
Approximate depth of insulation: 15 inches – Loose fill fiberglass insulation

*Comments:* Adding insulation and weather-striping to the attic stairway would be a wise energy conservation choice.

There is a loose brace to the south ridge board which should be reattached.

There is a minor opening at the duct chase leaving the attic which should be sealed to prevent air/heat leakage.

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------



- 
- 
- 
- 

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

*Comments:* Caulking and painting of exterior trim in the near future is recommended.

**INTERIOR WALLS**

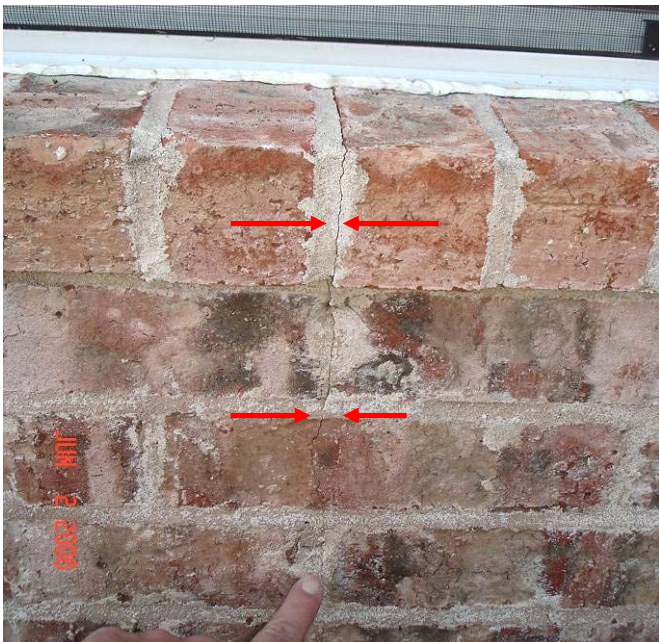
Evidence of patching was detected at the downstairs full bath. A door appears to have been removed and is partially finished, cosmetic issues only.

**EXTERIOR WALLS**

Typical minor cracking was observed on the exterior walls of the house below the east window.

The south gable vent is damaged and should be repaired.

Caulking and painting of exterior is recommended in the near future.



I	NI	NP	R	Inspection Item
---	----	----	---	-----------------



- 
- 
- 
- 

**F. Ceilings & Floors**

*Comments:* Some Squeaking was noted in upstairs floor.

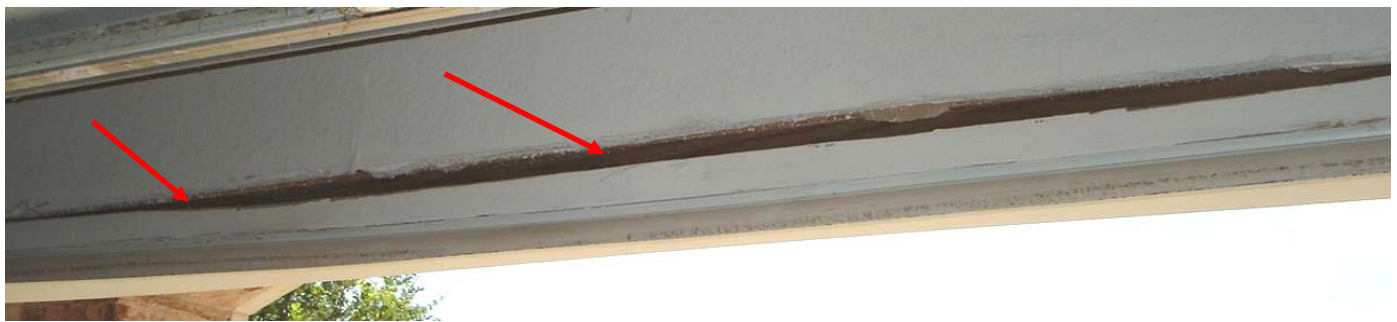
- 
- 
- 
- 

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

*Comments:*

The north garage door frame (trim board) is warped and gapped open on the garage side. While this is not a load bearing board, replacement is advised.

