



PROPERTY INSPECTION REPORT

Prepared For: Sample Report

Concerning: Your Address

By: Jason Ettredge

TREC #21637

1/27/2023

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, and utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrant ability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When

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a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- 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;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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.

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INFORMATION INCLUDED UNDER “ADDITIONAL INFORMATION PROVIDED BY INSPECTOR”, OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: ☒ Buyer ☐ Selling Agent ☐ Listing Agent ☐ Occupant

Building Status: ☒ Vacant ☐ Owner Occupied ☐ Tenant Occupied ☐ Other

Weather Conditions: ☒ Fair ☐ Cloudy ☐ Rain Temp

Utilities On: ☒ Yes ☐ No Water ☐ No Electricity ☐ No Gas

INACCESSIBLE OR OBSTRUCTED AREAS

☐ Sub Flooring ☒ Attic Space is limited - Viewed from Accessible Areas

☐ Flooring Covered ☒ Plumbing Areas - Only Visible Plumbing Inspected

☐ Siding over existing siding ☐ Walls/Ceilings Covered or freshly painted

☐ Behind/Under Furniture and/or Stored Items ☐ Crawl Space is limited - Viewed from accessible areas

SCOPE OF INSPECTION: This inspection, which is a PROFESSIONAL SERVICE CONSISTING OF OPINIONS ONLY, is a non-invasive LIMITED VISUAL EXAMINATION of the inspected systems. The purpose of this inspection is to inform the client of visually observable major deficiencies in the condition of the inspected systems at the time of the inspection. The inspection and report is not intended to be technically exhaustive, nor is it intended to identify every detail about the property as it is virtually impossible to fully profile any building with any reporting system. This report does not imply that every defect, latent or otherwise, has been detected and/or reported on. The inspection shall be performed in accordance with the Standards of Practice of the Texas Real Estate Commission (TREC), which are available for review at: <http://www.trec.state.tx.us>. The inspection is intended to reduce risk, but will not eliminate all risk. Therefore you are advised that a more thorough and invasive inspection can be purchased from others that exceed the scope of this inspection. By signing this contract, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Unless specifically stated, the report will not include and should not be read to indicate opinions as to environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.

WHAT IS NOT INSPECTED: The Inspector will not be responsible for inspecting the following: playscapes, water filters and softening equipment, ejector pumps, refrigerators, clothes washers and dryers, alarm systems, home audio systems. In addition, the inspection and report do not, and are not intended to address, asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals or substances, toxins, mold, mildew, fungus, or other pathogens of any kind, water or airborne diseases, rodents and insects, buried plumbing or electrical systems. The inspection and report does not address building code and regulation compliance. The client is urged to contact a competent specialist if inspection of the above is desired. In addition, the Inspector does not inspect any items, components, systems or areas that are not fully viewable, accessible and safe to inspect. It is understood between the Inspector and the Client that many components and areas of the house are simply not accessible. All concealed conditions are beyond the scope of this inspection. The inspection does not involve dismantling or moving of any equipment, furniture, stores items while conducting an inspection. The Inspector does not report on conditions concealed in or under foundations, wall cavities, inaccessible areas of attics and crawl spaces and areas of

This report is confidential, it is for the use of the client listed only.

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framing and roofs that are not safe to access.

FOUNDATION EXCLUSIONS: All foundations listed as in need of repair must be evaluated by a registered structural engineer. It is the Client's responsibility to contact a structural engineer for review prior to closing. Failure by the Client to have the foundation evaluated is done so at the sole risk of the Client and the Client hereby agrees to waive any and all claims against the Inspector regarding foundation or structural movement, damage, or failure.

CONFIDENTIALITY OF REPORT: The report is confidential and is for the exclusive private use of the Client. It is not to be copied or disseminated to any other party outside this Real Estate transaction without the written consent of the Inspector. Use of or reliance upon the report by other parties for other transactions is strictly prohibited. No third party shall have any rights arising from this report and may not rely on the report. In consideration of the furnishing of the report, the Client agrees to indemnify, defend, and hold harmless the Inspector for all costs, legal fees, settlements, and judgments in any legal proceedings brought by any third party who claims that he/she relied on representations made in such report and was damaged thereby.

