

2017



Jonathan Allen

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Location: 1234 Lonestar Lane, Big Sky, TX 12345

Client: Joe Homebuyer

Date: February 28, 2017



PROPERTY INSPECTION REPORT

Prepared For: **Joe Homebuyer**

(Name of Client)

Concerning: **1234 Lonestar Lane, Big Sky, TX 12345**

(Address or Other Identification of Inspected Property)

By: **Jonathan Allen TREC lic# 20309**

February 28, 2017

(Name and License Number of Inspector)

(Date)

(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 535.227-535.233 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 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 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.state.tx.us>) REI 7-3 (Revised 05/2013)

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;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- 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

PLEASE READ THIS INSPECTION REPORT IN ITS ENTIRETY.

Notice: this report is paid for by and prepared exclusively for the client named above. This report is not valid without the signed service agreement and is not transferable.

The inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property. **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.**

The entire report and the inspector named are incapable of identifying and revealing hidden or concealed conditions and latent defects. The Property Inspection Report is the Inspector's opinion as to whether or not the components and systems of this home are presently functioning as designed or in need of repair.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF THE INSPECTION, GENERAL LIMITATIONS, SPECIFIC LIMITATIONS and INSPECTION AGREEMENT.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. THIS REPORT IS NOT TO BE USED BY OR FOR ANY PROPERTY AND/OR HOME WARRANTY COMPANY.

This inspection contains technical information. If you were not present during this inspection please call the office to arrange for a consultation with me. If you chose not to consult with me, this inspection cannot be held liable for your understanding or misunderstanding of the reports content.

The Scope of the Inspection is found on this page. The General Limitations, Specific Limitations and Inspection Agreement are found near the end of the document after Systems and Structure Comments. It is important for a client to understand exactly what the inspection is, what the Inspector is responsible and what he/she is not responsible for. An Inspector must perform the minimal requirements for a TREC real property inspection given to us in the Standards of Practice. Some Inspectors chose to exceed these State-Mandated requirements which is completely his/her prerogative and is merely a personal preference. The deficiencies are colored blue. The word deficiency is simply any deviation from the standards of practice enforced by TREC. It could be a three dollar issue or it could be a three-thousand dollar issue. We still have to tell you about each and every one. This is not an attempt to convince you to purchase the property nor is it an attempt to convince you not to purchase the property. It is simply a list of facts. So don't let the frequent use of the deficient-check-box frighten or overly alarm you.

SCOPE OF THE INSPECTION

(1) These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a limited visual survey and basic operation of the systems and components of a building using normal controls and does not require the use of specialized tools or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect parts, components, and systems in addition to those described by the standards of practice.

(See also TREC rule 335.227 in Additional Comments toward end of report for more specific answers to questions. These SOP or Standards of Practice rules are the accepted and legal General Provisions.)

You are my sole employer at this inspection. You cannot sell this report without my written permission; the comments in this report are the intellectual property of Vision Property Inspections and are not to be used by any other purpose by any other person. This report only reports on the items listed and the preset condition of those items. It reflects only if the items inspected are observed to be "operative" during the inspection or deficient.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item in the property is present but 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	D=Deficient
I	NI	NP	D

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I. STRUCTURAL SYSTEMS

A. Foundation

Type of Foundation(s): **post tension slab on grade**

Comments:

Mandatory Opinion of Foundation's Performance:

In this inspector's opinion, the foundation appeared to be performing as designed at the time of inspection. Movement of structural significance or beyond normal tolerances was not observed by the inspector on the day of the inspection. The observation made to support the rendering of this opinion are listed but not limited to the following:

- In general doors move freely in their frames and appeared reasonably square.
- Windows operate properly in general moving freely in their frames.
- Floors appear reasonably level.
- Brick/brick mortar and interior drywall finishes appear to be in reasonably good condition. Some typical settling separations were observed in the interior drywall finishes and in the brick mortar joints. This condition appeared to be mainly cosmetic in nature.

NOTE: Small cracks were noticed on the corners of the concrete slab on grade foundation. (Corner pop/wedge crack) The condition is not typically of structural concern, though if the corner cracks are obstructed they may be conducive to hidden wood destroying insect entry.



FYI: What is a wedge crack?

The large majority of slab-on-grade foundations will develop what are called corner cracks or wedge cracks. The name comes from the fact that these cracks develop at or very close to the corner of the foundation and frequently form a wedge shape. They are also referred to as "corner-pops". These corner cracks do not indicate anything unusual about the foundation. In extreme cases the corner cracks are large enough that they no longer support the bricks immediately above it and will need to be repaired. This is a concrete repair and not a foundation repair.

