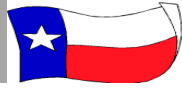


**Professional Property Inspections, Inc.**  
**1235 County Road 278**  
**Melissa, Texas 75454**  
**214-726-1335**



**Property Inspection Report**

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**Prepared For:** Sample

(Name of Client)

**Concerning:** Sample

(Address or Other Identification of Inspected Property)

\_\_\_\_\_  
(Real Estate Office)

\_\_\_\_\_  
(Agent)

---

**By:** Darrell G Tinglov #4304

(Name and License Number of Inspector)

\_\_\_\_\_  
(Date)



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

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

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

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

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

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Promulgated by the Texas Real Estate Commission (TREC) P. O. Box 12188, Austin, TX 78711-2188,  
1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-0



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I NI NP R

Inspection Item

### I. STRUCTURAL SYSTEMS

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

Comments (An opinion on performance is mandatory.):

This inspector is not a structural engineer. The client should have an engineer give an evaluation if any concern exists about the potential for future movement.

Type of Foundation

Slab on Grade

Post Tension Slab

Floating Slab

Pier and Beam

Pier and Beam Crawl Space

Accessible

Not Accessible

Crawl Space inspected

From opening

From under home

Visibility of Crawl Space

Full

Limited

Limited under

Bathroom

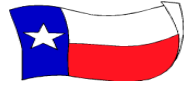
Kitchen

Foundation Performance: This house faces south for orientation purposes.

No significant movement was observed in the foundation.

**B. Grading & Drainage**

Comments:



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

Comments: This inspection covers the roof covering, flashings, skylights, gutters and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.

Type of Roof Covering     Wood     Tile     Composition   

Roof Condition     Good     Average     Aged

Roof Observed from     Roof     Ladder     Ground with binoculars

Unable to make a close observation due to

1. Drip edge flashing is not installed at the roof east of the balcony.
2. Install base flashing to fill voided area at the roof over the northwest section of the balcony.
3. Raised shingle on the east side of the upper northwest gable, upper northwest section of roof, and south section between eyebrow roof.
4. Remove toe boards on the upper west section of the roof.
5. Plumbing vent stacks need to be painted.
6. Caulk all nail heads at the plumbing vent boots and flashings.





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

Comments: This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

- |                     |  |   |   |
|---------------------|--|---|---|
| Attic observed from | <input checked="" type="checkbox"/> Attic        | <input type="checkbox"/> Attic access opening | <input type="checkbox"/> No access        |
| Attic ventilation   | <input checked="" type="checkbox"/> Soffit vents | <input type="checkbox"/> Exhaust ports        | <input type="checkbox"/> Gable vents      |
|                     | <input checked="" type="checkbox"/> Ridge vents  | <input type="checkbox"/> Wind Turbine(s)      | <input type="checkbox"/> Power Turbine(s) |
|                     | <input type="checkbox"/> None Evident            |   |   |

Approximate Depth of Attic Insulation: 14-16"

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

Comments: This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

1. Repair openings in the stucco under the meter on the west side of the house.
2. Install brace at the pool bath roof.
3. Install cover over the plumbing cut off valve in the utility closet.



**F. Ceilings & Floors**

Comments: This inspection covers deficiencies of the ceilings, floors and stairways related to structural performance or water penetration.



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

Comments: This inspection covers the condition and operation of interior and exterior doors (including the overhead garage doors).

1. The downstairs west pool bath door does not seal tight. Note: Water damage to the base boards in the bathroom on either side of the door and southeast corner of the bathtub.
2. Southwest exterior door to driveway does not seal tight.
3. Southwest formal dining room door does not seal tight.
4. Balcony door does not seal tight.
5. Support thresholds at the west pool bath door, southwest driveway door, and garage entry door.



**H. Windows**

Comments: This inspection covers the presence and condition of window and door screens.

1. All vertical window frames need to be cleaned and lubricated
2. Study wood windows are stuck closed.
3. Screen missing from the upstairs southwest bedroom window.
4. Touch up caulking needed around wood windows.

**I. Fireplace / Chimney**

Comments: This inspection covers inspect the visible components and structure of the fireplace and chimney.