LIMITATIONS ON LIABILITY: The liability of the Inspector is strictly limited to the specific areas which were inspected and which were completely accessible at the time of the inspection. If images are provided to the Client, these images may not be used as evidence against the Inspector in any controversy whatsoever. If images are included in this report the images are examples only. All instances of deficiencies may not have images. The Client agrees that the Inspector will have no liability for failing to detect a defect, malfunction, inoperative condition, or necessity for repair where the defect, malfunction, inoperative condition or necessary repair was concealed, obstructed or covered up, whether intentional or otherwise. The Inspector's total liability in the event of any breach of this Contract or of its obligations imposed by law or for any losses, damages, claims or demands arising out of the work and services performed under this contract, **SHALL BE LIMITED TO THE AMOUNT OF THE FEE CHARGED FOR THE INSPECTION.** Except as provided herein, the Inspector shall not be liable for or obligated in any manner to pay any losses, damages, claims or demands arising out of the work or services performed by it under this contract. Client assumes the risk of loss which is greater than the refund of the fee paid herein. The Inspector shall assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies, either existing or arising in the future, loss of use, consequential damage or bodily injury. Client specifically agrees to hold Inspector harmless from any claims or liability regarding any areas that have been purposely concealed, covered, touched up or otherwise hidden, unreported or withheld from the Sellers Disclosure. Client agrees the sole recourse is against the Seller through civil action.

I. STRUCTURAL SYSTEMS



A. Foundations

Foundations

Type of foundation: Monolithic post tension concrete slab on-grade

Vantage point: Exterior

Foundation Opinion:

- The foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance, or significant deficiencies in the foundation.

Observation(s) supporting opinion:

- | | |
|---|---|
| <input type="checkbox"/> Cracks in wall(s) and/or ceilings | <input type="checkbox"/> Sloping Floors > 1" / 20' |
| <input type="checkbox"/> Cracks in brick, stone, or stucco | <input type="checkbox"/> Cracks in exposed concrete floors |
| <input type="checkbox"/> Door frames out of square | <input type="checkbox"/> Cracks in Parch Coat |
| <input type="checkbox"/> Beam condition and/or Pier Condition | <input type="checkbox"/> Excessive or improper shims |
| <input type="checkbox"/> Post tension ends exposed | <input type="checkbox"/> Corner pops noted on one or more corners |
| <input type="checkbox"/> Frieze Board Separations | <input type="checkbox"/> Signs of previous repairs |
| <input type="checkbox"/> Window frames show movement | <input type="checkbox"/> Ridge beam and Rafter separation |

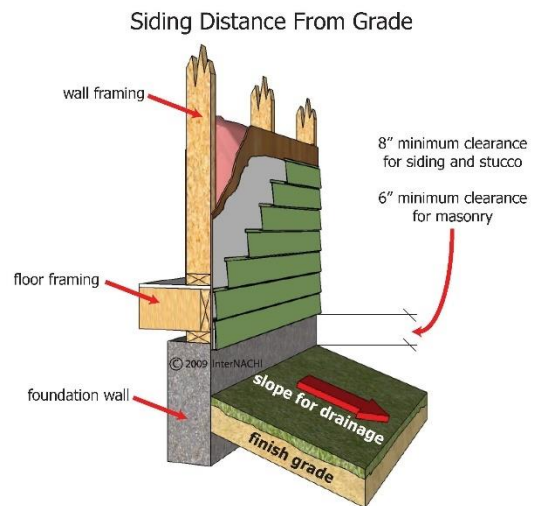
Note: *Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

SUGGESTED FOUNDATION MAINTENANCE & CARE: *Proper drainage and moisture maintenance, for all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement*

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B. Grading and Drainage**Drainage Condition:** Satisfactory**Comments:**

- High soil noted in several areas. Soil level should be 6 inches from top of foundation.
- All downspouts should be equipped with splash blocks to prevent erosion.



☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Type of roof covering: Composition Laminated 30 year

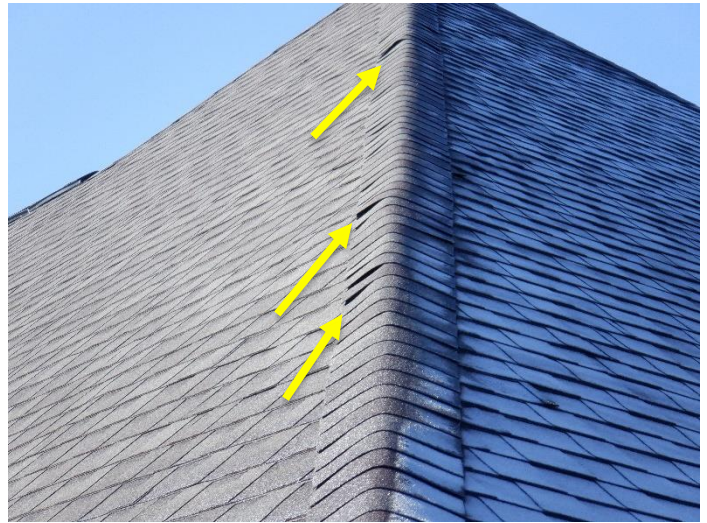
Viewed From: Drone

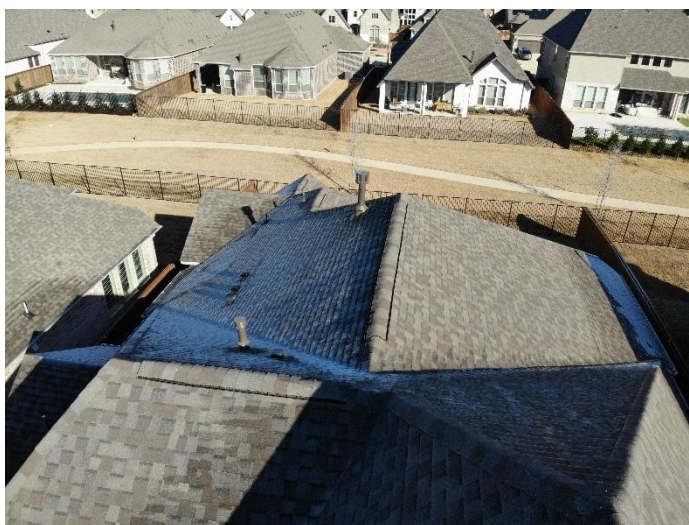
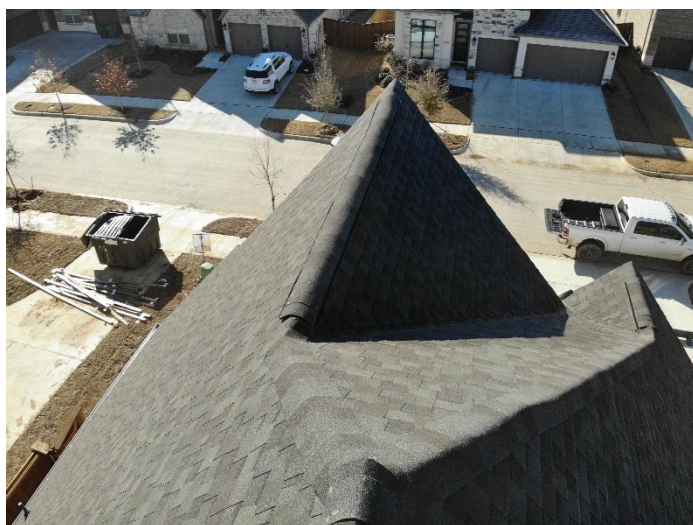
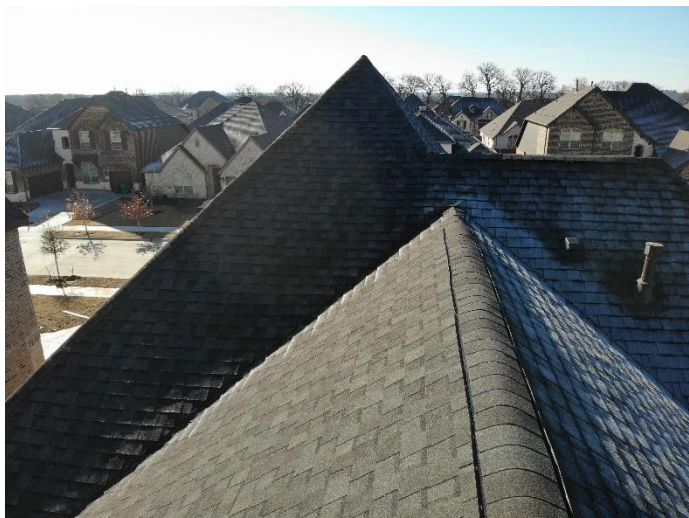
Layers: 1 **Approximate Age:** First third of life expectancy

Ventilation System: Ridge

The following list outlines roof covering issues.

