



Robert Saji

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2202 Pearland Avenue
Pearland, TX 77581

License# 10287


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BILL TO:
CLIENT

PROPERTY ADDRESS:
FUTURE HOME

INSPECTOR	JOB	PAYMENT TERMS	PAYMENT TYPE	DATE
ROBERT SAJI	PROPERTY INSPECTION	DUE AT TIME OF INSPECTION	CHECK	

	DESCRIPTION		LINE TOTAL
	COMPLETE INSPECTION OF THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND NOT LIMITED TO THESE ASPECTS OF THE HOME. X _____		199.00
		TAX	
		TOTAL	199.00

Make all checks payable to SAJISPECTIONS LLC

Thank you for your business!!

Saji'Spections LLC

2202 Pearland Ave. Pearland, TX 77581

832.526.2244 Direct 866.685.6301 Fax sajispections@gmail.com

License # 10287



Intent of Inspection:

It is the intent and purpose of this report to inform you the client of the visual observations and opinions made on the day of the inspection as to whether or not the structure, electrical, plumbing, and mechanical components of the property are performing the function for which they were intended to perform or are in need of immediate repairs.

This report is neither an expressed nor implied warranty or guarantee as to future life and performance of the items inspected, but is rather intended to express the inspector's perceived impression of the apparent performance of the structure, electrical, plumbing, and mechanical components viewed on the date of the inspection.

Scope of Inspection:

The content of this report is based solely upon "eyeball" observations of apparent performance. Opinions have been formed from the inspector's personal knowledge and experience and not upon any code requirements and/or performance standards. Compliance with any federal, state or local codes and/or other legal requirements is not within the scope or intent of this report.

Method of Inspection:

The inspection methodology has not been of a formal engineered type of inspection; therefore, no soil, physical or geological testing or inspections were performed. Many of the structural, electrical, plumbing and mechanical components were judged indirectly by the visible condition of the surfaces and/or components open to view. Observations were made without moving any item, which was blocking the view. The inspector did not employ any instruments to aid in the inspections; disassemble any component of an item checked. (i.e.: disassemble a heating unit to inspect for a cracked heat exchanger), conduct extensive destructive testing, calculations, or removal of wall and floor covering to detect hidden damage unless noted in the body of this report.

Limitation of Inspection:

This visual inspection method employed will generally produce a competent first impression assessment of the apparent past structural, electrical, plumbing and mechanical components, provided refurbishing repairs have not been performed which would mask distress patterns normally produced by structural, electrical, plumbing and mechanical component problems. Because the inspection procedure is visual only and was not intended to be diagnostic and/or technically exhaustive, an inherent residual risk remains that undiscovered problems exist and/or future problems will develop. The content of this report should be considered as an opinion of apparent performance of the items inspected and not engineering act. There is no guarantee or warranty stated or implied that all defects/problems have been found or that Saji'Spections LLC will pay for the repair of any defect not discovered. This report is not transferable to anyone in any form. Saji'Spections LLC assumes no responsibility for its use and/or misinterpretations by third parties.

Client Advisory:

A growing concern to date includes the adverse effect on indoor air quality and the potential of inherent health risks. If the client has concerns, we advise them to contact a qualified indoor air quality professional for further evaluation of this property. Houses built prior to 1978 may contain lead based paint, this company does not inspect for lead, mold or any other die-hards. The inspector is not qualified or certified for such evaluations. The client should understand that various forms of mold and mildew can flourish in environments with excessive moisture conditions or from water penetration.

Dispute Resolution:

In the event a dispute arises regarding an inspection that has been performed, client agrees to notify Saji'Spections LLC within 10 (10) days of the time of discovery to give Saji'Spections LLC a reasonable opportunity to re-inspect the property and resolve the dispute amicably. Upon the request of either party, all unresolved disputes relating to this agreement shall be submitted for binding arbitration in accordance with the American Association of Arbitration (AAA), and then neither party shall have a right to bring suit in court. These provisions shall be specifically enforceable and damages for breach of this provision shall include but not limited to court costs and attorney fees. Client agrees that Saji'Spections LLC liability, if any, shall be limited to the amount of the inspection fee paid for inspection.

Re-Inspection Services

Saji'Spections LLC will conduct re-inspection services for a reasonable fee. However, we do not certify workmanship and/or warrant another company's repair work. Receipts and/or warranty for work performed should be obtained from the company or companies who have provided the repairs.

PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

(Address or Other Identification of Inspected Property)

By:

ROBERT SAJI / 10287

(Name and License Number of Inspector)

/

(Date / Time)

/

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

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.

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 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

☐ Occupied ☒ Vacant

PRESENT AT INSPECTION: **Buyer /**

Weather Condition at Time of Inspection

☒ Clear ☐ Overcast/Hazy ☐ Cloudy ☐ Rainy ☐ Snow/Ice

Outside Temperature: Arrival **96° F.** Departure: **92° F.**

HOME FACES: EAST

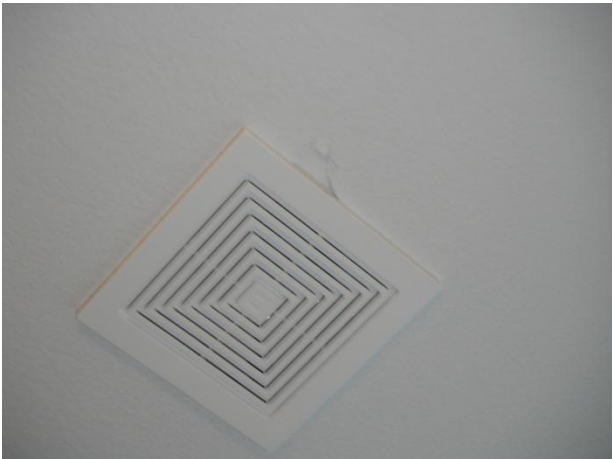
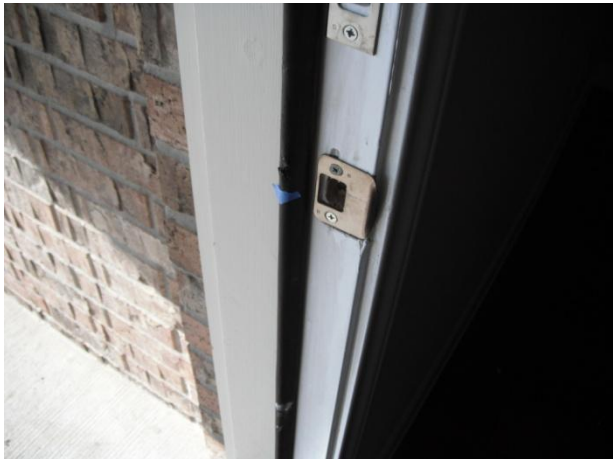
THIS IS A ONE STORY NEWLY BUILT HOME BY PULTE WITH MAJORITY OF EXTERIOR SIDING CONSISTING OF BRICK. THERE ARE 3 BEDROOMS, 2 FULL BATHROOMS, AND A 2 CAR ATTACHED GARAGE. THE MAIN WATER VALVE IS LOCATED INSIDE THE GARAGE. THE HVAC SYSTEM IS OPERATING / COOLING AS INTENDED. THE ROOF COVERING IS FUNCTIONING AS INTENDED AND SHOWS SIGNS OF GOOD WORKMANSHIP. THE FOUNDATION IS ALSO PERFORMING AS INTENDED HOWEVER IT IS RECOMMENDED TO HAVE A SECOND EVALUATION OF ITS PERFORMANCE A YEAR FROM NOW.



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
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒

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

Types of Foundation(s): **Post-tension slab** **AVERAGE 5 INCH EXPOSED FOUNDATION WALLS**

Performance Opinion:

☒ At this time, the **foundation appears to be supporting the structure** and immediate significant **repair needs are not evident**

☐ Prior to closing, the **foundation should be inspected** by a qualified structural engineer, familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.

Comments (An opinion on performance is mandatory):

FOUNDATION IS PERFORMING AS INTENDED IN MY OPINION HOWEVER: A SECOND EVALUATION OF THE FOUNDATION AND ITS PERFORMANCE IS RECOMMENDED IN A YEAR.

EXPOSED ANCHOR NAILS WERE NOTED AT THE PERIMETER OF THE FOUNDATION. (LEFT SIDE OF HOME)

☒ ☐ ☐ ☐

B. Grading & Drainage

☒ No evidence of water penetration observed at this time

Drainage: **Drainage appears to be adequate**

☐ Water spots evident

☐ Appears to have been repaired

Comments:

THE GRADING AND DRAINAGE APPEAR TO BE ADEQUATE IN MY OPINION.

