

# JP's Real Estate Inspections

227 West Airtex Drive, Houston, Texas 77090

Phone: 713-906-7302 / Fax: 281-257-1346

[www.jpsrei.com](http://www.jpsrei.com)

## JP's

# Real Estate Inspections

Structural, Mechanical, and Mold Inspection

TDLR License Number: MAT1056

Mold Assessment Technician

FHA Approved Inspector #U106

TREC License #6868

TDLR Electrical #22245

**Joe N. Poole**

Professional Inspector

227 Airtex Dr. • Houston, Texas 77090

Email: [joe@jpsrei.com](mailto:joe@jpsrei.com)

[WWW.JPSREI.COM](http://WWW.JPSREI.COM)

Cell: 713-906-7302

## LICENSED PROFESSIONAL INSPECTOR'S CERTIFIED REPORT

For

Pamela Hunter  
(Client's Name)

# MISSION STATEMENT

JP's Real Estate Inspections mission is to provide comprehensive inspection services in order to expand the buyer's knowledge of potential home ownership prior to the purchase of residential/commercial property. This is accomplished through:

- A diverse company that accommodates ALL ethnicity of life that will be fair in all fees to any potential owner regardless of nationality or gender.
- Our core **value** which is to educate a potential buyer to become aware of (1) the importance of getting an inspection prior to purchasing any properties, and (2) bringing to the buyer's attention any deficiencies noted during the initial inspection.
- **Honesty** – our primary goal is to **reassure the buyer** that the inspection will be performed based on the TREC Rules and Regulations, and the buyer can be reassured that they can call on JP's Real Estate Inspections at anytime for assistance in locating a repair person or company if needed.

To better serve our customers, we are committed to assisting you with your potential property investment(s). If you cannot afford some of the (maybe) hidden purchasing costs that could be involved in your purchase, or if you are interested in a career in real estate, please consider JP's Real Estate Inspections to be a part of your new purchasing endeavors.

# JP's Real Estate Inspections

227 West Airtex Drive, Houston, Texas 77090

Phone: 713-906-7302 / Fax: 832-484-9102

[www.jpsrei.com](http://www.jpsrei.com)

REI 7-5 (5/4/2015)

## INTRODUCTION

### INSPECTION PURPOSE

The purpose of the inspection was to view the structural, plumbing and electrical components of the house and give a subjective, professional opinion on whether or not these specific items were performing their intended function at the time of the inspection, or were in need of repair. This report is provided for the use of the client and is in no way intended to be used by a third party who may have a different requirement.

The main structural components that were viewed included the foundation, exterior veneer, primary load carrying framing members, and the roof surface. The mechanical components include air conditioning and heating systems, the water heaters, and the built-in-appliance. The plumbing components include the water and gas supply lines, sinks, toilets, tub showers, entrance conductor, the meter and distribution panels, visible wiring, and fixtures and devices. Items specifically excluded from this inspection include pressure testing of underground gas lines, telephone systems security alarm, systems fire alarm systems and water purifying devices. Also excluded are any items related to major geological conditions such as faults, or any environmental hazards, and/or carcinogens, including but not limited to radon gas lead formaldehyde, or asbestos. If you desire information for inspections concerning the items listed above, or any other item not specifically listed on the Property Condition Addendum to your contract, it is recommended that you contact the appropriate service companies.

Upon request, we provide "**ballpark**" repair estimates for items that require repairs. These estimates are only approximate and therefore should, in no way, be relied upon as a bid for the actual performance of the work. Also, since we are not a party to the contract governing the sale of this property, the "ballpark" estimates should not be relied upon as the only source of cost information in determining whether the required repairs listed in the report fall within the dollar amount specified on the contract as the repair(s) limit the seller is obligated to repair. The cost of the actual repairs can vary significantly from the estimates, and it is your responsibility to see that the scope of the work required, and actual cost of the repairs are confirmed by two or three qualified service companies. This report may also contain items listed as "information" for items, which are performing their intended function and do not require repair but are listed as a courtesy to help you become aware of the condition of the property.

### **TEXAS Consumer Protection Notice**

[\(<http://www.trec.texas.gov>\)](http://www.trec.texas.gov)

## JP's Real Estate Inspections

227 West Airtex Drive, Houston, Texas 77090

Phone: 713-906-7302 / Fax: 832-484-9102

[www.jpsrei.com](http://www.jpsrei.com)

### Inspection Scope

The scope of the inspection included limited visual observations of the interior and exterior structure, and the roof as viewed from the ground. Only those items readily visible and accessible at the time of the inspection were viewed and are included in this report. Any item causing visual obstruction, including but not limited to furniture, furnishing, floor, or wall coverings, foliage, soil, etc., we will not move. Only those electrical outlets that were readily accessible were operationally checked.

The basis of subjective opinions will be the apparent performance of the portion of the property visible at the time of inspection. Disassembly or removal of any portion of the structure, mechanical equipment, plumbing equipment or electrical equipment is beyond the scope of this inspection.

Appliances and mechanical equipment were operated in at least one, but not necessarily all, of the operation modes. Equipment and materials that are not visible, including structural components, underground plumbing and gas lines, and all other items not normally available for ready viewing, are not included in the scope of this inspection. No electrical circuit or load analysis was performed of the electrical system.

