

# PROPERTY INSPECTION REPORT



1213 Sample Drive, Hometown, Texas

February 1, 2009

Inspection Report provided by Gibbs Residential Inspections

972-822-7898

Jim.gibbs@gibbsandgibbs.com

www.gibbsandgibbs.com

# PROPERTY INSPECTION REPORT

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**Prepared For:** Happy Home Buyer  
(Name of Client)

**Concerning:** 1213 Sample Drive, Hometown, TX 12345  
(Address or Other Identification of Inspected Property)

**By:** James B. Gibbs TREC # 6854 February 1, 2009  
(Name and License Number of Inspector) (Date of Inspection)

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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-1.

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.

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## ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

### IMPORTANT AGREEMENTS AND LIMITATIONS

#### 1. WHAT WE DO:

- We tell you whether each item we inspect properly performs the function initially intended, or if it is in need of repair.
- We perform our inspection in a good and workmanlike manner. ALL OTHER WARRANTIES ARE DISCLAIMED
- If you have a question, please bring it to our attention so we may explain what we observed about the item.

#### 2. WHAT WE DO NOT DO:

- We DO NOT make guarantees, warranties, or insure the future performance or condition of any item. Please remember that almost every item in any house, except a brand new one, is in used condition and has ordinary wear and tear.
- We DO NOT inspect any items, which we cannot see in a normal inspection. For example, we do not move furniture, rugs, paintings, or other furnishings. We do not uncover buried pipes or items. We cannot see items covered by wallpaper, flooring or plants. Repair or remodeling may hide evidence of prior damage or defects. We do not dismantle equipment to inspect component parts. We do suggest that you ask the seller about repairs, covered up items or previous problems.
- We DO NOT inspect for building codes, soil analysis, adequacy of design, capacity, efficiency, size, value, flood plain location, pollution or habitability. Please remember that older houses do not meet the same standards as newer houses, even though, items in both might be performing functions for which they are intended.
- We DO NOT hold ourselves to be engineers or specialists for any particular item. We are a general real estate improvement inspection company. If we report that an item is not performing its intended function or needs repair or shows evidence of prior damage, we urge you to have that item examined by a specialist before purchasing the house.
- We DO NOT give estimates of the cost to repair any item.

#### 3. WHAT YOU MUST DO:

- If you have any complaint about our inspection, YOU MUST notify us in writing within seven days except in emergencies, of course.
- If we report that an item is deficient, is not performing its' intended function or shows past damage and you intend to purchase the property anyway, you should have the item examined by a specialist.
- We hereby notify you that there is a Real Estate Recovery Fund available, established under Section 23 of the Texas Real Estate License Act for reimbursement of certain aggrieved persons. The

Texas Real state Commissions mailing and telephone number is 1101 Camino La Costa, Austin, Texas 78752, (512) 465-3960.

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEMS AFTER THE DATE AND TIME OF THIS INSPECTION.

### **Report Summary**

Note: Pictures are included to help explain findings. They may not show all instances of deficiencies.

Note: References to right or left such as "right exterior wall" are from the street looking at the home. Unless it is specified such as "right front burner."

**The home was occupied at the time of the inspection.**

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.

**SAMPLE REPORT**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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### I. STRUCTURAL SYSTEMS



**Corner pop**

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- 
- 
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**A. Foundations**

Type of Foundation(s): Slab foundation with post tension cables.

Crawl Space (If Present) Viewed From: N/A

Comments: There are compression cracks (corner pops) on one or more corners. Corner pops are cosmetic in nature and do not present a structural concern. They may be repaired with a concrete patch.

**Deficient Items:**



**Broken fastener**



**Loose gutter**



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**Hole in gutter**

B. Grading & Drainage - *Comments:*

**Deficient Items:**

At the rear of the home one gutter is loose. There are missing and damaged fasteners. There is a hole in the gutter.



**Nail too close to edge of shingle**  
**Nail above nail line**



**Nail over driven**  
**Nail too close to edge**

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**Nail too far from edge of shingle**

C. Roof Covering Materials

*Type(s) of Roof Covering:* Composition shingles.

*Viewed From:* The inspection was performed by walking roof surface.

Comments:

**Deficient Items:**

Some shingles appear to be loose. Typically shingles self adhere to the shingle below. Some have not properly adhered and are now beginning to curl. As installed there is a greater possibility of wind getting under the shingle and tearing it.

Shingles are incorrectly fastened.