- All exposed roof nails should be sealed with roofing cement or silicone sealant to prevent moisture intrusion.
- One or more gutter "kick out" flashings are missing.
- Shingles or flashing is uplifting in some areas.
- Some damaged or missing shingles were observed.
- I recommend a Certified Roofing Company evaluate and repair as required.





Tru Pro Home Inspections does not guarantee insurability of the roof.

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D. Roof Structure and Attic

Viewed From: Viewed from accessible parts of attic, (Attic observed from safe walk boards only.)

Approximate depth of insulation: 14 Inches.

Type of attic insulation: Blown-in (fiberglass or wool)

Comments:

- No issues noted at time of inspection.





E. Walls (Interior and Exterior)

Interior Walls

- Minor cracks noted in sheetrock walls.

Exterior Type

- Brick

Exterior Walls:

- Wall penetrations not properly flashed/sealed.
- Mortar is separated or missing in some areas.
- Exposed exterior wood should be painted or stained and sealed.



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☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

- Game room flooring was being installed at the time of inspection. Inspection limited.

☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Garage Doors

- Type of door(s): Wood

Interior Doors

- No issues noted at time of inspection.

Exterior Doors

- Rear entry door rub, stick or hit frame.





H. Windows

Comments:

- Window screens not present.
- Windows need to be caulked or re-caulked.
- Some windows are not properly sealed.
- Some windows are difficult to open/close when opened inward.
- Some interior window trim is damaged and in need of repair or replacement.



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☐ ☐ ☒ ☐ **I. Stairways (Interior and Exterior)**

Steps, Railings, Stairways and Balconies

Comments:

- Not present at time of inspection.

☒ ☐ ☐ ☐ **J. Fireplace and Chimneys**

Type of Fireplace: Factory

Comments:

- No issues noted at time of inspection.



☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**

Comments:

- No issues noted at time of inspection.

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L. Other

Fencing:

- Several fence pickets are loose/missing or damaged.



II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ A. Service Entrance and Panels

Main Disconnect Panel

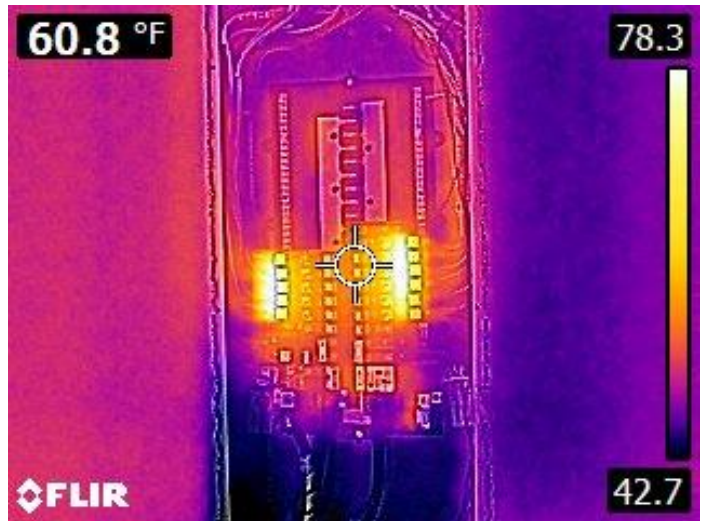
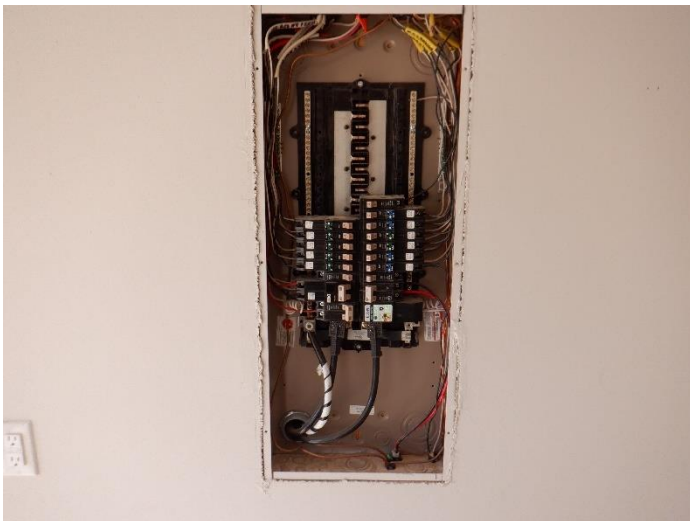
Main Panel Brand: Eaton/Cutler Hammer