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

I	NI	NP	D
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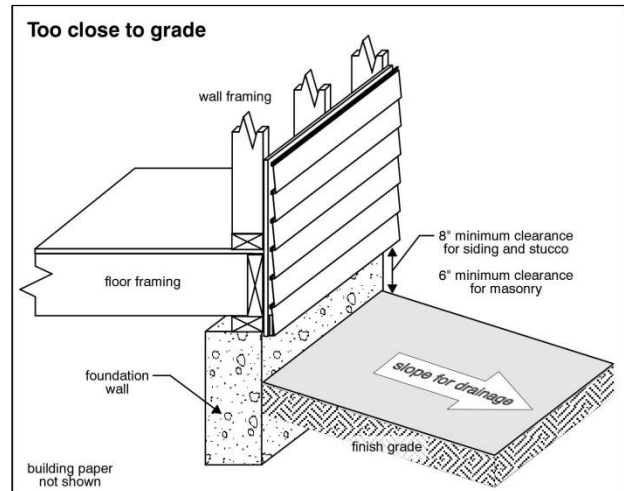
NOTE: The inspection of the foundation may show it to be providing satisfactory support for the structure or having movement typical to this region, at the time of the inspection. It is not possible within the time frame of a single observation to determine the future stability of a foundation. The Inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This does not guarantee the future life or failure of structural integrity of the foundation. **The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. The Inspector does not certify floors to be level.** If any cause of concern is noted on this report, or if you have any present or future concerns regarding the foundation's condition, you should consider and evaluation by a licensed professional structural engineer.

FYI: Watering the perimeter grade beam of your foundation is very important. Highly plastic clay soils, as are typically found in this region, exhibit a great amount of expansion and contraction with varying moisture contents. With this type of expansion and contraction of the soils, slab on grade homes and traditional/ modern pier and beam homes will experience some degree of foundation distress. You should expect to see deflection cracks in the brick veneer, sheetrock and floor tiles of your home.

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B. Grading & Drainage – Comments:

- Heavy landscaping/vegetation should be trimmed so that the perimeter beam of the slab is visible in all locations around the house.
- Soil levels in some areas at the perimeter of the foundation are too high. Code and common building practice requires a clearance of 6 inches from the bottom edge siding to finished grade and 4 inches from the bottom of masonry veneer to siding.



NOTE: According to my standards of inspection through TREC the steps leading down to the lower back lawn area should have a proper handrail.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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NOTE: The gutter downspouts should discharge water at least thirty-six inches (36") away from the foundation perimeter beam. Storm water should be encouraged to flow away from the structure at the points of discharge.



FYI: The most common way that splash blocks are positioned is incorrect. One naturally feels that a splash block should be positioned with the lip behind the flow of water. The splash block should be positioned so that the lip is at the end of the flow of water in order to splash the water out more properly dispersing the storm water.



- Gutters are congested and are in need of cleaning.
- Some leaks at the joints of the gutter eaves troughs were observed.

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I	NI	NP	D

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C. Roof Covering Materials

Type(s) of Roof Covering: **composite asphalt/fiberglass shingles**

Viewed From: **walked safe areas of the roof**

Comments:

Roof covering materials appear to be performing as designed on the day of the inspection. Some premature mechanical damage/foot traffic was observed. The observation made to support the rendering of this opinion are listed but not limited to the following:



- **Exposed fasteners should be covered using a roof type caulking.**



NOTE: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential future problems, a roofing specialist should be consulted. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof. The number and location of fasteners per shingle is not determined as this would require lifting the shingles and breaking the self-seal adhesive bond.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
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D. Roof Structure & Attic

Viewed From: **walked attic**

Approximate Average Depth of Insulation: **10+ inches**

Approximate Average Thickness of Vertical Insulation: **4**

Comments:

Insulation Type: **loos fill and batt**

Framing Type: **conventional stick built**

Attic Accessibility: **pull down stairs in the garage ceiling**

Deck Type: **OSB (oriented strand board)**

Ventilation Type: **soffit vents, ridge vents and power vent hoods**

All components appeared to be in satisfactory condition on the day of the inspection.

NOTE: The home has pull down attic access stairs. These stairs must be used with care as they can be wobbly and unsteady. Unless stated, this inspection does not determine the safety of pull down stairs. Pull down stairs which are made of wood are common, however, do not meet the same fire safety standard of the hole in the sheetrock which they occupy.

NOTE: The roof structure appeared sufficient at the time of the inspection. The framing details appeared proper and solid from the areas of the attic which I was able to observe. The loose fill insulation made it impossible to see the ceiling joists and therefore it was impossible to make my way through the entire attic space. I was unable to determine and inspect, in every area, for such problems as, vermin activity, open electrical splices, open electrical junction boxes, improper fire stopping, improper vent terminations and water intrusion

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E. Walls (Interior & Exterior) – Comments:

NOTE: There is evidence of painting and/or patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

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F. Ceilings & Floors – Comments:

NOTE: There is evidence of painting and/or patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

- **Evidence of water intrusion observed in one or more locations including the master ceiling**



I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I NI NP D

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G. Doors (Interior & Exterior) – Comments:

All components appeared to be in satisfactory condition on the day of the inspection.

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H. Windows – Comments:

All components appeared to be in satisfactory condition on the day of the inspection.