- Nails are under driven. The head of the nail should be driven to the surface of the shingle.
- Nails are driven too close to the edge of the shingle. Nails should be no closer than 1" from the edge.
- Nails are improperly placed. Nails should be centered between the key and the tar strip.
- Nails were not placed on the nailing line.
- Nails are over driven. Nails should not penetrate the shingle.
- Nails are placed too close to or too far from the edge of the shingle. Nails should be placed 1 inch from the shingles edge.

Improper nailing may increase the possibility of wind damage. Improper nailing may affect the manufacturer's warranty.

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Insulation recommended



Incorrect fasteners



Power vent



Missing insulation

**SAM**



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**Carpet in insulation**

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**D. Roof Structure and Attic**

*Viewed From:* The attic was inspected from the floored area of the attic. Proceeding beyond the flooring could be hazardous or damage the integrity of the insulation. Approximately 50% of the attic was viewable. My opinion is based on the viewable areas.

*Approximate Average Depth of Insulation:* 12 – 14 inches for main attic only.

*Approximate Average Thickness of Vertical Insulation:* 4 inches for main attic only.

**Comments:**

**Recommendation:** For the attic inside the home there is no insulation over the attic hatch. Improvement in home efficiency may be improved by the addition of an insulated hatch cover or by adding insulation to the inside of the attic hatch.

**Main Attic:**

A power vents is installed. The fans are controlled by thermostats and during my inspection the fans did not operate. The attic temperature was about 88 degrees. I was unable to test this fan.

This attic has sprayed in radiant barrier.

**Deficient Items:**

Neither attic stairways are secured in accordance with the manufactures instructions. Required nailing guidelines were not followed. The access stairs have been secured with improper fasteners. 16 penny common nails or ¼ inch lag bolts should be used.

The access stairs need to be repaired. There are loose bolts or hardware which needs to be tightened or replaced

**Garage Attic:**

The power ventilator appears to be inoperative. The unit should be repaired or replaced.

**Main Attic:**

There are areas where the insulation is missing. These areas will impact the efficiency of the home. Insulation in these areas should be replaced.

I=Inspected

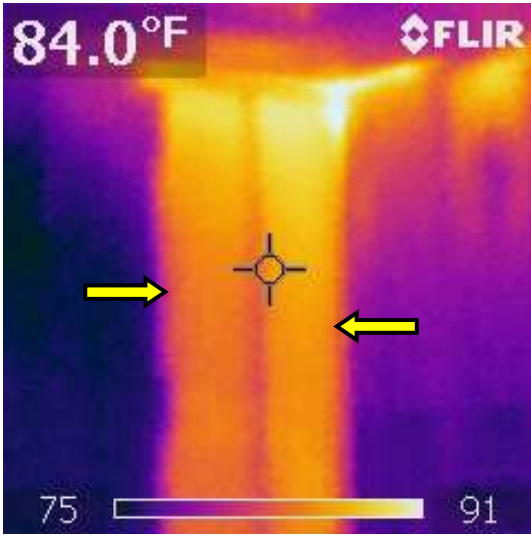
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There is carpeting buried in the insulation. This impacts the efficiency of the insulation.



Missing insulation

E. Walls (Interior & Exterior) – Comments:

**Exterior:**

**Deficient Items:**

**Interior:**

**Deficient Items:**

Deficient insulation was detected in some walls. Areas where insulation was either not installed or was installed improperly were detected in both the master bedroom and the game room.

SAMPLE REPORT

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**Moisture in ceiling**

- F. Ceilings & Floors – *Comments:*  
**Ceilings:**

There has been a repair around one ceiling light.

**Deficient Items:**

Garage: The ceiling in the garage contains moisture. A bath is located above the garage. There are no visible leaks in the bath.

**Floors:**

**Deficient Items:**

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

**Deficient Items:**

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**Caulk Sensors**

- H. Windows – *Comments:*  
Some of the alarm sensors are not caulked. The alarm sensors should be caulked to prevent moisture from penetrating the structure.

**Deficient Items:**

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

**Deficient Items:**

- J. Fireplace/Chimney – *Comments:*

**Deficient Items:**

- K. Porches, Balconies, Decks and Carports – *Comments:*  
Cracks in the driveway appear to be minor.  
Cracks in the patio appear to be minor.