Panel Amperage: 200 AMP

Type of Feeder Wire: Copper

Comments:

- No issues noted at time of inspection.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of wiring: Copper

Ground Fault Circuit Interrupt (GFCI) Safety Protection

- One or more GFCI receptacles are not installed or defective. TREC recognizes this as a Safety Hazard and recommends this be corrected.
- Laundry room does not have GFCI Receptacles.
- Refrigerator does not have GFCI Receptacle.

Smoke, Carbon Monoxide and Fire Alarms

- No issues noted at time of inspection.

Branch Circuits:

- Loose/damaged/missing covers noted on several outlets.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Unit(s):

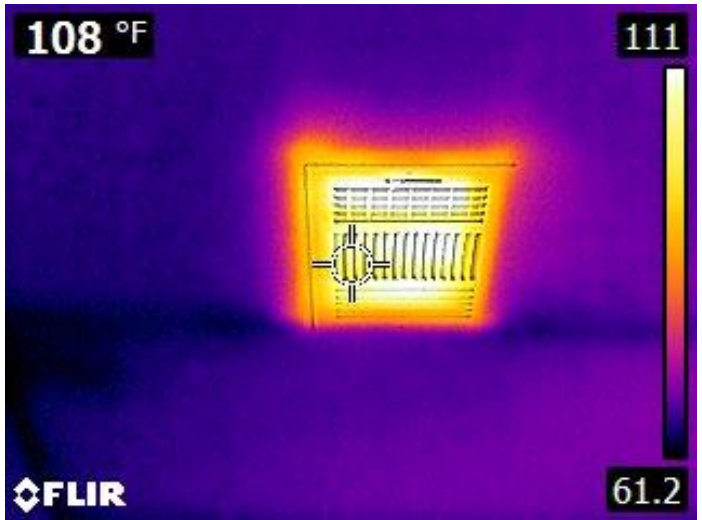
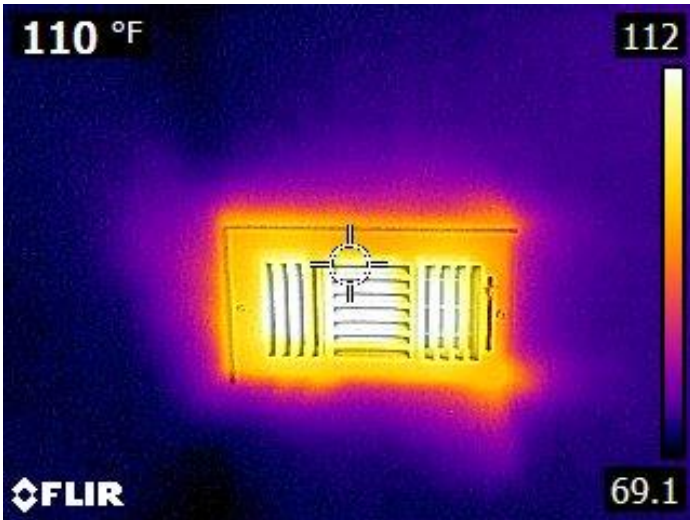
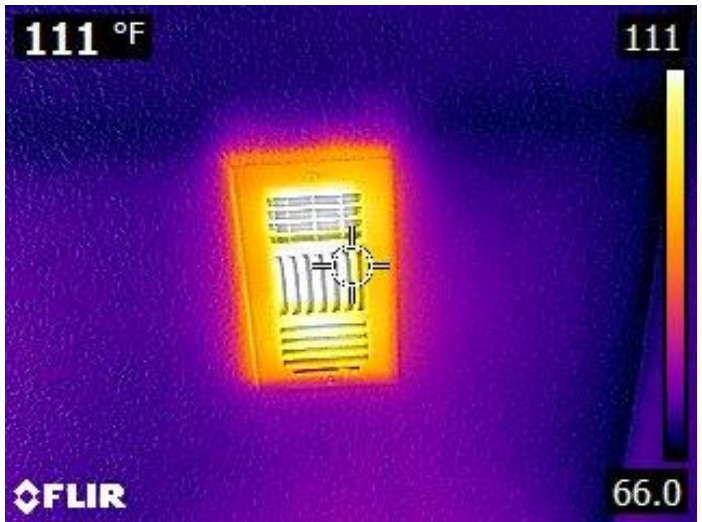
Type of system(s): Forced air central unit(s) located in attic.