FRENCH / UNDERGROUND DRAINS WERE NOTED PRESENT IN THE BACKYARD. RECOMMEND CLEANING DRAIN LINES YEARLY OR WHEN NECESSARY TO PREVENT CLOGGING.

☒ ☐ ☐ ☒

C. Roof Covering Materials

Type(s) of Roof Covering: **Composition** **30 YEAR SHINGLES**

Viewed From: **Walk some surfaces**

Condition: **Unable to locate any immediate roof problem**

☐ Ridge shingles cracked / missing / loose

☐ Shingles cracked / missing / loose / damaged / worn / aged

☐ Valley in need of repair

☒ Caulking needed: ☒ Nails or staples exposed ☐ Small holes or openings

Gutters: ☐ Bent Sections ☐ Debris

Downspouts: ☐ Missing ☐ Extension/splash block missing

Comments: (This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the Client so chooses)

ROOF COVERING IS FUNCTIONING AS INTENDED AND SHOWS SIGNS OF GOOD WORKMANSHIP HOWEVER:

EXPOSED NAIL HEADS WERE NOTED AT ONE OF THE ATTIC VENT COVERS ON THE ROOFTOP. RECOMMEND PROPERLY SEALING ALL AREAS.

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☒ ☐ ☐ ☒
D. Roof Structure & AtticAtticViewed From: **Walked deck or safe area**Attic Insulation: **Loose Fill**

Approximate Average Depth of Insulation: 14 INCHES

Approximate Average Thickness of Vertical Insulation:

RoofVentilation observed: **Yes** Condition: **Ventilation adequate**☐ Ridge / Rafter sag noted ☐ Water leaks noted ☐ Previous repairs noted☐ Vermin activity noted

Comments:

FUNCTIONING AS INTENDED HOWEVER:

MISSING / DAMAGED INSULATION WAS NOTED AT SEVERAL AREAS IN THE ATTIC. RECOMMEND PROPERLY INSULATING ALL AREAS.

☒ ☐ ☐ ☒
E. Walls (Interior & Exterior)Prevalent exterior siding: **Masonry/brick/stone** **HARDI**

Interior Wall:

☐ Water stains / damage☐ Small drywall cracks☐ Large drywall cracks☐ Mildew☐ Holes☐ Previous repairs noted

Exterior Wall:

☐ Water stains / damage☐ Small cracks☐ Large cracks☐ Weepholes missing / blocked☐ Rotted / exposed wood☐ Previous repairs noted☐ Paint chipping☐ Damage to trim, door, siding

Comments:

FUNCTIONING AS INTENDED HOWEVER:

MINOR SEAL DETERIORATION WAS NOTED AT THE TRIM AND BRICK INTERSECTIONS AROUND THE GARAGE DOOR. RECOMMEND PROPERLY SEALING THESE AREAS. (BOTTOM OF EACH SIDE)

☒ ☐ ☐ ☒
F. Ceilings & Floors☐ Water stains / damage☐ Holes and openings☐ Rotting evident☐ Tiles – cracked / damaged / loose / missing☐ Vinyl damage☐ Slight sloping

Crawl Space Inspected From:

Comments:

FUNCTIONING AS INTENDED HOWEVER:

PREVIOUS SIGNS OF REPAIR / DAMAGE WERE NOTED IN THE FRONT BEDROOM AND MASTER CEILING. RECOMMEND PROPER REPAIRS AT THESE AREAS.

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☒ ☐ ☐ ☒
G. Doors (Interior & Exterior)Interior:

- ☐ Damaged Location(s):
☐ Holes and openings
☐ Rotting evident
☐ Not closing properly
☐ Hardware damage / inoperative

Exterior:

- ☒ Damaged Location(s): BACK
☐ Hollow
☐ Holes and openings
☐ Rotting evident
☐ Not closing properly
☐ Hardware damage/inoperative

Garage Door:

- ☐ Damaged ☐ Bent panel ☐ Entry door damaged

Comments:

FUNCTIONING AS INTENDED HOWEVER:
THE WEATHERSTRIPPING AT THE BACK DOOR SHOWS SIGNS OF MINOR
DAMAGE / DETERIORATION.