NOTE: Typical interior and exterior caulking improvements may be needed.

NOTE: As THERMAL PANE WINDOWS lose their vacuum, moisture may appear, disappear, depending on inside and outside temperature, barometric pressure and relative humidity. Windows are only inspected for obvious fogging. Proper inspection of windows is simply not possible if the windows are excessively dirty. Windows are listed as OBSERVED AT THE TIME OF THE INSPECTION ONLY, a glass company or glazier should be contacted for further evaluation and any estimates that might be needed. NO WARRANTY IS EXPRESSED OR IMPLIED.

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I. Stairways (Interior & Exterior) – Comments:

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J. Fireplace/Chimney – Comments:

Comments:

Type: **manufactured/installed**

Fuel Source: **gas/artificial logs**

All components appeared to be in satisfactory condition at the time of the inspection.

NOTE: In homes with gas-fired appliances and/or wood burning fireplaces, you are strongly encouraged to have Carbon Monoxide Detectors installed and closely maintained and monitored.

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K. Porches, Balconies, Decks, & Carports – Comments:

All components appeared to be in satisfactory condition on the day of the inspection.

NOTE: Structural load capabilities were not inspected.

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L. Other – Comments:

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II. ELECTRICAL SYSTEMS

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A. Service Entrance & Panels – Comments:

Main panel location: **garage**

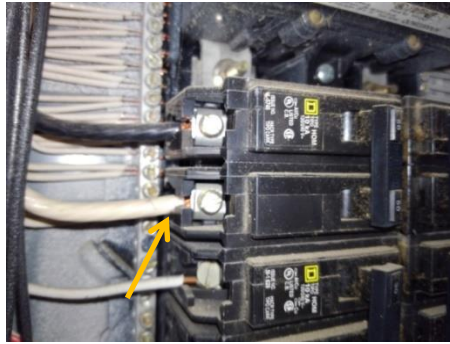
Main disconnect found in panel: **yes**

Service drop and entrance: **lateral underground**

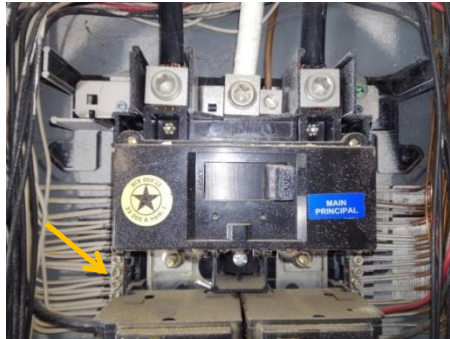
Service amps: **200**

ARC fault protected outlet location(s): **bedrooms**

NOTE: Several white conductors should be taped black to indicate that they are hot. This typical/common as it may have been an acceptable practice when the home was built but is still considered by TREC to be a deficiency



NOTE: Several ground and/or neutral wires are attached to the same hole on the bus bar. This typical and considered by TREC to be a deficiency.



- **NOTE: Open punch out in the upper right hand corner of the service enclosure should be properly sealed shut**



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

NOTE: Arc-Fault Protection (AFCI):

This home does not meet current arc-fault circuit-interrupter (AFCI) requirements.

This is an “as-built” condition, but Per TREC standards of practice we are required to report this condition as a deficiency. Some items reported as Deficient may be considered upgrades to the property. Not all municipalities adopt the most current code standards. Some conflicts between the TREC standards and each city may exist.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: **copper**

Comments:

Receptacle Type: **three pronged and grounded**

- **Receptacle at the back porch has not been properly wired. It would appear that the ground and neutral wire may be reversed. This receptacle is not currently GFCI protected. Open wire splice was observed inside the cover of this receptacle.**



- **Open wire splice was observed in the attic space at the power vent hoods. (this is quite typical)**
- **One or more of the garage receptacles do not appear to be GFCI protected.**

NOTE: Random Inspection of outlets and switches performed

NOTE: Under current electrical standards GFCI receptacles are required at the following locations; all exterior receptacles, all kitchen counter top receptacles, all bathroom receptacles, wet bar area receptacles, laundry room sink receptacles, garage receptacles and pool equipment receptacles. Older homes not equipped with GFCI plugs are not required to convert to them but doing so protects from electrical shock.

Notice: Under current building standards, there should be a smoke alarm located in each sleeping area and outside of each separate sleeping area in the immediate vicinity of the sleeping areas, and on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics. Under today's building standards: When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices should be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm should be clearly audible in all bedrooms over background noise levels with all intervening doors closed

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I NI NP D

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS



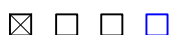
A. Heating Equipment

Type of System **gas fired central forced central air**

Location: **attic space**

This component appears to be performing properly at the time of the inspection. It is achieving an operation, function, or configuration consistent with accepted industry standards.

NOTE: In homes with gas-fired appliances and/or wood burning fireplaces, you are strongly encouraged to have Carbon Monoxide Detectors installed and closely maintained and monitored.