Number of units: 1

Energy Source: Natural Gas

Comments:

- No issues noted at time of inspection.



☐ ☒ ☐ ☒ **B. Cooling Equipment**

Type of system(s): Central Forced Air

Unit #1

Manufacture: Carrier

Size: 5 Ton

Year of manufacture: 2022

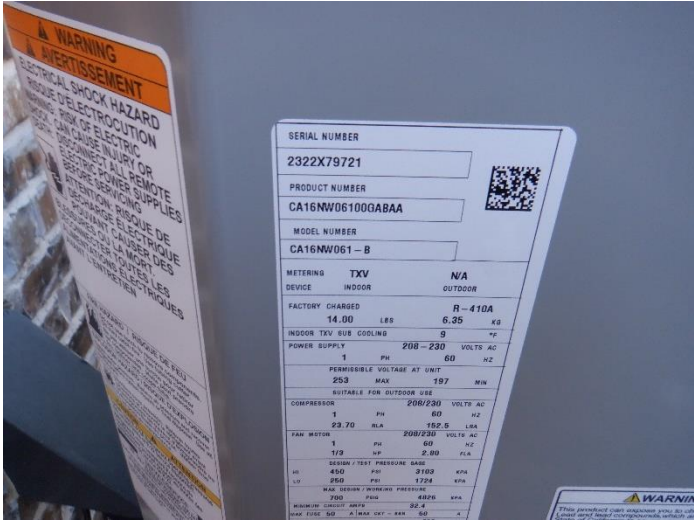
Comments:

- Unable to operate air conditioner(s) in temperature below 60 degrees.
- Condenser coil fins damaged.
- When first entering property, I noted the thermostat was set in “cooling mode” to 55 degrees F and indoor temperatures was 57 degrees F. Unit appeared to have been running for an extended amount of time. Outdoor temperature was 32 degrees F. Exterior refrigent lines and compressor had frost build up.
- I recommend a Licensed HVAC technician evaluate to ensure no damaged to the unit occurred during this period.



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

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C. Duct System, Chases, and Vents

Type Ducting: ☒ Flex Ducting
 ☐ Metal Ducting
 ☐ Duct Board

- Comments:
- No issues noted at time of inspection.



IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ A. Water Supply System and Fixtures

Location of water meter: Near Street

Location of main water supply valve: Behind door in garage.

Static water pressure reading: 60 PSI (Acceptable pressure is 40-80 PSI)

Type of supply piping material: PEX

Water Source: Public

Sinks

- Mixing valve is missing in master bathroom.

Bathtubs and Showers

- Front bathroom shower head is leaking.

Commodes

- Master bathroom commode does not flush correctly.

Washing Machine Connections

- No issues noted with washing machine connections at time of inspection.

Exterior Plumbing

- Plumbing pipes in attic are not fully insulated.



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☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**

Types of drain piping material: PVC

Comments:

- Front bathroom sink drain stop is inoperable.