☒ ☐ ☐ ☒
H. Windows

- ☐ Window inoperative ☐ Cracked window ☐ Broken window
☐ Moisture between panes ☐ Missing pane ☒ Caulking/glazing needed

Locations:

Screens: ☐ Torn ☐ Bent ☐ Holes ☐ Missing

Comments:

FUNCTIONING AS INTENDED HOWEVER:
DOUBLE PANED WINDOWS PRESENT.
SEAL DETERIORATION WAS NOTED AROUND THE EXTERIOR SIDE OF THE
WINDOWS. (LEFT SIDE OF THE HOME)

☐ ☒ ☒ ☐
I. Stairways (Interior & Exterior)

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☒ ☐ ☐ ☒
J. Fireplace/ChimneyType: **Metal**Fuel Source: **Non Wood burning**Damper: **Acceptable**Firebox: ☐ Mortar missing behind face bricks☐ Mortar missing rear wall☐ Cracks/Lintel☐ Soot build-up☐ Poor draft evident☐ Hearth insufficient/damageChimney: **Acceptable**☐ Crumbling brick☐ Damaged/missing cap☐ Spark arrestor missing☐ Insufficient height/clearance

Comments:

FUNCTIONING AS INTENDED HOWEVER:

THE GAS VALVE IS LOCATED ON THE LEFT SIDE OF THE FIREPLACE AND IS NOT PROPERLY INSTALLED / COVERED. RECOMMEND PROPER REPAIRS.

THIS IS A SEALED TYPE FIREPLACE AND IS CONTROLLED BY A REMOTE.

☒ ☐ ☐ ☐
K. Porches, Balconies, Decks, and Carports☐ Rotting evident☐ Insect Damage☐ Wood/soil contact☐ Trip Hazard☐ Loose boards☐ Handrail/railing missing/damaged☐ Areas inaccessible

Note: Structural load capabilities were not inspected

Comments:

FUNCTIONING AS INTENDED.

☐ ☒ ☒ ☐
L. Other

Comments:

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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐

A. Service Entrance and Panels

Main panel location: **Garage** **150 AMPS**☐ Improper panel locationPanel Condition: **Acceptable**☐ Inadequate panel labeling☐ Burned wires☐ Double-lugging☐ Defective breakersType of wiring: **Aluminum** **2/0**Grounding Electrode present: **Yes**☐ Due to defects observed, recommend service and complete system check by licensed electrician☐ Due to aluminum wiring being found, recommend service and complete system check by licensed electrician

Comments:

FUNCTIONING AS INTENDED.

☒ ☐ ☐ ☐

B. Branch Circuits, Connected Devices, and Fixtures (Refer to OP-I form):

Type of Wiring: **Copper**Receptacle Type: ☐ 2 prong☒ 3 prong☐ aluminum wiring observed

Ground Fault Circuit Interrupter (GFCI)

GFCI Outlet location(s): Bathroom:

☐ Missing☐ Not tripping

Kitchen:

☐ Missing☐ Not tripping

Wet Bar:

☐ Missing☐ Not tripping

Garage:

☐ Missing☐ Not tripping

Exterior:

☐ Missing☐ Not tripping

GFCI Reset Location(s):

MASTER BATHROOM, KITCHEN, GARAGE

ARC Fault

ARC Outlet location(s):

Master Bedroom:

☐ Missing☐ Not tripping2nd Bedroom:☐ Missing☐ Not tripping3rd Bedroom:☐ Missing☐ Not tripping4th Bedroom:☐ Missing☐ Not tripping☐ Loose / broken / inoperative outlet☐ Loose / broken / inoperative switch☐ Loose / broken / inoperative light☐ Smoke detector inoperative☐ Ceiling fan inoperative☐ Improper wiring☐ Exposed wire☐ Double-lugging☐ Reverse Polarity☐ Open ground☐ Wire splices / open junction boxes☐ Voltage drop detected

Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒

A. Heating Equipment

- ☐ Heat pumps were not inspected since outside temperature is above 70°F
- ☐ Heating unit(s) were inspected but were not operated since the ambient temperature exceeds 70°F.

Unit 1: Type of System: **Forced Air** Energy Source: **Gas**

Thermostat Location: **HALLWAY**

Condition: ☐ Loose ☐ Not level ☒ Not registering properly

Filter Type: **Disposable** Condition: **Acceptable** Size: **20X25X1**

HALLWAY & 16X25X1 IN THE MASTER

- Gas: ☐ Rust on burner ☐ Flame inconsistent ☐ Pilot not lit
- ☐ Improper venting ☐ Copper gas line ☐ No gas shut-off
- ☐ Gas leak ☐ Air blowing in burner chamber
- ☐ Gas line not supported
- Electric: ☐ Not on ☐ Inoperable
- Blower: ☐ Fan loose ☐ Limit switch missing/inoperable ☐ Noisy
- ☐ Burned wires inside blower

Comments:

OPERATING AS INTENDED HOWEVER:

TYPE: LENNOX

THE INSTALLATION OF THE HVAC SYSTEM SHOWS SIGNS OF GOOD WORKMANSHIP.