B. Cooling Equipment

Type of System: **electric central forced air**

Comments:

Location: **attic space**

All components appeared to be in satisfactory condition and functioning as designed on the day of the inspection.

Return: 77 degrees. - Supply: 54 degrees. = Differential: 23 degrees.

***(A normal Temperature Differential is considered by our standards to be between 15 and 23 degrees.)**



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

All components appeared to be in satisfactory condition on the day of the inspection

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

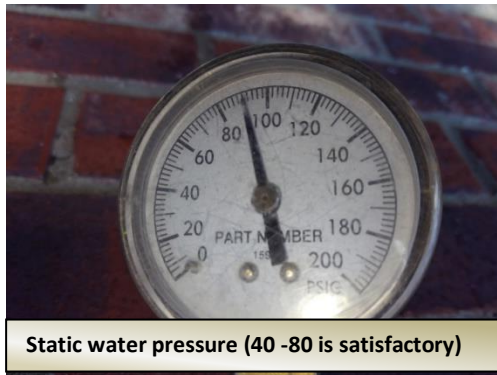
IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ **A. Water Supply System and Fixture**

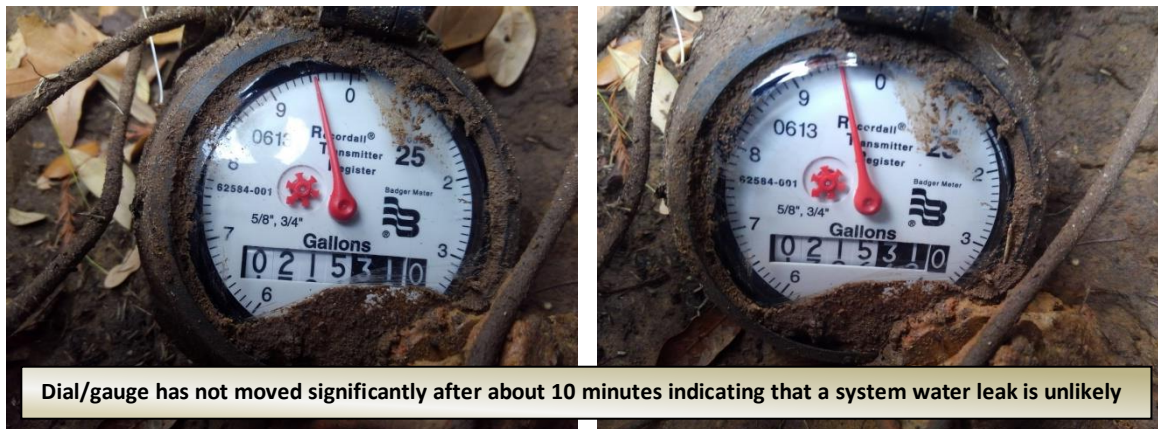
Location of water meter: **front of house at street curb**

Location of main water supply valve: **undetermined**

Static water pressure reading: **about 80 to 85**



- **NOTE: When Static water pressure is above 80 psi TREC recommends having further evaluation by a licensed plumber to decide if any water pressure reduction modifications should be conducted.**



The above picture shows the water meter, this inspector watched the small dial on the water meter for signs of supply side plumbing leaks, (watching for movement for approximately 30 seconds) this dial is very sensitive to water flowing. At the time of the inspection I did not notice the dial visibly move while I was watching.

NOTE: Fixtures are not filled to capacity. Inaccessible components below grade, below, or behind cabinets and walls, and behind or below bathtubs, showers, or sinks are not inspected; conditions and type of material remain undetermined. Personal items are not moved or removed from sink, bathtub, shower, or toilet areas, and these items may obstruct access and visibility. We cannot guarantee that all potential or inaccessible leakage conditions will be discovered.

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

I NI NP D

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B. Drains, Wastes, and Vents – Comments:

NOTE: Left master sink appears to be draining slowly.

NOTE: Sewer lines cannot be visually inspected, we inspected by operating faucets and fixtures. If concerns exist about condition of sewer lines and future performance in older homes we recommend further evaluation / inspection by a qualified plumber with specialized tools to access and inspect.

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C. Water Heating Equipment

Energy Source: **gas / 2014**

Capacity: **40 gallons**

Comments:

Location: **garage**

All components appeared to be in satisfactory condition and functioning as designed on the day of the inspection.

NOTE: According to current standards, it is proper to terminate the drain line from pan under the component to the exterior of the building. This pan drain line terminates to the lower concrete floor in the garage. Water should still run out of the structure.

NOTE: In homes with gas-fired appliances and/or wood burning fireplaces, you are strongly encouraged to have Carbon Monoxide Detectors installed and closely maintained and monitored.

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D. Hydro-Massage Therapy Equipment – Comments:

GFCI present: **yes**

GFCI Reset Location: **master closet**

Underside of tub readily accessible: **yes**

This component appears to be in satisfactory condition and functioning as designed at the time of the inspection.