- |                     |   |  |   |
|---------------------|---|--|---|
| Type of fireplace   | <input type="checkbox"/> Masonry                    | <input checked="" type="checkbox"/> Metal Insert | <input type="checkbox"/> Wood stove/insert                                |
| Type of chimney     | <input type="checkbox"/> Tile                       | <input type="checkbox"/> Brick                   | <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Stucco |
| Attic Firestop      | <input checked="" type="checkbox"/> Area accessible | <input type="checkbox"/> Not accessible          | <input type="checkbox"/> No attic penetration                             |
| Chimney Cap         | <input checked="" type="checkbox"/> Present         | <input type="checkbox"/> Not present             |   |
| Combustion Air Vent | <input checked="" type="checkbox"/> Present         | <input type="checkbox"/> Not present             |   |
| Gas Valve / Logs    | <input checked="" type="checkbox"/> Present         | <input type="checkbox"/> Not present             |   |
| Chimney observed    | <input checked="" type="checkbox"/> From ground     | <input type="checkbox"/> From roof               |   |

TREC standards of practice require damper blocks be installed at the fireplace flue damper when gas is present.

1. There is a void between the stone and fire place box at the family room fireplace.



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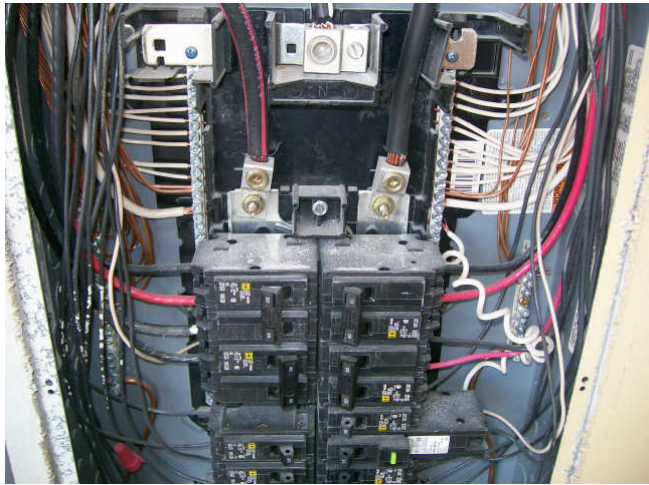
## II. ELECTRICAL SYSTEMS

**A. Service Entrance & Panels**

Comments: This inspection covers the service entrance wiring, electrical panels and subpanels.

Wire Type(s) found in Main and Sub Panels:  Copper  Aluminum   
 Appropriate Connections:  Present  Not Present  
 Approved Copper / Aluminum Devices  
 Pig Tailed Connections  Crimp Connections  
 Other

The panel boxes are located in the garage.  
 1. The grounds and neutrals should be isolated in the southeast panel box.

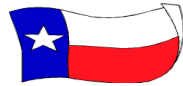


**B. Branch Circuits**

(Report as in need of repair the lack of Ground Fault Circuit Protection where required.) Comments: This inspection covers electrical receptacles, switches and fixtures.

Branch circuit wiring  Copper  Aluminum  
 Branch circuit wiring is  Grounded 3 wire  Ungrounded 2 wire  
 GFCI protection at  Kitchen  Bar  Bathroom  Laundry  
 Whirlpool  Garage (note for freezer use)  
 Exterior outlets (below 5'6")  Pool/Spa light

1. The southwest coat closet light does not work.  
 2. The upstairs northwest bathroom light does not work.  
 3. Front entry west patio outlet box is loose in the wall  
 4. Exposed electrical box and wire at northwest corner of the house.



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### III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

**A. The HVAC system is a visual inspection only; No Equipment will be disassembled during the inspection.**

**B. Due to the deteriorative nature of Heating & Cooling equipment; Recommend the HVAC systems(s) be serviced before the purchase of the property by a licensed HVAC company.**

**A. Heating Equipment**

Type and Energy Source:

Comments: This inspection covers gas and electrical heating systems.

Furnace(s)	<input type="checkbox"/>	Electric	<input checked="" type="checkbox"/>	Gas	
Gas Shut Off Valve	<input checked="" type="checkbox"/>	Present	<input checked="" type="checkbox"/>	Accessible	<input type="checkbox"/> Not Present and/or Observable
Branch Line	<input checked="" type="checkbox"/>	Iron / Flex	<input type="checkbox"/>	Copper	<input type="checkbox"/>

**B. Cooling Equipment**

Type and Energy Source: Conventional

Comments: This inspection covers the performance of the cooling systems.