THE THERMOSTAT IS **NOT** PROPERLY WORKING / REGISTERING. RECOMMEND PROPERLY REPLACING THERMOSTAT.

Unit 2: Type of System: Energy Source:

Thermostat Location:

Condition: ☐ Loose ☐ Not level ☐ Not registering properly

Filter Type: Condition: Size:

- Gas: ☐ Rust on burner ☐ Flame inconsistent ☐ Pilot not lit
- ☐ Improper venting ☐ Copper gas line ☐ No gas shut-off
- ☐ Gas leak ☐ Air blowing in burner chamber
- ☐ Gas line not supported
- Electric: ☐ Not on ☐ Inoperable
- Blower: ☐ Fan loose ☐ Limit switch missing/inoperable ☐ Noisy
- ☐ Burned wires inside blower

Comments:

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Unit 3:

Type of System:

Energy Source:

Thermostat Location:

Condition:

☐ Loose☐ Not level☐ Not registering properly

Filter Type:

Condition:

Size:

Gas:☐ Rust on burner☐ Flame inconsistent☐ Pilot not lit☐ Improper venting☐ Copper gas line☐ No gas shut-off☐ Gas leak☐ Air blowing in burner chamber☐ Gas line not supported

Electric:

☐ Not on☐ Inoperable

Blower:

☐ Fan loose☐ Limit switch missing/inoperable☐ Noisy☐ Burned wires inside blower

Comments:

☒ Due to defects observed, recommend service by qualified H.V.A.C Service Company**Note:** Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

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☒ ☐ ☐ ☒
B. Cooling Equipment☐ Heat pumps are operated in one mode only☐ Air conditioning unit(s) were inspected but were not operated since the ambient temperature is below 60°F**Unit 1:** Type of System: **Conventional** Return **78** Supply **60** Differential **-18**☐ High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)Compressor: ☐ Not on ☐ Not level ☐ Not shutting off☐ Improper clearance ☐ Fin damage ☐ InoperativeCondenser: ☐ Fan not on ☐ Coils need cleaning ☐ Noisy

Condensate Drain:

Primary: ☐ Clogged ☒ No trap ☐ Not insulated☐ Tray debris / standing water / rust ☐ Tray leakSecondary: ☐ Does not exist ☐ Not readily visibleLocation: **RIGHT SIDE OF HOME**Freon line: ☐ Insulation missing / damaged ☐ Refrigerant leak possible

Location:

Comments:

OPERATING AS INTENDED HOWEVER:

TYPE: LENNOX S# 1911E05494 40 MAX AMPS 1/4 HP FAN MOTOR
NEW 410A REFRIGERANT SYSTEM 3.5 TON SYSTEMTHE THERMOSTAT WIRES AT THE CONDENSING UNIT ARE **NOT** PROPERLY
INSTALLED / SECURED. RECOMMEND PROPERLY SECURING TO PREVENT
DAMAGE.**Unit 2:** Type of System: Return **0** Supply **0** Differential **0**☐ High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)Compressor: ☐ Not on ☐ Not level ☐ Not shutting off☐ Improper clearance ☐ Fin damage ☐ InoperativeCondenser: ☐ Fan not on ☐ Coils need cleaning ☐ Noisy

Condensate Drain:

Primary: ☐ Clogged ☐ No trap ☐ Not insulated☐ Tray debris / standing water / rust ☐ Tray leakSecondary: ☐ Does not exist ☐ Not readily visibleFreon line: ☐ Insulation missing / damaged ☐ Refrigerant leak possible

Location:

Comments:

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Unit 3: Type of System: Return Supply Differential **0**

☐ High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)

Compressor: ☐ Not on ☐ Not level ☐ Not shutting off

☐ Improper clearance ☐ Fin damage ☐ Inoperative

Condenser: ☐ Fan not on ☐ Coils need cleaning ☐ Noisy

Condensate Drain:

Primary: ☐ Clogged ☐ No trap ☐ Not insulated

☐ Tray debris / standing water / rust ☐ Tray leak

Secondary: ☐ Does not exist ☐ Not readily visible

Freon line: ☐ Insulation missing / damaged ☐ Refrigerant leak possible

Location:

Comments:

☐ Due to defects observed, recommend service by qualified H.V.A.C Service Company

Note: RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

☒ ☐ ☐ ☒

C. Duct System, Chases, and Vents

☐ Openings evident (return) ☒ Openings evident (supply)

☐ Covering(s) torn / missing

Comments:

NOT FUNCTIONING AS INTENDED.