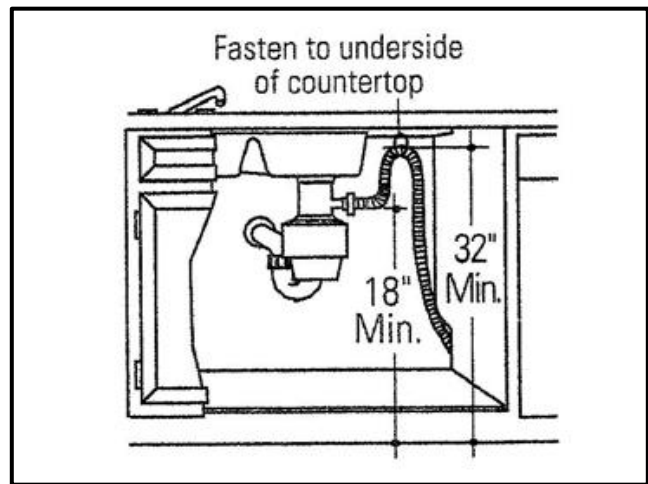
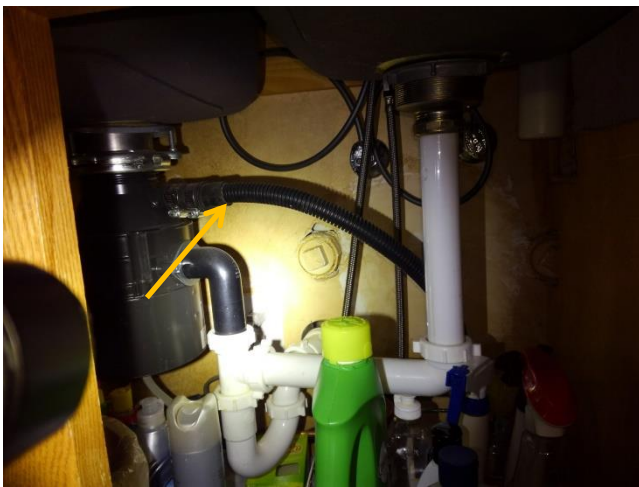
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V. APPLIANCES

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A. Dishwasher – Comments:

- Rust was observed in the trays of the dishwasher
- Drain line from the dishwasher is not configured as a high loop. Simply fasten the hose 4 to 5 inches higher than the bottom of the sink to prevent any back siphoning of waste water into the drinking water lines.



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B. Food Waste Disposal – Comments:

This component appears to be in satisfactory condition at the time of the inspection.

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C. Range Exhaust Vent – Comments:

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D. Ranges, Cooktops, and Ovens – Comments:

This component appears to be in satisfactory condition at the time of the inspection.

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E. Microwave Oven – Comments:

This component appears to be in satisfactory condition at the time of the inspection.

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F. Trash Compactor – Comments:

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

I	NI	NP	D
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☒ ☐ ☐ ☐ **G. Mechanical Exhaust Vents and Bathroom Heaters** – *Comments:*

This component appears to be in satisfactory condition at the time of the inspection.

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

This component appears to be in satisfactory condition at the time of the inspection.

☒ ☐ ☐ ☐ **I. Doorbell and Chimes** – *Comments:*

This component appears to be in satisfactory condition at the time of the inspection.

☒ ☐ ☐ ☐ **J. Dryer Vents** – *Comments:*

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒ **A. Lawn and Garden Sprinkler Systems** – *Comments:*

NOTE: When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

NOTE: Some municipalities now require moisture (rain/freeze) sensors to be installed on all new installation and existing sprinkler systems. Our company does not maintain a list of municipalities that require the installation of a moisture sensor. Please check with your municipality for moisture sensor requirements.

NOTE: The controller battery should be replaced. This will help maintain the programming during a power lose.

Total Number of Zones Wired: **6**

Sprinkler system equipped with a moisture (rain/freeze) sensor: **none located**

Sprinkler System and Associated Components

- I was unable to locate a moisture (rain / freeze) sensor device for the sprinkler system. This is an “as-built” condition, but Per TREC standards of practice we are required to report this condition as a deficiency.
- One or more of the sprinkler heads need to be adjusted so not to disperse water onto concrete flatwork (such as; roadways, sidewalks, porches, patios or driveways)
- One or more of the sprinkler heads need to be adjusted so not to spray water onto the exterior walls, surfaces or windows

I=Inspected

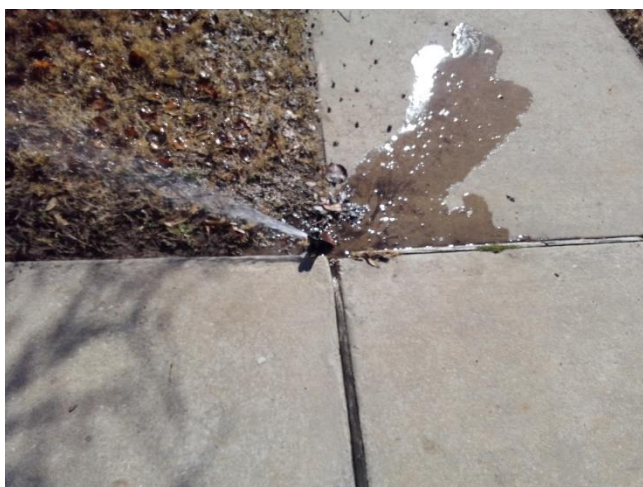
NI=Not Inspected

NP=Not Present

D=Deficient

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- One or more sprinkler heads appear to be damaged/broken under in stations 1,2,5 and 7 are in need repair. (each station should be manually activated in order to see the leak/break/malfunction)