Location	Up	Return	80°	Supply	80°	Δ Temperature	0°
Location	Down	Return	74°	Supply	60°	Δ Temperature	14°
Location	Master	Return	74°	Supply	70°	Δ Temperature	4°

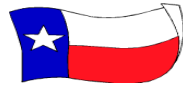
TREC standards of practice call for the primary condensate drain to be insulated at the evaporator coil.

1. Insulate the suction line at the upper east evaporator coil and upper evaporator coil.
2. The southwest A/C condensing unit slab is cracked.
3. None of the A/C units are cooling properly.
4. Recommend an Air zone system for the new addition upstairs.



**C. Ducts and Vents**

Comments: This inspection covers the condition and routing of the ducts, vents, fans and filters. Flue systems will also be inspected.



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### IV. PLUMBING

**A. Water Supply System and Fixtures**

Comments: This inspection covers the type and condition of all accessible and visible water supply components.

Type of supply lines  Copper  Galvanized Iron  
 PVC/CPVC  Polybutylene   
 Anti Siphon / Back Flow / Air Gap(s):  Present  Not Present

1. Poor water pressure at the master shower when master tub is being used.
2. Master shower drain cover is loose.
3. Master shower head pipe is loose in the wall.
4. Master bathtub stopper does not hold water.
5. Shower head is not installed at the upstairs southwest bathtub.
6. Upstairs northwest bathtub spout is not flush with the wall and should be sealed.

**B. Drain, Wastes and Vents**

Comments: This inspection covers the condition of all accessible and visible waste-water and vent pipes

Type of waste lines  PVC  Iron  Tile

**C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.) Energy Source: Gas tank less

Comments: This inspection covers the water heating equipment and it's temperature and pressure relief system. Note: The TP&R is visually inspected only.

T & P Valve  Operated  Not Operated  
 Safety Pan and Drain Installed  Yes  No  
 Water Heater(s)  Electric  Gas  
 Gas Shut Off Valve  Present  Accessible  Not Present and/or Observable  
 Branch Line  Iron / Flex  Copper   
 Type of Observable Vent Pipe  Double Wall  Single Wall  
 Cement / Asbestos   
 Garage Unit(s): Physically Protected  Yes  No  
 18 inch Floor Clearance  Yes  No

**D. Hydro-Therapy Equipment**

Comments: This inspection covers built-in hydrotherapy and whirlpool equipment.

GFCI  Present  Not Present  
 Access Cover  Available  Accessible  Not Available and/or Accessible

### V. APPLIANCES

**A. Dishwasher**

Comments: The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

**B. Food Waste Disposer**

Comments: The inspection covers the splashguard, grinding components, and exterior.

1. Remove debris from the disposer.



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**C. Range Hood**

Comments: The inspection covers the filter, vent pipe, and switches as well as operate the blower

Vent       Recirculates       Vents to Exterior

1. Vent a hood vent pipe cover is not installed on the west side of the house.

**D. Ranges / Ovens / Cooktops**

Comments: The inspection of the range / oven / cooktops covers the knobs, elements, drip pans handles, glass panels, lights or light covers, and other parts.

Type of Range       Electric       Gas  
 Type of Oven       Electric       Gas  
 Gas Shut Off Valve       Present       Accessible       Not Present and/or Observable  
 Branch Line       Iron / Flex       Copper        
 Oven Temperature when set at 350°      350°

**E. Microwave Cooking Equipment**

Comments: The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door and seals.

**F. Trash Compactor**

Comments: The inspection of the trash compactor covers the overall condition of the unit and operation of the unit.

**G. Bathroom Exhaust Fans and/or Heaters**

Comments: The inspection will cover the operation of the unit, observing sound, speed and vibration level.

**H. Whole House Vacuum Systems**

Comments: The inspection will cover the condition of the main unit, operate the unit if possible, and inspect the systems from all accessible outlets throughout the house.

**I. Garage Door Operators**

Comments: The inspection will cover the condition and operation of the garage door operator. TREC standards of practice call for the garage door locks to be disabled or removed when automatic openers are installed

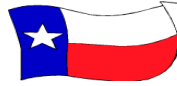
The garage doors are reversing by pressure.

**J. Door Bell and Chimes**

Comments: The inspection will cover the condition and operation of the unit.

**K. Dryer Vent**

Comments:



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### VI. OPTIONAL SYSTEMS

#### Lawn Sprinklers

Comments: The inspection of the sprinkler system will cover operating all zones or stations on the system manually and observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or backflow preventers.

