

Image Inspections LLC
16107 Kensington Dr. #132
Sugar Land TX 77479
832.687.3851
Robert@ImageInspections.com

PROPERTY INSPECTION REPORT

Prepared For: Sample Report
(Name of Client)

Concerning: 1000 Example St., Houston, Texas
(Address or Other Identification of Inspected Property)

By: Robert Waitschies TREC#5814 4/1/2009
(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 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

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

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or

Report Identification: 1000 Example St., Houston, Texas

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
----------	-----------	-----------	----------	------------------------

cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on grade, Post tension cable design

Method of inspection: Visual inspection of exterior

Comments:

- In my opinion the foundation is performing as intended.
- Surface deterioration (known as spalling) was observed on the exterior corners of the exposed foundation walls. This condition is common in many homes and does not usually represent a structural concern.

B. Grading & Drainage *Comments:*

- All areas of home appear to have positive drainage.

C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt composition shingle

Viewed From: ground with binoculars

Comments:

- The roofing is considered to be in average condition.
- A drip edge (perimeter flashing) was not present.
- Splash blocks were not present at all gutter downspouts. Splash blocks are recommended to allow storm water runoff to be directed away from the home.

D. Roof Structure & Attic

Viewed From: Entered attic and performed a visual inspection

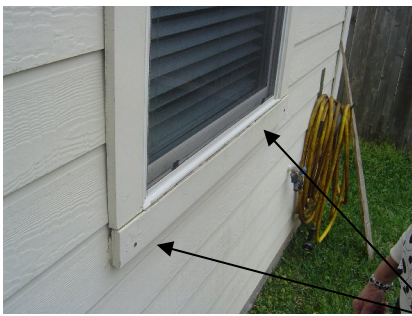
Approximate Average Depth of Insulation: 12 inches

Approximate Average Thickness of Vertical Insulation: not visible

Comments:

- Soffit and mechanical attic ventilation was observed.
- The mechanical power vent was inoperable.
- The attic access hatch was not insulated.
- Compressed insulation was observed in the attic. It is recommended that the insulation be rearranged and evened out as necessary.

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

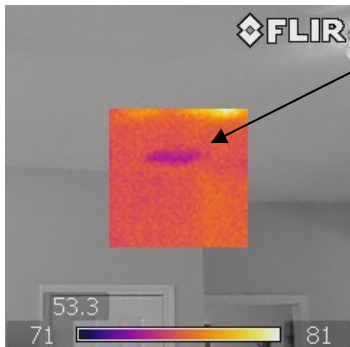


- Minor cracks were observed on the interior walls of the home. This condition is mainly cosmetic in nature and should be patched.
- Brick and fiber cement exterior veneer was observed.
- It is recommended that all exterior wall penetrations should be sealed.
- Vegetation is contacting the exterior walls of the home. At least 6 inches clearance from exterior walls is recommended.
- Weep holes (openings in the mortar joints) were not present above the lintels (metal headers) in the brick veneer wall.
- The exterior window trim at the kitchen window is loose.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

-
-
-
-

F. Ceilings & Floors *Comments:*



- Carpet, vinyl and tile flooring was observed.
- 40% moisture was observed on the game room ceiling (above the closet door). An attic vent was observed above this area and may be caused by a recent rainstorm. Further investigation is recommended. (See infrared image)
- Water staining was observed at the kitchen ceiling above the backdoor. Further investigation is recommended
- Minor settlement cracks were observed on the vaulted ceilings within the home. This condition is mainly cosmetic.
- Evidence of patching and cracking was detected on the upper right rear guest bedroom ceiling. The furnace vent pipe appears to be above this area. Further investigation is recommended.

-
-
-
-

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



- The front door is splitting.
- The laundry room door did not latch properly.
- It is recommended that door stops be installed at all doors to prevent damage to the walls.
- The backdoor has sustained water damage on the inside jamb. Repairs or replacement of the door is recommended to ensure proper operation of the door.
- The upper left front guest bedroom door did not latch properly.

-
-
-
-

H. Windows *Comments:*

- Double pane windows
- The window springs have become loose in the master bedroom, dining room and upper left rear guest bedroom.
- The master bedroom window has lost its seal. This has resulted in condensation developing between the panes of glass and can cause the glass to lose its insulating properties.