☐ ☐ ☒ ☐

B. Swimming Pools, Spas, Hot Tubs and Equipment

Type of Construction:

Comments:

☐ ☐ ☒ ☐

C. Outbuildings – Comments:

☐ ☐ ☒ ☐

D. Outdoor Cooking Equipment

Energy Source:

Comments:

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☒ ☐ ☐ ☐

E. Gas Supply System – Comments:

Accessible portions of the gas supply system were inspected using a TIF8800 combustible gas leak detector. I was unable to find any sign of a gas leak in the supply system.

☐ ☐ ☒ ☐

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 – Comments:

☐ ☐ ☒ ☐

I. Other Built-in Appliances – Comments:

Additional Comments

- ☒ This home was occupied. Occupied homes cannot be fully observed due to the personal property of the occupant blocking vision. Moving personal items is beyond the responsibility of a home inspector.

Which utilities were on during the inspection?

- ☒ Gas.
☒ Electric.
☒ Water.

Inaccessible or obstructed areas

- | | |
|---|---|
| ☒ Attic Space is Limited - Viewed from Accessible Areas | ☐ Floors Covered |
| ☒ Walls/Ceilings Covered or Freshly Painted | ☐ Siding Covering Other Siding |
| ☒ Plumbing Areas - Only Visible Plumbing Inspected | ☐ Shingles Double Layered |
| ☒ Behind/Under Furniture and/or Stored Items | ☐ Sub-Flooring. |
| ☐ Crawl Space is Limited/ Viewed from the Access Opening | |

Date of Inspection: **January 16, 2017**

Present at time of inspection: **buyers**

Weather Condition at Time of Inspection: **cool and sunny**

Outside Temperature: Arrival: **55° F.** Departure: **65° F.**

Time of Arrival: **9:30am** Time of Departure: **1pm**

All directions given in this report are as if you are standing in front of the house facing the front door.

No destructive testing:

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

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Sole purpose of Inspection:

The inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions which are unclear regarding my findings, please call my office prior to the expiration of any time limitation such as option periods. This inspection contains technical information. If you were not present during this inspection please call the office to arrange for a consultation with me. If you chose not to consult with me, this inspection cannot be held liable for your understanding or misunderstanding of the reports content.

Reference to codes:

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 the manufacturer's installation instructions. The inspection does NOT imply insurability or warrantibility 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.

Historical information:

This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of the inspection. The inspection is a snap-shot in time. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent condition and not of absolute fact and are only good for the date and time of the inspection.

72 Hours:

This Inspector reserves the right to make changes, add to, or modify this report at any time within 72 hours from original receipt of this report. Any subsequent Report(s) received during the 72 hour time frame supersedes this report and renders it null and void.

Fences:

Ownership of any fence is unknown and specifically excluded from the state inspection Standards.

MOLD, MILDEW, FUNGUS and/or SPORES:

At NO time does Vision Property Inspections inspect for MOLD, MILDEW, FUNGUS and/or SPORES as part of the Mechanical and Structural inspection. If conditions of water penetration and/or migration are reported, it is assumed that conditions can and may exist that would support MOLD, MILDEW, FUNGUS and/or SPORES. While the condition of water penetration and /or migration, if visible and accessible, would be reported to the consumer, the condition of MOLD, MILDEW, FUNGUS and/or SPORES would not be commented on in any way as we, (Real Estate Inspectors) are not qualified or certified to comment on or inspect for same and it is not within the scope of the inspection as directed by the Texas Real Estate Commission. ANY questions or concerns regarding these matters should be directed to the proper Specialist. Home Inspectors are not industrial hygienist and therefore lack the qualifications or ability to evaluate mold to determine if it may carry any health risks. If you are concerned about the presence of mold, it is strongly recommended that a qualified mold inspector be consulted before close of escrow.

Final Walk Through:

The observations in this report are the results of visual observations made the day of the inspection. To realize the full benefit of this report, please take time to read the entire report. It is also recommended that a "final walk through" be made on any property, as various components fail or break at random without regard to our timetables and/or calendars.

Lead based paint and Asbestosis:

In the State of Texas, it is required that a specific license must be issued in order to inspect for or report on the definitive presence of asbestosis or lead based paint. It is not part of a TREC real property inspection nor is it the responsibility of any TREC Professional Inspector to inspect for or report on the definitive presence of asbestosis or lead based paint. Vision Property Inspection does not my bring attention to the possibility that asbestosis or lead based paint may exist on the property being inspected. However, it is for life-safety reasons that this is brought to attention and it is always recommended that further evaluation by a licensed and qualified service professional should be contacted in regards to the possible presents of asbestosis or lead based paint.