☒ ☐ ☐ ☒ **C. Water Heating Equipment**

UNIT #1

Energy source: Natural Gas

Capacity: On-Demand Tankless Gallons

Approx. age: 0 Years

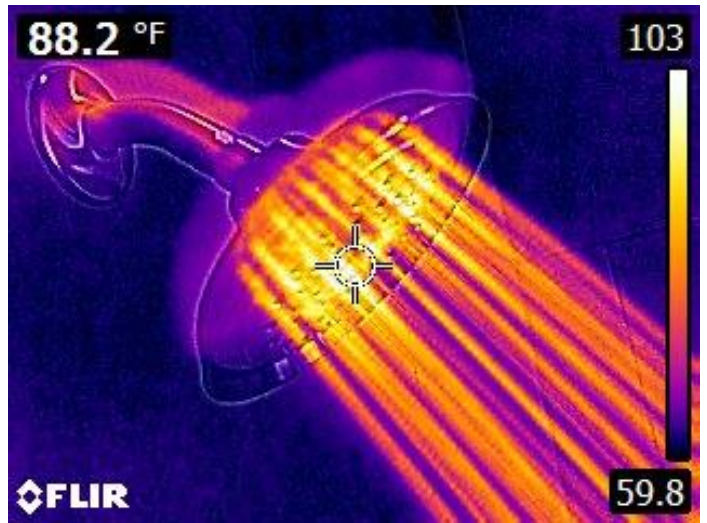
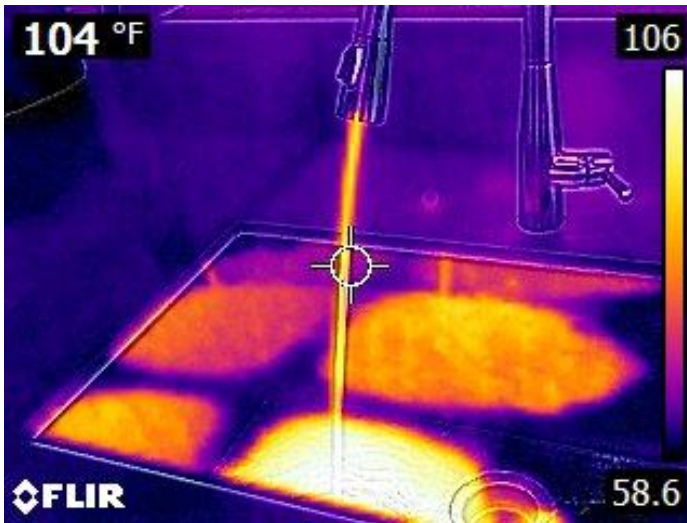
Hot water temp is: 120 Degrees F (Water temp above 120 degrees F is a safety hazard)

Comments:

- Unit has no drain pan and/or drain line installed under unit. Requirement for unit located in areas that a leak could cause damage.



Tankless pan



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☐ I ☐ NI ☒ NP ☐ D **D. Hydro-Massage Therapy Equipment**

Comments:

- Not present at time of inspection.

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Location of gas meter: East exterior wall

Type of gas distribution piping material: Black rigid

Comments:

- Gas lines were inspected only at the meter, manifolds, and at the point of connection for each individual fixture or appliance. No gas leaks were observed at the time of the inspection.

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V. APPLIANCES

☒ ☐ ☐ ☐ A. Dishwasher

Comments:

- No issues noted at time of inspection.

☒ ☐ ☐ ☐ B. Food Waste Disposer

Comments:

- No issues noted at time of inspection.

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Comments:

- No issues noted at time of inspection.

☒ ☐ ☐ ☒ D. Ranges, Cooktops, and Ovens

Range Type: Natural Gas

Oven(s)
Unit #1: Electric

Comments:

- Oven did not operate.

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☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

- No issues noted at time of inspection.

☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

- No issues noted at time of inspection.

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☒ ☐ ☐ ☒ **G. Garage Door Operator(s)**

Comments:

- Door locks are not disabled or removed.
- Large overhead door rubs ceiling track when closing. I recommend a overhead door company further elevate and repair as required.



☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

- No issues noted at time of inspection.

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒ A. Landscape Irrigation Sprinkler Systems

Comments:

- System has one or more stations of soaker lines. These stations do not have above ground heads and are not evaluated completely.
- All soaker lines should be completely buried. Exposed lines can easily be damaged.
- One or more spray head spray onto structure.
- Station 3 has one or more broken or leaking heads.
- I recommend a Certified Sprinkler Company evaluate and repair as required.



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

Comments:

- Not present at time of inspection.

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C. Outbuildings

Comments:

- Not present at time of inspection.

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

Comments:

- Not present at time of inspection.

☐ ☐ ☒ ☐

E. Private Sewage Disposal (Septic) Systems

Comments:

- Not present at time of inspection.

Summary

(This summary is provided for convenience and does not take the place of the full report. I encourage you to read the full report and call me with any questions you have.)

Foundation:

-
- The foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance, or significant deficiencies in the foundation.

Grading:

-
- High soil noted in several areas. Soil level should be 6 inches from top of foundation.
- All downspouts should be equipped with splash blocks to prevent erosion.

