

Accurate Inspections of Texas, Inc.

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PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: _____
(Address or Other Identification of Inspected Property)

By: Samuel A Cunningham # 144
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

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, 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 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 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 a deficiency is reported, it is the client’s responsibility to obtain further evaluations and/or cost estimates from qualified serviceprofessionals. 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.texas.gov>).

Report Identification:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

Inspection Item

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; 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of structure: house

Age of structure:.

The structure faces:

Owner's disclosure furnished:

Approximate square footage:

Inspection Fees \$

This company recommends having a licensed tradesperson make any and all repairs to the indicated items in need of repair.

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab-on grade

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Comments: In my opinion, the foundation appears to be structurally functional at this time. Not all of the foundation is visible due to the floor coverings

B. Grading & Drainage

Comments:

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Roofing Material

Viewed From: Viewed with binoculars

Comments:



D. Roof Structure & Attic

Viewed From: Entered attic and performed a visual inspection

Approximate Average Depth of Insulation: 13+”

Comments: The soffit area needs to be cleaned or painted on the south side lower level at the back yard. There was no rope for the attic access.





E. Walls (Interior & Exterior)
Comments:

F. Ceilings & Floors
Comments:

G. Doors (Interior & Exterior)
Comments:

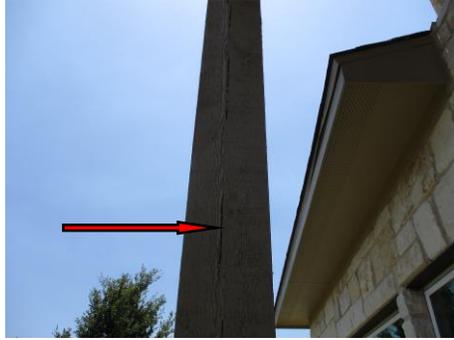
H. Windows
Comments: The screen is missing at the upstairs bath. The widows are too dirty to check fully for fogging. The north window of the upstairs entertainment room did not open.

I. Stairways (Interior & Exterior)
Comments: The patio step has wood to ground contact.



J. Fireplace/Chimney
Comments:

K. Porches, Balconies, Decks, and Carports
Comments: The balcony support post appears to be split. The trim at the support column is not fully painted.



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L. Other

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments: Be advised, any electrical item checked in the D column may be construed as a possible shock or fire hazard. The grounding rod was not found.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: The fan lights appear to be inoperative at the master bedroom, den, and upstairs entertainment room. One switch in the secondary bedrooms has no apparent function.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Central Forced Air Furnace

Energy Source: Gas

Comments:



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B. Cooling Equipment

Type of System: Central Forced Air System

Comments: The AC unit did not appear to be cooling properly. The temperature differential was 22 degrees. I recommend having a licensed professional HVAC technician service and check the unit.



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C. Duct System, Chases, and Vents

Comments:

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter: NW corner

Location of main water supply valve: NW corner

Static water pressure reading: 105 PSI

Comments: The water pressure is excessive. The acceptable range should be between 40-80 PSI.

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B. Drains, Wastes, and Vents

Comments:

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C. Water Heating Equipment

Energy Source: Gas

Capacity: 2-tankless

Comments:

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D. Hydro-Massage Therapy Equipment
Comments:

E. Other
Comments:

V. APPLIANCES

A. Dishwasher
Comments:

B. Food Waste Disposer
Comments:

C. Range Exhaust Vent
Comments:

D. Ranges, Cooktops, and Ovens
Comments:

E. Microwave Oven
Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

G. Garage Door Operator(s)
Comments:

H. Dryer Exhaust Systems
Comments:

I. Other

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I	NI	NP	D
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Inspection Item

Comments:

VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems

Comments: Several stations appear to cover the same area. There does not appear to be coverage at the street area and at the back part of the yard.

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ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

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

The soffit area needs to be cleaned or painted on the south side lower level at the back yard. There was no rope for the attic access. The screen is missing at the upstairs bath. The windows are too dirty to check fully for fogging. The north window of the upstairs entertainment room did not open.

The patio step has wood to ground contact.

The balcony support post appears to be split. The trim at the support column is not fully painted.

Be advised, any electrical item checked in the D column may be construed as a possible shock or fire hazard. The grounding rod was not found.

The fan lights appear to be inoperative at the master bedroom, den, and upstairs entertainment room. One switch in the secondary bedrooms has no apparent function.

The AC unit did not appear to be cooling properly. The temperature differential was 22 degrees. I recommend having a licensed professional HVAC technician service and check the unit.

The water pressure is excessive. The range acceptable range should be between 40-80 PSI.

Several stations appear to cover the same area. There does not appear to be coverage at the street area and at the back part of the yard.