MANY DUCTS ARE NOT PROPERLY INSTALLED / ROUTED. RECOMMEND PROPERLY HANGING ALL DUCTS THAT DO NOT COME IN CONTACT.

SOME SUPPLY DUCTS HAVE NOT BEEN INTEGRATED WITH THE AIR HANDLER. RECOMMEND PROPER REPAIRS.

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IV. PLUMBING SYSTEM

☒ ☐ ☐ ☐

A. Water Supply System and Fixtures (Capacity or interior pipe condition undetermined)

Type: **Copper** **3/4 INCH** Static water pressure reading: **60 PSI**Location of water meter: **LEFT SIDE OF HOME** Location of main water supply valve: **INSIDE THE GARAGE**

Kitchen Sink: ☐ Faucet leak ☐ Drain leak ☐ Spray leak
☐ Sink leak ☐ Drain slow ☐ Low / no pressure

Comments:

THE MAIN DRAINAGE CLEANOUT IS LOCATED AT THE FRONT RIGHT SIDE OF THE HOME.

Bar/utility Sink: ☐ Faucet leak ☐ Drain leak ☐ Spray leak
☐ Sink leak ☐ Drain slow ☐ Low / no pressure

Comments:

Hall:

Bath Sinks:

☐ Drain leak ☐ Slow drain ☐ Faucet leak ☐ Faucet/knob missing
☐ Faucet/knob damaged ☐ Stopper missing/non-functioning

Bathtubs:

☐ Drain leak ☐ Slow drain ☐ Faucet leak ☐ Faucet/knob missing
☐ Faucet/knob damaged ☐ Stopper missing/non-functioning
☐ Diverter leak ☐ Diverter non-functioning
☐ Grout/caulk missing ☐ Water damage

Shower:

☐ Drain leak ☐ Slow drain ☐ Faucet leak ☐ Faucet/knob missing
☐ Faucet/knob damaged ☐ Head leak ☐ Pan leak
☐ Door not closing properly ☐ Water damage ☐ Grout/caulk missing

Commodes:

☐ Loose on floor ☐ Fills slow ☐ Not flushing properly ☐ Leaking
☐ Not turning off

Comments:

FUNCTIONING AS INTENDED.

THE A/C CONDENSATE LINE DRAINS INTO THIS BATHROOM SINK.
 RECOMMEND POURING BLEACH INTO THE DRAIN SYSTEM EVERY 6 MONTHS TO PREVENT ANY ISSUES.

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D=Deficiency

I	NI	NP	D	Inspection Item
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Master:

Bath Sinks:

- ☐ Drain leak ☐ Slow drain ☐ Faucet leak ☐ Faucet/knob missing
☐ Faucet/knob damaged ☐ Stopper missing/non-functioning

Bathtubs:

- ☐ Drain leak ☐ Slow drain ☐ Faucet leak ☐ Faucet/knob missing
☐ Faucet/knob damaged ☐ Stopper missing/non-functioning
☐ Diverter leak ☐ Diverter non-functioning
☐ Grout/caulk missing ☐ Water damage

Shower:

- ☐ Drain leak ☐ Slow drain ☐ Faucet leak ☐ Faucet/knob missing
☐ Faucet/knob damaged ☐ Head leak ☐ Pan leak
☐ Door not closing properly ☐ Water damage ☐ Grout/caulk missing

Commodes:

- ☐ Loose on floor ☐ Fills slow ☐ Not flushing properly ☐ Leaking
☐ Not turning off

Comments:

FUNCTIONING AS INTENDED.