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------



- 

**H. Windows**  
*Comments:*

- 

**I. Fireplace/Chimney**  
*Comments:* Gas logs - vented

- 

**J. Porches, Decks and Carports (Attached)**  
*Comments:*

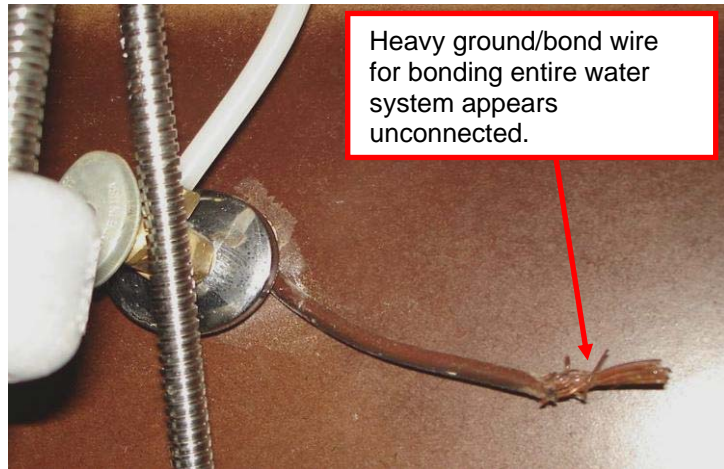
**II. ELECTRICAL SYSTEMS**

- 

**A. Service Entrance and Panels**  
*Comments:*

It appears the grounding/bonding clamp is missing at the kitchen sink. This should be investigated and repaired as may be needed by a qualified electrician. Bonding of metal gas pipe should also be investigated.  
The dead front on the breaker panel is secured with some non-approved sharp screws rather than the proper blunt end screws. Replacement is recommended to protect personnel.

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------



- 
- 
- 
- 

**B. Branch Circuits - Connected Devices and Fixtures** (Report as in need of repair the lack of ground fault circuit protection where required.):

Type of branch circuit wiring: Copper

*Comments:*

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

- 
- 
- 
- 

**A. Heating Equipment**

*Type and Energy Source:*

Type of heating system: Central Forced Air Furnace

Energy source: Gas

*Comments:*

- 
- 
- 
- 

**B. Cooling Equipment**

*Type and Energy Source:*

Type of cooling system: Central Forced Air System

Energy source: Electricity

*Comments:* Minor rust in secondary drain pan. Monitor and provide annual service for the systems.

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------



Monitor – no water should every come from these

- 

**C. Ducts and Vents**

*Comments:*

**IV. PLUMBING SYSTEM**

- 

**A. Water Supply System and Fixtures**

*Comments:* The plumbing supply system is predominantly copper. Three toilets are slightly loose at the floor. The rear hose bib leaks at the vacuum breaker when under pressure.

- 

**B. Drains, Wastes, Vents**

*Comments:* The drain system piping is predominantly plastic (PVC).

- 

**C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

*Energy Source:*

Energy source: Gas

*Comments:* Keep drain pans free of debris to avoid clogging emergency drain.

- 

**D. Hydro-Therapy Equipment**

*Comments:* The provided GFCI protection did turn off the pump motor correctly when tested.

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

There is no motor access panel provided for tub. The finished surface of the tub skirt will have to be disturbed (cut) if the motor area is to be accessed.