-
-
-
-

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

-
-
-
-

J. Fireplace/Chimney *Comments:*

- Manufactured natural gas fireplace
- The unit was operated and appeared to vent properly at time of inspection.

-
-
-
-

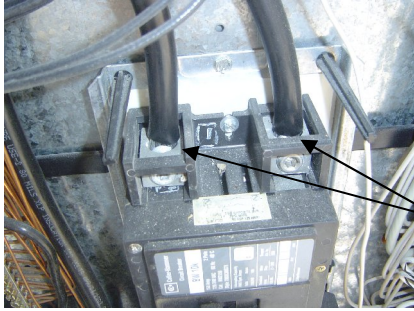
K. Porches, Balconies, Decks, and Carports *Comments:*

- Typical cracks were observed in the garage floor, porches and driveway.

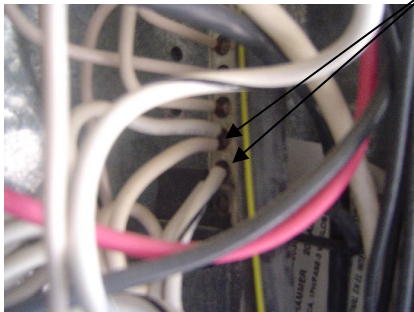
I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels *Comments:*



- Cutler Hammer Brand, 150amp electrical service panel located in the garage.
- Today's electrical standards require Arc-fault (AFCI) breakers on all general circuits within the home that are not GFCI protected. Recommend updating to today's standards.
- The grounding of the electrical service is not to the current electrical standards. Updating to the current standards by installing a secondary earth ground to a second ground rod or rebar (UFER) is recommended.
- Antioxidant mastic was not present at the aluminum main service feed wires. In an effort to prevent oxidation it is recommended that antioxidant mastic paste be applied.
- Neutral wires within the main distribution panel that are bunched together on the neutral bus bar should be separated. Each wire should be served by a separate screw.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- The garage exterior light did not operate. If the bulb is not burned out the circuit should be investigated.
- Batteries should be installed in all smoke detectors and checked for proper operation.
- Today's standards require all garage outlets (including the garage door opener outlet) to be GFCI protected. Updating is recommended.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

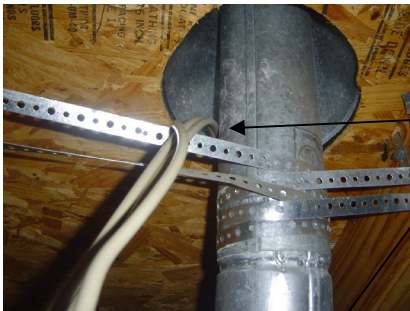
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

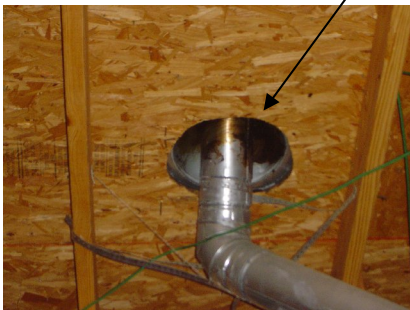
Type of System: Central Forced Air Furnace

Energy Source: Gas

Comments:



- Two systems serving the upper and lower floors
- Two Carrier Brand gas furnaces were observed in the attic.
- Both units appeared to operate and vent properly at time of inspection.
- Wires are contacting the furnace flue and should be moved to allow the proper one inch clearance from all combustible materials.
- It appears that a tar like material was applied to the furnace vent pipe at the roof penetration. This area may leak when it rains. A one inch clearance from all combustible materials should be maintained. Repairs should be undertaken. (Evidence of patching or cracking was observed on the bedroom ceiling below this area).