**Deficient Items:**

- L. Other – *Comments:*

**Deficient Items:**

**II. ELECTRICAL SYSTEMS**

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



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**Deficient Items:**

Arc-fault circuit interrupting devices (AFCIs) are not installed in all required areas. AFCIs are a circuit breaker designed to prevent fires by detecting non-working electrical arcs and disconnect power before the arc starts a fire. Since September 2008 fault protection is required in family rooms, dining rooms, living rooms, parlors, libraries, dens, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. The Texas Real Estate Commission considers lack of AFCI protection in any of these areas deficient regardless of the age of the home. Please refer to TREC Form OP-I.

Note: At the time this home was built AFCI devices were not required.

- B. Branch Circuits - Connected Devices and Fixtures  
*Type of Wiring:* Copper

Comments:

**Deficient Items:**

GFCI receptacles are required but not installed in all garage receptacles. This is considered as deficient by the Texas Real Estate Commission. Please refer to TREC Form OP-I.

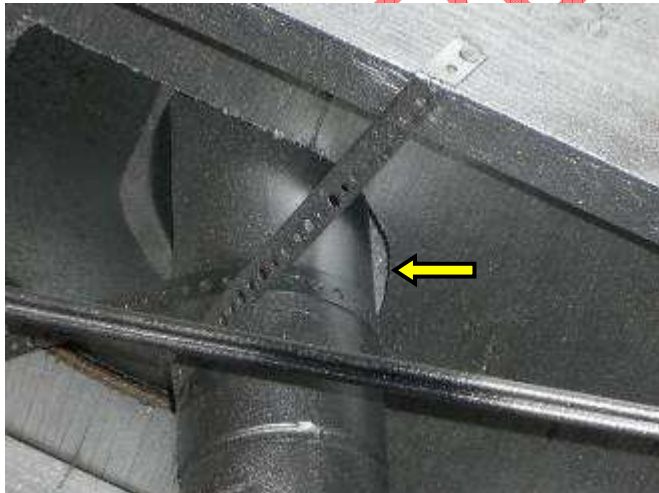
Note:

At the time this home was built it met all requirements for GFCI protection.

Kitchen:

There is no receptacle on the kitchen island.

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



**Insufficient clearance**

- A. Heating Equipment  
*Type of System:* Central heat pump  
*Energy Source:* Dual fuel, Natural gas and electric.

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Comments:  
The heater was operated for at least 20 minutes. The temperature output was sufficient. It appeared to operate normally.

**Deficient Items:**

The heater vent is improperly installed.  
 • Where it passes through the roof deck, the vent pipe does not have the required 1" clearance from combustible material.

- B.** Cooling Equipment  
*Type of System:* Central Air  
*Energy Source:* Electric

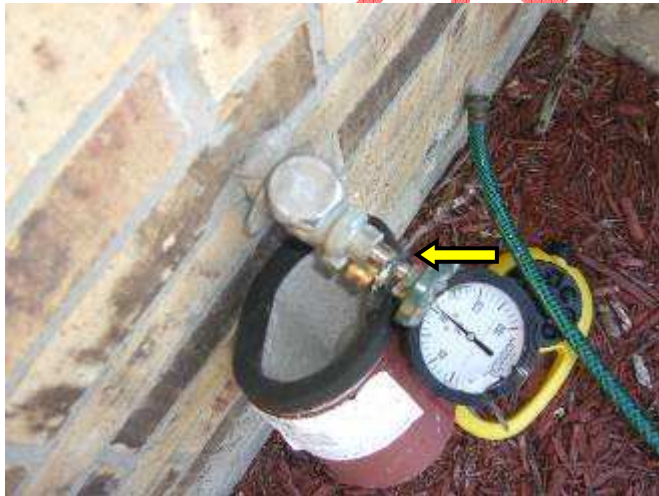
Comments:  
The air conditioning system could not be tested. Because the outdoor temperature has been below 60 degrees F within the past 24 hours the compressor could be damaged if operated under these conditions. A visual inspection was performed, however; proper operation could not be confirmed.