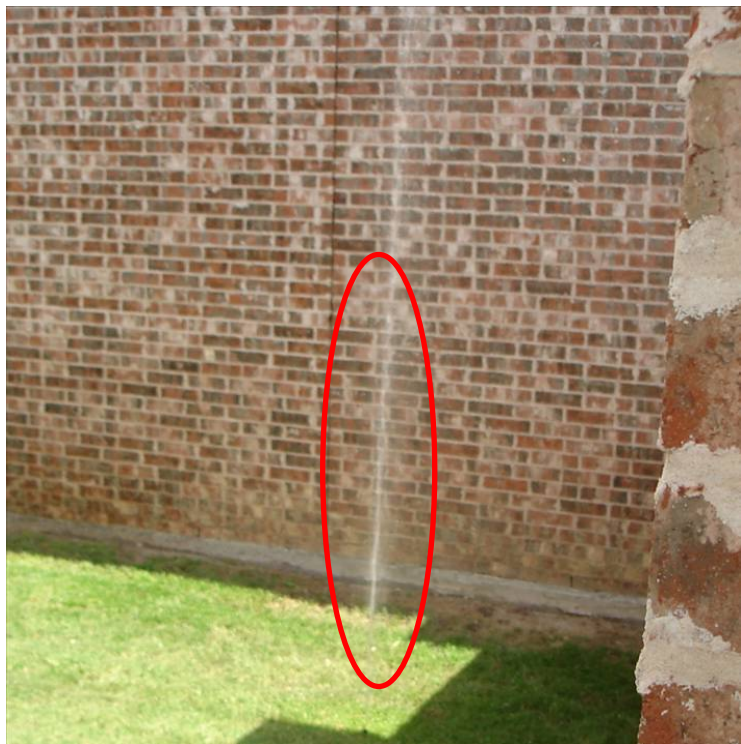
**V. APPLIANCES**

- |                                     |                          |                                     |                                     |  |  |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <b>A. Dishwasher</b>                           | <i>Comments:</i>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <b>B. Food Waste Disposer</b>                  | <i>Comments:</i>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <b>C. Range Hood</b>                           | <i>Comments:</i>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <b>D. Ranges/Ovens/Cook tops</b>               | <i>Comments:</i><br>The lower oven heated to 400° at a setting of 350° when tested. Adjustment is recommended. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <b>E. Microwave Cooking Equipment</b>          | <i>Comments:</i>   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>F. Trash Compactor</b>                      | <i>Comments:</i>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <b>G. Bathroom Exhaust Fans and/or Heaters</b> | <i>Comments:</i>   |

I	NI	NP	R	Inspection Item
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>H. Whole House Vacuum Systems</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>I. Garage Door Operators</b> <i>Comments:</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>J. Door Bell and Chimes</b> <i>Comments:</i> The door bell and courtyard gate release were not inspected for function due to remote component distance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>K. Dryer Vents</b> <i>Comments:</i> Clean lint from exterior hood periodically.

**VI. OPTIONAL SYSTEMS**

- A. Lawn Sprinklers**  
*Comments:* The courtyard lawn zone showed a broken head (geyser effect) and several of the heads need to be adjusted and/or replaced for proper coverage. All of the fixed risers at the shrubs appear too short for the current height of shrubs. *It is recommended that the entire perimeter of the foundation be water consistently; cooperation and coordination with the neighbors is needed since you water one side of your neighbors' foundation and vice versa.*



I	NI	NP	R	Inspection Item
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>B. Swimming Pools and Equipment</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>C. Outbuildings</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>D. Outdoor Cooking Equipment</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>E. Gas Lines</b> <i>Comments:</i> Rigid iron pipe to the attic manifold where each appliance is fed with flexible gas tubing. No leaks were found during pressure test.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>F. Water Wells</b> (A coli form analysis is recommended.) <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>G. Septic Systems</b> <i>Comments:</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>H. Security Systems</b> <i>Comments:</i> There is a security system in place which is purported to be the property of Ranger American Security (888-854-8773). Invitation to call for free instruction is made on the control box label. The system was not inspected since the system is proprietary and will usually be inspected at no charge by the installing/monitoring company.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>I. Fire Protection Equipment</b> <i>Comments:</i> Interconnected smoke alarm system is present and responds to testing of individual alarms.