3rd ():

Bath Sinks:

- ☐ Drain leak ☐ Slow drain ☐ Faucet leak ☐ Faucet/knob missing
☐ Faucet/knob damaged ☐ Stopper missing/non-functioning

Bathtubs:

- ☐ Drain leak ☐ Slow drain ☐ Faucet leak ☐ Faucet/knob missing
☐ Faucet/knob damaged ☐ Stopper missing/non-functioning
☐ Diverter leak ☐ Diverter non-functioning
☐ Grout/caulk missing ☐ Water damage

Shower:

- ☐ Drain leak ☐ Slow drain ☐ Faucet leak ☐ Faucet/knob missing
☐ Faucet/knob damaged ☐ Head leak ☐ Pan leak
☐ Door not closing properly ☐ Water damage ☐ Grout/caulk missing

Commodes:

- ☐ Loose on floor ☐ Fills slow ☐ Not flushing properly ☐ Leaking
☐ Not turning off

Comments:

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D=Deficiency

I	NI	NP	D	Inspection Item
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4th ()::

Bath Sinks:

- ☐ Drain leak ☐ Slow drain ☐ Faucet leak ☐ Faucet/knob missing
☐ Faucet/knob damaged ☐ Stopper missing/non-functioning

Bathtubs:

- ☐ Drain leak ☐ Slow drain ☐ Faucet leak ☐ Faucet/knob missing
☐ Faucet/knob damaged ☐ Stopper missing/non-functioning
☐ Diverter leak ☐ Diverter non-functioning
☐ Grout/caulk missing ☐ Water damage

Shower:

- ☐ Drain leak ☐ Slow drain ☐ Faucet leak ☐ Faucet/knob missing
☐ Faucet/knob damaged ☐ Head leak ☐ Pan leak
☐ Door not closing properly ☐ Water damage ☐ Grout/caulk missing

Commodes:

- ☐ Loose on floor ☐ Fills slow ☐ Not flushing properly ☐ Leaking
☐ Not turning off

Comments:

Outside Faucets:

- ☐ Leak Location: ☐ Front ☐ Rear ☐ Side
☐ Inoperative ☐ Front ☐ Rear ☐ Side
☐ Missing/broken handle ☐ Front ☐ Rear ☐ Side
☐ Missing anti-siphon ☐ Front ☐ Rear ☐ Side

Comments:

Laundry:

- ☐ Tub leak ☐ Drain leak
☐ Appliances connected; unable to verify drain

Comments:

ELECTRIC AND GAS DRYER CONNECTION AVAILABLE.

☒ ☐ ☐ ☐
B. Drains, Wastes, and Vents

Comments:

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☒ ☐ ☐ ☒
C. Water Heating Equipment (Refer to OP-I form)**Unit 1:** Energy Source: **Gas** Capacity: **50 GALLONS**Location: **Garage** ☐ Improper locationGarage unit: Physically protected: **Yes** 18" clearance: **Yes**☐ Corrosion at supply connections ☐ No drain line ☐ LeakTemperature & Relief Valve (TPR): ☐ Missing ☐ Inoperative☐ Improperly installed / routed ☐ No pipeGas Unit: ☐ Copper gas line ☐ No gas shut-off ☐ Gas leak☐ Improper ventingElectric Unit: ☐ Improper wiring ☐ Inoperative heating element

Comments:

OPERATING AS INTENDED HOWEVER:

THE METAL FLUE FROM THE HEATER IS **NOT** OF THE PROPER MATERIAL. THIS PIPE IS REQUIRED TO BE A DOUBLE INSULATED "B" TYPE FLUE. RECOMMEND PROPER REPAIRS.

TYPE: BRADFORD WHITE S# HF15137852

Unit 2: Energy Source: Capacity:Location: ☐ Improper location

Garage unit: Physically protected: 18" clearance:

☐ Corrosion at supply connections ☐ No drain line ☐ LeakTemperature & Relief Valve (TPR): ☐ Missing ☐ Inoperative☐ Improperly installed / routed ☐ No pipeGas Unit: ☐ Copper gas line ☐ No gas shut-off ☐ Gas leak☐ Improper ventingElectric Unit: ☐ Improper wiring ☐ Inoperative heating element

Comments:

☐ ☒ ☒ ☐
D. Hydro-Massage Therapy Equipment

GFCI condition: GFCI Reset Location:

Underside of tub readily accessible:

☐ Leak ☐ Switches loose ☐ Unsafe location☐ Debris in port openings

Comments:

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I	NI	NP	D	Inspection Item
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V. APPLIANCES

☒ ☐ ☐ ☐

A. Dishwasher

- ☐ Inoperative ☐ Leak ☐ High loop missing ☐ Noisy
☐ Soap tray defective ☐ Rust ☐ Rollers missing ☐ Trays damaged
☐ Loose in cabinet ☐ Door damage

Comments:

OPERATING AS INTENDED.