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Digital pictures:

Digital pictures may be included in this report. These pictures are a sample of damages or concerns and do not represent to show all deficiencies or damages found. Not all damages, deficiencies or concerns will have pictures in the report. Not all photos taken will be included in the report. All photos taken at the inspection are considered part of the inspection documentation and are available upon request.

Specialized equipment:

The use of "special equipment" is at the discretion of the inspector in order to form his opinion as he sees fit in certain instances.

Editing errors – Report interpretation:

This report was prepared on a computer and infrequently a word or part of a sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact me as soon as possible to make the necessary correction and provide you with a replacement page(s). If you do not understand certain comments, **call me prior to closing the transaction for clarification.**

Pest Disclaimer:

Your home inspection report may note the presence of wood destroying insects, rodent droppings, ants, and/or other types of pests. Even if these were undetected, they may become visible in the future, or they may be lying in inaccessible areas, such as wall cavities or under floor coverings. This Inspector is not a Structural Pest Control Services licensee with the Texas Department of Agriculture and is not qualified or permitted by law to identify a present or previous infestation of termites or other wood destroying organisms, or identify termite damage or other damage resulting from an infestation of any wood destroying organism.

Appliance Recalls:

As manufacturers develop and learn about their products, various installation and operation details continually change. Product recalls are very common with kitchen appliances, which mean it is wise to keep track of current recalls. An excellent source is the Federal Consumer Product Safety Commission. They maintain a comprehensive list at the website www.cpsc.gov/cpscpub/prerel/category/appliance for your reference.

Deficiency Issues:

For any problem noted under issues, a complete evaluation of that system should be performed prior to close. A complete review is recommended because there are areas an inspector cannot inspect, like the HVAC system. There are many checks home inspectors cannot perform because inspectors do not have the tools and are not licensed in that profession. Home inspectors are generalist and will recommend review by a specialist if problems are found...

IF ANY FOUNDATION WORK OR REPAIR HAS BEEN DONE TO THE STRUCTURE (EITHER BY THE SELLER OR LICENSED STRUCTURAL ENGINEER), IT IS RECOMMENDED THAT THE BUYER CONTACT WHOEVER MADE THE REPAIRS, AND GATHER ALL DETAILS, PAPER WORK AND/OR WARRANTIES ALONG WITH ENGINEER'S REPORT ON STRUCTURE THAT WAS FIXED. IT IS RECOMMENDED THAT THE BUYER CHECK THAT DOCUMENTS ARE ALWAYS TRANSFERABLE.

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 Vision Property Inspections in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-

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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 Vision Property Inspections 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.

General Provisions

(a) Definitions.

(1) Accessible--In the reasonable judgment of the inspector, capable of being approached, entered, or viewed without:

(A) undue hazard to the inspector;

(B) moving furnishings or large, heavy, or fragile objects;

(C) using specialized tools or procedures;

(D) disassembling items other than covers or panels intended to be removed for inspection;

(E) damaging property; or

(F) using a ladder for portions of the inspection other than the roof or attic space.

(2) Chapter 1102--Texas Occupations Code, Chapter 1102.

(3) Cosmetic--Related only to appearance or aesthetics, and not related to structural performance, operability, or water penetration.

(4) Deficiency--A condition that, in the inspector's reasonable opinion, adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb, or property as specified by these standards of practice. General deficiencies include but are not limited to inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation.

(5) Deficient--Reported as having one or more deficiencies.

(6) Inspect--To look at and examine accessible items, parts, systems, or components and report observed deficiencies.

(7) Performance--Achievement of an operation, function, or configuration consistent with accepted industry practice.

(8) Report--To provide the inspector's opinions and findings on the standard inspection report form.

(9) Specialized tools--Tools such as thermal imaging equipment, moisture meters, gas leak detection equipment, environmental testing equipment and devices, elevation determination devices, and ladders capable of reaching surfaces over one story above ground surfaces.

(10) Specialized procedures--Procedures such as environmental testing, elevation measurement, and any method employing destructive testing that damages otherwise sound materials or finishes.

(11) Standards of practice--§§535.227 - 535.233 of this title.

(b) Scope.

(1) These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a limited visual survey and basic operation of the systems and components of a building using normal controls and does not require the use of specialized tools or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect parts, components, and systems in addition to those described by the standards of practice.

(2) General Requirements. The inspector shall:

(A) operate fixed or installed equipment and appliances listed herein in at least one mode with ordinary controls at typical settings;

(B) visually inspect accessible systems or components from near proximity to the systems and components, and from the interior of the attic and crawl spaces; and

(C) complete the standard inspection report form as required by §535.222 and §535.223 of this title.