Anti Siphon Valve(s) Present

Back Flow Preventers Present

Shut Off Valve(s) Present

Number of Zones 12

Areas of non coverage

\_\_\_\_\_

#### Gas Lines

Comments: The inspection of the gas line is limited to the condition of all accessible and visible gas piping at the point of connection to the appliance.

\_\_\_\_\_

#### Fire Protection Equipment

Comments: Smoke detectors are visually inspected only.

Smoke detectors installed

Yes

No

\_\_\_\_\_

### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Property inspected was

Occupied

Vacant

\_\_\_\_\_

Parties present at inspection

Owner

Seller

Listing Agent

Buyer

Documents provided to inspector

Sellers Disclosure

Engineers Report

Previous inspection report

Weather Condition during inspection

Sunny

Overcast

Raining

Snowing

Outside temperature during inspection

75°

Time of inspection

9:00am

Inspection Scope

Full

Limited - Reason

\_\_\_\_\_

Additional written information provide with this inspection report

Yes

No

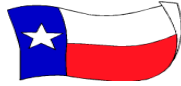
Cost of inspection services

\$525 to be paid at

Inspection

Closing

By Mail



## SCOPE OF INSPECTION

THE SCOPE OF THIS INSPECTION IS TO REPORT THE GENERAL CONDITION OF VISIBLE PORTIONS OF PRIMARY BUILDING (S) ON THE PROPERTY AND TO INFORM THE "CLIENT" OF MAJOR VISIBLE DEFICIENCIES, AS THEY EXIST ON THE DATE OF THE INSPECTION. The Inspection will be performed in accordance with the Standards of Practice set forth by the Texas Real Estate Commission. Copies of these standards will be provided upon request.

This inspection is limited to a visual examination of the exposed and readily accessible surfaces of the building, and to this extent includes an evaluation of the observable portions of approximately 350 – 500 items, including the following major components: Foundation, Electrical, Crawl Area, Walls, Plumbing, Ceilings, Attic, Doors, Garage, Site Drainage, Windows, Roof, Cooling System, Floors, Heating System, Venting, Fireplace, Exteriors, Built-in-Appliances. Brinks Security pays Professional Property Inspections Inc a referral fee of twenty-five dollars to inspect the security system or make a recommendation for the installation of a security system.

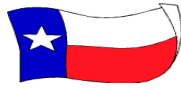
The inspection to be performed is a visual inspection only and does not contemplate or involve the dismantling or moving of any object or portion of the premises. Latent and concealed defects and deficiencies are excluded from the inspection.

THE INSPECTION AND REPORT THEREON IS NOT A WARRANTY, GUARANTEE, INSURANCE POLICY OR SUBSTITUTE FOR ANY DISCLOSURE STATEMENT WHETHER OR NOT IT IS REQUIRED BY LAW.

No representation is made as to how long any equipment will continue to function. This inspection is limited to the real property and does not include personal property unless so indicated in this inspection report. Maintenance and other items may be discussed, but they are not a part of our inspection.

### THE FOLLOWING ARE OUTSIDE THE SCOPE OF THIS INSPECTION (Unless contracted for and additional fee)

- Detached ancillary buildings (with the exception of parking structures).
- Conditions that are located in concealed or inaccessible portions of the premises, such as items that are underground or contained within fixtures, walls, or within other closed portions of the building, or concealed by furnishings, personal property or vegetation.
- Termites, dry rot, fungus, other pests, organisms, or rodents. By law, only a licensed pest control operator can inspect for these conditions.
- Structural, geological, and hydrological stability or soils conditions; wave action reporting; any form of engineering analysis. Note: Only licensed engineers can conduct such evaluations.
- Technically complex systems or devices such as self-cleaning ovens, heat exchangers, radiant heating or components, alarm systems, fire detection systems, smoke detectors, electric gates, solar systems, air quality control systems, radio or computer controlled devices, automatic timer controls, elevators and dumbwaiters; satellite dishes.
- Low voltage electrical systems, including but not limited to TV antenna, TV signal cables, telephones, intercoms, security speaker wires, automated equipment, landscape lighting.
- Easements, rights of way, boundaries, condition of title, zoning, previous use or occupancy determination, verification that existing structures and / or repairs were completed in accordance with local code requirements or that they were completed with a building permit, requirements of Americans with Disabilities Act (A.D.A.).
- Environmental hazards, including but not limited to asbestos, lead, radon gas, formaldehyde, electro-magnetic fields, underground storage tanks, PCB's or other toxins.
- Notification of product recalls.
- Private water or private sewage systems or related equipment, such as wells, septic systems, sewage pumps, water softeners, water purification systems.
- Building or property measurement and value appraisal: determination of life expectancy; cost estimates for corrective work.
- Swimming pools, hot tubs, spas, waterfalls, ponds, fountains, saunas, steam baths, or similar fixtures and related equipment.
- Cosmetic finishes and conditions, freestanding or portable equipment; landscaping and foliage; noise transmission; determination of odors.
- Unique systems with which the "INSPECTOR" is unfamiliar or any component that is specifically listed as not inspected on the inspection report.
- This inspection does not cover any environmental issues such as mold, fungus, asbestos, etc...