Roofing:

- All exposed roof nails should be sealed with roofing cement or silicone sealant to prevent moisture intrusion.
- One or more gutter "kick out" flashings are missing.
- Shingles or flashing is uplifting in some areas.
- Some damaged or missing shingles were observed.
- I recommend a Certified Roofing Company evaluate and repair as required.

Attic Structure:

-
- No issues noted at time of inspection.

Walls:

Interior Walls

-
- Minor cracks noted in sheetrock walls.

Exterior Walls

-
- Wall penetrations not properly flashed/sealed.
- Mortar is separated or missing in some areas.
- Exposed exterior wood should be painted or stained and sealed.

Ceilings/Floors:

-
- Game room flooring was being installed at the time of inspection. Inspection limited.

Doors:

Interior Doors

- No issues noted at time of inspection.

Exterior Doors

-
- Rear entry door rub, stick or hit frame.

Windows:

-
- Window screens not present.
- Windows need to be caulked or re-caulked.
- Some windows are not properly sealed.
- Some windows are difficult to open/close when opened inward.
- Some interior window trim is damaged and in need of repair or replacement.

Stairways:

-
- Not present at time of inspection.

Fireplaces:

- No issues noted at time of inspection.

Porches:

-
- No issues noted at time of inspection.

Other:

Fencing

-
- Several fence pickets are loose/missing or damaged.

Retaining Walls

Electrical:

Main Service

-
- No issues noted at time of inspection.

GFCI

- One or more GFCI receptacles are not installed or defective. TREC recognizes this as a Safety Hazard and recommends this be corrected.
- Laundry room does not have GFCI Receptacles.

I NI NP D

- Refrigerator does not have GFCI Receptacle.

Smoke Alarms

- No issues noted at time of inspection.

Branch Circuits

-
- Loose/damaged/missing covers noted on several outlets.

Heating:

-
- No issues noted at time of inspection.

Cooling:

-
- Unable to operate air conditioner(s) in temperature below 60 degrees.
- Condenser coil fins damaged.
- When first entering property, I noted the thermostat was set in “cooling mode” to 55 degrees F and indoor temperatures was 57 degrees F. Unit appeared to have been running for an extended amount of time. Outdoor temperature was 32 degrees F. Exterior refringent lines and compressor had frost build up.

Ducts:

-
- No issues noted at time of inspection.



Report Identification: Your Address

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

I	NI	NP	D
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I NI NP D

Plumbing:

Sinks

- Mixing valve is missing in master bathroom.

Bathtubs

- Front bathroom shower head is leaking.

Commodes

- Master bathroom commode does not flush correctly.

Washing Machine

- No issues noted with washing machine connections at time of inspection.

Exterior Plumbing

- Plumbing pipes in attic are not fully insulated.

Drains:

-
- Front bathroom sink drain stop is inoperable.

Water Heater:

- Unit has no drain pan and/or drain line installed under unit. Requirement for unit located in areas that a leak could cause damage.

Spa tub:

- Not present at time of inspection.



E. Gas Distribution Systems and Gas Appliances

Location of gas meter: East exterior wall

Type of gas distribution piping material: Black rigid

Comments:

- Gas lines were inspected only at the meter, manifolds, and at the point of connection for each individual fixture or appliance. No gas leaks were observed at the time of the inspection.

Dishwasher:

- No issues noted at time of inspection.

Disposer:

- No issues noted at time of inspection.

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Tru Pro, LLC

(940) 391-2351 truprohomeinspections.com

Range Vent:

- No issues noted at time of inspection.

Range/Oven:

- Oven did not operate.

Microwave:

- No issues noted at time of inspection.

Bathroom Vents:

- No issues noted at time of inspection.

Garage Door Openers:

- Door locks are not disabled or removed.
- Large overhead door rubs ceiling track when closing. I recommend a overhead door company further elevate and repair as required.

Dryer Vents:

- No issues noted at time of inspection.

Sprinkler System:

- System has one or more stations of soaker lines. These stations do not have above ground heads and are not evaluated completely.
- All soaker lines should be completely buried. Exposed lines can easily be damaged.
- One or more spray head spray onto structure.
- Station 3 has one or more broken or leaking heads.
- I recommend a Certified Sprinkler Company evaluate and repair as required.

Swimming Pool:

- Not present at time of inspection.

Outbuilding:

- Not present at time of inspection.