(3) General limitations. The inspector is not required to:

(A) inspect:

(i) items other than those listed herein;

(ii) elevators;

(iii) detached structures, decks, docks, fences, or waterfront structures or equipment;

(iv) anything buried, hidden, latent, or concealed; or

(v) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;

(B) report:

(i) past repairs that appear to be effective and workmanlike;

(ii) cosmetic or aesthetic conditions; or

(iii) wear and tear from ordinary use;

(C) determine:

(i) insurability, warrantability, suitability, adequacy, capacity, reliability, marketability, operating costs, recalls, counterfeit products, life expectancy, age, energy efficiency, vapor barriers, thermostatic operation, code compliance, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;

(ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;

(iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; or

(iv) types of wood or preservative treatment and fastener compatibility;

(D) anticipate future events or conditions, including but not limited to:

(i) decay, deterioration, or damage that may occur after the inspection;

(ii) deficiencies from abuse, misuse or lack of use,

(iii) changes in performance of any part, component, or system due to changes in use or occupancy;

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(iv) the consequences of the inspection or its effects on current or future buyers and sellers; (v) common household accidents, personal injury, or death; (vi) the presence of water penetration(s); or (vii) future performance of any item; (E) operate shut-off, safety, stop, pressure, or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices; (F) designate conditions as safe; (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services; (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports; (I) verify sizing, efficiency, or adequacy of the ground surface drainage system; (J) operate recirculation or sump pumps; (K) remedy conditions preventing inspection of any item; (L) apply open flame to operate any appliance; (M) turn on decommissioned equipment, systems, or utility services; or (N) provide repair cost estimates, recommendations, or re-inspection services. (4) In the event of a conflict between specific provisions and general provisions in the standards of practice, specific provisions shall take precedence. (5) Departure. (A) An inspector may depart from the standards of practice only if the requirements of subparagraph (B) of this paragraph are met, and: (i) the inspector and client agree the item is not to be inspected; (ii) the inspector is not qualified to inspect the item; (iii) conditions beyond the control of the inspector reasonably prevent inspection of an item; (iv) the item is a common element of a multi-family development and is not in physical contact with the unit being inspected, such as the foundation under another building or a part of the foundation under another unit in the same building; (v) the inspector reasonably determines that conditions or materials are hazardous to the health or safety of the inspector; or (vi) the inspector reasonably determines that actions of the inspector may cause damage to the property. (B) If a part, component, or system required for inspection is not inspected, the inspector shall: (i) advise the client at the earliest practical opportunity that the part, component, or system will not be inspected; and (ii) make an appropriate notation on the inspection report form, clearly stating the reason the part, component, or system was not inspected. (C) If the inspector routinely departs from inspection of a part, system, or component, the earliest practical opportunity for the notice required by this subsection is the first contact with the prospect and the inspector has reason to believe that the property being inspected has the part, system, or component the inspector routinely does not inspect. (c) Enforcement. Failure to comply with the standards of practice is grounds for disciplinary action as prescribed by Chapter 1102.			

Source Note: The provisions of this §535.227 adopted to be effective February 1, 2009, 33 TexReg 9242

Maintenance Advice

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements.

Upon Taking Ownership

- ☐ Complete all of the improvements recommended in this inspection report.
- ☐ Change the locks on all exterior entrances, for improved security (if this is a new home for you).
- ☐ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system (if not installed already).
- ☐ Install smoke detectors on each level of the home (if not present). Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ☐ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ☐ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ☐ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ☐ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ☐ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ☐ Install rain caps and vermin screens on all chimney flues, as necessary.
- ☐ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems.

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Regular Maintenance

Every Month:

- ☐ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ☐ Examine heating/cooling air filter and replace or clean as necessary.
- ☐ Inspect and clean humidifiers and electronic air cleaners
- ☐ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window sills.
- ☐ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ☐ Repair or replace leaking faucets or shower heads.
- ☐ Secure loose toilets, or repair flush mechanisms that become troublesome.

Spring and Fall:

- ☐ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ☐ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ☐ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ☐ Inspect the exterior walls and foundation for evidence of damage, cracking, or movement. Watch for bird nests or other vermin or insect activity.
- ☐ Survey the basement and or crawl space walls for evidence of moisture seepage, if applicable.
- ☐ Look at overhead wires coming to the house. They should be secure and clear of trees and other obstructions, if not call your local electric provider for corrections.
- ☐ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- ☐ Inspect all driveways, walkways, decks, porches and landscape components for evidence of deterioration, movement or safety hazards.
- ☐ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary
- ☐ Test all ground circuit interrupter (GCFI) devices, as identified in the inspection report.
- ☐ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ☐ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ☐ Test the overhead garage door opener to ensure that the auto reverse mechanisms are responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ☐ Replace or clean exhaust hood filters.
- ☐ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

Annually:

- ☐ Replace smoke detector batteries.
- ☐ Have the heating, cooling and water heater systems cleaned and serviced.
- ☐ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
- ☐ Examine the electric panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ☐ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ☐ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.). Have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases

Report Identification: 1234 Lonestar Lane, Big Sky, TX 12345

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