**Deficient Items:**

- C.** Duct System, Chases and Vents – *Comments:*

**Deficient Items:**

**IV PLUMBING SYSTEM**



**Stem leak**

- A.** Water Supply System and Fixtures

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*Location of water meter:* By street  
*Location of main water supply valve:* In shrubs left of entry.  
*Static water pressure reading:* 82 psi (Acceptable range is 40 psi to 80 psi)

Comments:

**Deficient Items:**

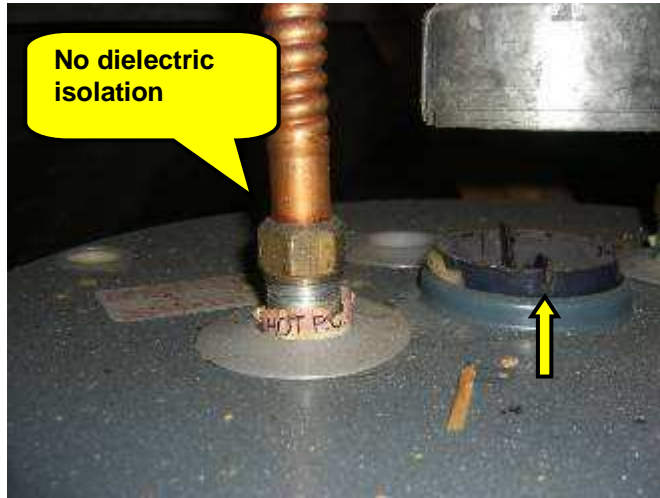
Static water pressure is high. Pressure should be between 40 psi and 80 psi. The measured pressure was 82 psi. This measurement may vary depending on community usage.

Two exterior faucets leak around the valve stems.

There appears to be a hidden leak in the upstairs bath. The ceiling in the garage below has high moisture content.

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

**Deficient Items:**



**Draft diverter missing**

**T&P valve**

C. Water Heating Equipment  
*Energy Source:* Natural Gas  
*Capacity:* 50 gallons

Comments:

**Deficient Items:**

The draft diverter is missing. Proper installation of the draft diverter is required to vent harmful gasses and heat to the outside. This needs to be corrected and secured. Recommend a qualified plumber be consulted.

The water heater is not equipped with dielectric unions. When dissimilar metal pipes are connected a dielectric union is needed to prevent galvanic action and corrosion.

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When the Temperature & Pressure Relief (T&P) Valve was tested, the test lever appeared to be stuck. I do not force these open because they often do not close properly and they will leak. The manufacturer of the valve recommends they be tested yearly. I recommend a licensed plumber be consulted to repair or replace the T&P valve.

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

**Deficient Items:**

### V. APPLIANCES

A. Dishwasher – *Comments:*

**Deficient Items:**

B. Food Waste Disposer – *Comments:*  
There is debris in the disposer.

**Deficient Items:**

C. Range Exhaust Vent – *Comments:*

**Deficient Items:**

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

**Deficient Items:**

E. Microwave Oven – *Comments:*

**Deficient Items:**

F. Trash Compactor – *Comments:*

**Deficient Items:**





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**Vet to attic**

- G. Mechanical Exhaust Vents and Bathroom Heaters – *Comments:*

**Deficient Items:**

The bathroom vents terminate in the attic. This practice exhausts excess moisture to the attic. Moisture contributes to wood rot and mold.

- H. Garage Door Operator(s) – *Comments:*

**Deficient Items:**

- I. Door Bell and Chimes – *Comments:*

**Deficient:**

- J. Dryer Vents – *Comments:*

**Deficient Items:**

**VI OPTIONAL SYSTEMS**

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Handle rusted away

- A. Lawn and Garden Sprinkler Systems - *Comments:*

**Deficient Items:**

At the back flow device one shut-off valve appears to be stuck and the handle is rusted away.

REPORT



Crack



Improper ground connection

- B. Swimming Pools, Spas, Hot Tubs and Equipment  
*Type of Construction:*

*Comments:*

On one skimmer there is a crack near the top.

The pump for the pool sweep is a little noisy.

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**Deficient Items:**

Doors and windows with direct access to pool require alarms audible for 30-seconds throughout the house.

On the gates to the pool area the latches should be at least 54 inches high.

The ground connection for the pool sweep motor is incorrectly installed. It is just twisted around another ground cable. It should be secured with a clamp.

C. Outbuildings – *Comments:*

**Deficient Items:**

D. Outdoor Cooking Equipment  
*Energy Source:*

*Comments:*

**Deficient Items:**

E. Gas Supply Systems – *Comments:*  
*Comments:*

**Deficient Items:**

F. Private Water Wells  
*Type of Pump:*  
*Type of Storage Equipment:*

*Comments:*

**Deficient Items:**

G. Private Sewage Disposal (Septic) Systems  
*Type of System:*  
*Location of Drain Field:*

*Comments:*

**Deficient Items:**

H. Whole-House Vacuum Systems – *Comments:*

**Deficient Items:**

I. Other Built-in Appliances – *Comments:*

**Deficient Items:**

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SAMPLE REPORT





## 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, recreations 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>)