B. Cooling Equipment

Type of System: Central Forced Air System

Comments:



- Two zone system serving the upper and lower floors
- Carrier Brand, model # 38BRC036330, 3 TON compressor was observed on the right side of the home.
- Carrier Brand, model # 38BRC030310, 2½ TON compressor was observed on the right side of the home.
- The unit serving the lower level operated and produced a supply temperature of 53 degrees and a return of 66 degrees. This is not within proper operation limits of 16 to 21 degrees. Recommend unit be serviced by a HVAC technician.
- The unit serving the upper level operated and produced a supply temperature of 50 degrees and a return of 68 degrees. This is within proper operation limits of 16 to 21 degrees.
- Rust was observed in the auxiliary drain pan below the unit in the attic.
- Vegetation around the outdoor units of the air conditioning systems should be removed or cut back to allow proper operation of the cooling system.

C. Duct System, Chases, and Vents

Comments:

- The air returns and filters are dirty. It is recommended that the HVAC systems be cleaned and serviced.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: Street

Location of main water supply valve: Right side of home.

Static water pressure reading: 65 PSI

Comments:

- The garage sink is leaking at the trap below. Repairs are recommended.
- Deteriorated and/or missing shower stall grout and caulk was observed in the master bathroom shower stall.
- The upper guest bathroom tub surface is damaged.
- Excessive amounts of plumbers putty was observed on the drains under the kitchen sink. Further investigation and repairs are recommended as necessary.
- The hot and cold controls are reversed at the kitchen sink.

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

- A possible drain leak may exist under the master bathroom tub or master bathroom shower as moisture was observed on the dining room ceiling below. Further investigation is recommended.

C. Water Heating Equipment

Energy Source: Gas

Capacity: 100 Gallons

Comments:

- Two 1999 Bradford White Brand 50 gallon water heaters were observed in the attic.
- The safety pans under the water heaters contain debris.
- Water heaters have a typical life expectancy of 7 to 12 years. The existing units are within this age range. It cannot be predicted when replacement will become necessary.

D. Hydro-Massage Therapy Equipment *Comments:*

- Access to the hydro tub motor should be provided.
- The master hydro tub unit operated properly at time of inspection and is GFCI protected.

V. APPLIANCES

A. Dishwasher *Comments:*

- Jenn Air Brand
- Rust was noted within the dishwasher (tray spokes).

B. Food Waste Disposer *Comments:*

- ISE Brand
- The garbage disposer operated properly at time of inspection.

C. Range Exhaust Vent *Comments:*

- Maytag Brand ducted unit venting to exterior
- The range hood appeared to operate properly at time of inspection.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

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

- Jenn Air Brand gas cooktop
- The left rear burner flame goes out when moved to the lowest setting.
- Jenn Air Brand electric oven
- Oven temperature was measured at 340 degrees when set at 350 degrees which is within acceptable limits.

E. Microwave Oven *Comments:*

- Maytag Brand
- Excessive noise and vibration was observed when the unit was operated. Repairs are recommended.

F. Trash Compactor *Comments:*

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

- All vent fans appeared to operate properly at time of inspection.

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

- Genie Brand
- The garage door opener did not automatically reverse under resistance to closing. *There is a serious risk of injury under this condition, particularly to children.* Improvement may be as simple as adjusting the sensitivity control on the opener. Immediate repairs are recommended.

I. Doorbell and Chimes *Comments:*

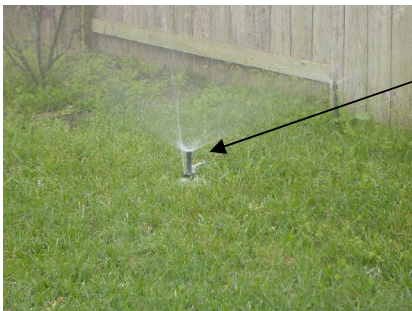
- Doorbell operated properly at time of inspection.

J. Dryer Vents *Comments:*

VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems *Comments:*

- Hunter Brand 8 zone lawn sprinkler system was operated in manual mode only.
- A damaged head was observed in zone # 6 in the backyard.
- Ideally water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage.
- A rain sensor was not observed.



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

Type of Construction:

Comments:

C. Outbuildings *Comments:*

Report Identification: 1000 Example St., Houston, Texas

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

D. Outdoor Cooking Equipment

Energy Source:

Comments:

E. Gas Supply Systems *Comments:*

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:*