**CONFIDENTIALITY OF REPORT**

The inspection report is for the exclusive private use of the "CLIENT". The "CLIENT" will be issued either one or two additional copies of the report for distribution to his / her agent and to the property owner. This report is confidential and is not to be copied or disseminated to any other party without the expressed written consent of the "INSPECTOR". Use of all disclosures contained in the report is specifically restricted to the transaction for which the inspection was performed. **Use of or reliance upon the report by other parties, or for other transactions, is strictly prohibited. Note: This report is copyrighted.**

**LIMITS OF INSPECTION**

"CLIENT" understands that the "INSPECTOR" is a generalist, that the "GENERALIST" type of inspection and report is an UNBIASED OPINION BASED UPON the EXPERIENCE OF the individual "GENERALIST" INSPECTOR, and that the inspector is NOT AN EXPERT IN EVERY CRAFT OR PROFESSION.

**"CLIENT" AGREES TO ASSUME ALL THE RISK FOR CONDITIONS WHICH ARE CONCEALED FROM VIEW OR INACCESSIBLE BY THE "INSPECTOR" AT THE INSPECTION.**

**GENERALIST VISUAL INSPECTION**

The "Client" requests the Generalist Visual Inspection of the readily accessible areas of the structure (s). The "INSPECTOR" liability for error and omissions in the Generalist Visual Inspection is limited to a refund of equal to the fees paid. The liability limitation of the "INSPECTOR'S" principals, agents, and employees is also limited to a refund of equal to the fees paid. This liability limitation is binding upon "CLIENT", as well as his / their spouse, heirs, principals, assignees, and anyone else who is damaged or has to pay expenses of any kind because of mistakes or omissions in this inspection and report "CLIENT" agrees to immediately accept a refund of the fees paid full settlement of any and all claims which may ever arise from the inspection and report, and as the maximum amount that may be due for any error or omission by the "INSPECTOR".

The fee for this inspection is due at the time of inspection. If "CLIENT" does not attend the inspection, the fee is due upon receipt of the report if the "CLIENT" has not signed this agreement, the acceptance of this report show agreement with all of the terms of this contract. **Professional Property Inspections is not responsible for contract services provided by termite, swimming pool, alarm, or septic inspectors.**

**DISPUTE RESOLUTION**

**CONTACT:** Should "CLIENT" have a complaint against the "INSPECTOR", prior to any alteration, repair or replacement, "CLIENT" shall provide reasonable notice to, and permit an inspection of the condition (s) which gave rise to the complaint, by the "INSPECTOR" or appointees thereof "CLIENT" agrees to hold the "INSPECTOR" harmless for any and all claims relating to conditions that are altered or repaired without said notice or inspection.

**ARBITRATION:** Unresolved disputes, except one for non-payment of fees, shall proceed to binding arbitration conducted in accordance with the construction industry rules of the American Arbitration Association, except that the parties shall select an arbitrator who is familiar with the real estate inspection profession. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as would a court, and shall follow the substantive rules of law. I understand that I am giving up my right to a jury trial.

**STATUTE OF LIMITATIONS:** The parties agree that no action may be brought to recover damage against the "INSPECTOR" more than six months after delivery of the "INSPECTOR'S" written report to the "CLIENT".

**I / WE HAVE READ, UNDERSTAND AND AGREE TO ALL OF THE TERMS AND CONDITIONS. I / WE ALSO AGREE TO CAREFULLY READ THE ENTIRE INSPECTION REPORT. BY ACCEPTING THIS REPORT THE CLIENT / CLIENT'S AGREE TO ALL CONTENTS OF THIS INSPECTION CONTRACT.**

**CLIENT (S):** \_\_\_\_\_  
\_\_\_\_\_