☒ ☐ ☐ ☐

B. Food Waste Disposer

- ☐ Inoperative ☐ Leak ☐ Stuck hammers ☐ Poorly secured
☐ Vibration ☐ Noisy ☐ Damaged splash guard

Comments:

OPERATING AS INTENDED.

TYPE: BADGER 1 1/3 HP

☒ ☐ ☐ ☐

C. Range Exhaust Vent

- ☐ Filter Missing ☐ Vents into attic ☐ Inoperative
☐ Damaged switches ☐ No Light ☐ Noisy

Comments:

OPERATING AS INTENDED.

☒ ☐ ☐ ☐

D. Ranges, Cooktops, and Ovens

Range Source: **Gas**Oven Source: **Gas**

Cooktop Source:

- ☐ No gas shut-off in room ☐ Gas leak ☐ Anti-tip missing

Cooktop:

- ☐ Not lighting off pilot ☐ Right front ☐ Left front ☐ Right rear ☐ Left rear
☐ Damaged/missing knobs ☐ Right front ☐ Left front ☐ Right rear ☐ Left rear
☐ Improper heating ☐ Right front ☐ Left front ☐ Right rear ☐ Left rear

Oven:

- ☐ Door damage ☐ Inoperative door latch ☐ Inadequate door seal
☐ Inoperative light ☐ Clock inoperative ☐ Broiler non-functioning

Thermostat set at 350°F

Achieved: Oven 1 **350°F**

Oven 2 °F

☐ High/low differential

Comments:

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I	NI	NP	D	Inspection Item
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☒ ☐ ☐ ☐
E. Microwave Oven☐ Light inoperative☐ Door seal damage☐ Microwave inoperative☐ Does not heat properly☐ Door handle missing/damaged

Comments:

OPERATING AS INTENDED.

☐ ☒ ☒ ☐
F. Trash Compactor☐ Inoperative☐ Noisy☐ Not securely mounted☐ Door damage

Comments:

☒ ☐ ☐ ☐
G. Mechanical Exhaust Vents and Bathroom Heaters☐ Exhaust fan inoperative☐ Noisy☐ Exhaust fan light inoperative☐ Cover missing☐ Damaged☐ Condensation / vent problems☐ Heater inoperative☐ Improper heater location

Comments:

OPERATING AS INTENDED.

☒ ☐ ☐ ☐
H. Garage Door Operator(s)Auto reverse block test acceptable: **Yes**Electric eye reverse test acceptable: **Yes**☐ Improper sensor height☐ Opener Inoperative☐ Opener Damaged

Comments:

OPERATING AS INTENDED.

TYPE: GENIE ½ HP

☒ ☐ ☐ ☐
I. Doorbell and Chimes

Comments:

OPERATING AS INTENDED.

☒ ☐ ☐ ☒
J. Dryer Vents

Comments:

FUNCTIONING AS INTENDED.

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VI. OPTIONAL SYSTEMS

☐ ☒ ☐ ☐

A. Lawn and Garden Sprinkler Systems

Comments:

☐ ☒ ☒ ☐

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

Type of Construction:

Comments:

☐ ☒ ☒ ☐

C. Outbuildings

Comments:

☐ ☒ ☒ ☐

D. Outdoor Cooking Equipment

Energy Source:

Comments:

☒ ☐ ☐ ☐

E. Gas Supply Systems

Comments:

THE GAS METER IS LOCATED ON THE RIGHT SIDE OF THE HOME.

☐ ☒ ☒ ☐

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

Type of Pump:

Type of Storage Equipment:

Comments:

☐ ☒ ☒ ☐

G. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

☐ ☒ ☒ ☐

H. Whole House Vacuum Systems

☐ Inoperative

☐ Noisy

☐ Low suction

Comments:

☐ ☒ ☒ ☐

I. Other Built-in Appliances

Comments:

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I	NI	NP	D	Inspection Item
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Additional Comments



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

10-27-08

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:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke 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 requires 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.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>)

TREC Form No. OP-I

This form is available on the TREC website at www.trec.state.tx.us

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify _____ in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to _____ for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date _____.

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: _____ LICENSE #: _____