Although this report may include observations for some code violation, total compliance with structural, mechanical, plumbing electrical codes, specifications, and/or legal requirements are specifically excluded. In addition, I am not certified in plumbing, HVAC, and appliance repair. However, I am a certified electrician. If you conclude that there was an oversight during the inspection of your home in areas mentioned above that I am not certified in, I will not be responsible for said oversights based on my licensure certification. The inspection and report are opinions only, based upon visual observation of existing conditions of the inspected property at the time of the inspection. **THE REPORT IS NOT INTENDED TO BE, OR TO BE CONSTRUED AS, A GUARANTEE, WARRANTY, OR ANY FORM OF INSURANCE.** The Inspector will not be responsible for any repairs or replacements with regard to the property of the contents thereof.

*Thank you for letting JP's Real Estate Inspections take part in your new home purchase.*

**JP'S Real Estate Inspections****Joe N. Poole**713-906-7302  
FAX 281-257-1346**Inspection Agreement/Limitations and Disclaimer  
This Agreement Limits Our Liability and Is Intended to be a Legally Binding****Please read carefully****Inspection Fee: \$ 365.00****Additional Fee: \$****Total Fee: \$ 365.00**

Client (named above) request a limited visual inspection of the subject property to be conducted by a licensed real estate inspector with JP'S Real Estate Inspections. The real estate inspector, company, agents and owners are jointly referred to herein as the "inspector". The purpose of the inspection is to inform the client of visually observable major deficiencies in the condition of the inspected systems and items at the time of the inspection. Client represents and warrants that client has secured all approvals necessary for inspectors' entrance onto the subject property for the purpose of conducting the inspection. Client warrants that they will carefully read the entire inspection report (herein called report) when they receive it and will promptly call the inspector with any questions they may have. Client and inspector understand that they are bound by all terms of this agreement.

**Fee:** Client agrees to pay the fee stated above for the performance of the inspection. This amount shall be paid in full prior to the completion of the inspection. Should client fail to timely pay the agreed upon fee, client shall be responsible for paying all fees associated with collection, including but not limited to attorney's fees and costs. The parties agree that the fee agreed to here in is not contingent on the reporting of any specific, predetermined condition of the subject property. The inspector has not and will not accept a fee or other valuable consideration in this transaction from any person other than the client. The inspector has not and will not pay any portion of the fee received herein to any participant in this real estate transaction.

**Scope of Inspection:** The inspection to be performed for client is a non-invasive visual examination of the inspected systems and items of the subject property. Major visible defects as they exist on the date of the inspection will be noted on the report, which will be prepared by the inspector during and after the actual inspection. The report will be furnished to the client within three business days after completion of the inspection. The inspection will be performed in accordance with the Standards of Practice set forth by the Texas Real Estate Commission (TREC) and the inspector will use the TREC Property Inspection Report to report the findings. The TREC Standards of Practice and property inspection report set forth by TREC can be viewed at <http://www.trec.state.tx.us>.

The scope of the Inspection is limited to a standard Inspection and the optional items initialed by the Client and are visual in nature. The Report will include those items that the Inspector both observed and deems material. Design problems are not within the scope of this Inspection. The Inspection is not intended to be technically exhaustive. Inspector does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the Inspection is taking place, unless the Inspector holds a valid occupational license, in which case he/she may inform the Client that he/she is so licensed, and is therefore qualified to go beyond this basic home Inspection and for an additional fee, perform additional inspections beyond those within the scope of the basic home inspection. The Report may not include minor settlement and minor cracks in concrete, brick veneer and walls that do not impair the structural function of the building. The Report may not include cosmetic defects: minor cracks, scrapes, dents and scratches on, or soiled or faded surfaces of the structure. This includes soiled, faded, torn or dirty floor, wall or window coverings. The Report is not to be construed as a total list of defects, existing or potential.

No test samples will be taken from any part of the structure unless specifically requested by Client and agreed to by Company.

Client agrees that Company may use subcontractors to complete any of the inspection items. Any item other than those listed in the standard TREC property inspection report or those included for additional fees paid, shall be considered outside of the scope of the Inspection Agreement.

Inspector may offer comments as a courtesy, but these comments will not compromise the bargained-for report. The Report is only supplementary to the seller's disclosure.

Asbestos, lead paint/pipes/solder, radon, mold, urea formaldehyde, toxic wastes, polluted water, gas line leaks, water line leaks, contaminants and all pollutants and hazardous material are not part of this inspection.

**Exclusions:** This inspection is limited to the real property and does not include personal property unless so indicated in the report. Inspector will not inspect or report on systems and items that are not included or that are specifically excluded in the TREC Standards of Practice unless otherwise agreed to in writing and signed by both parties. Inspector is not required to inspect anything identified in the TREC Standards of Practice as limitations or exclusions specific to the systems and components inspected. No representation is made as to how long any equipment will continue to function. Maintenance conditions may be discussed but they are not a part of this inspection. The inspection to be performed is a visual inspection only. The inspection does not include areas or items that are inaccessible, concealed and not in plain view. Latent and concealed defects and deficiencies are excluded from the inspection. Inspector shall have no liability for conditions that are concealed from view or inaccessible to the inspector. A system or component is not accessible if inspection requires moving personal property, dismantling, destructive measures, or any action that will, in the opinion of the inspector, likely involve risk to person or property. Anything not readily observable because it is concealed or inaccessible due to obstructions including (but not limited to) floor coverings, suspended ceiling tiles, insulation, furniture or other personal property, soil, vegetation, water, ice or snow cannot be inspected. Inspector is not required to move or disturb such items in order to diminish or eliminate the obstruction.



**Limitations:** No warranty is expressed or implied, as to the fitness for use, condition, performance or adequacy of any inspected structure, item, component or system. This agreement is not a home warranty, guarantee, insurance policy or substitute for transfer of disclosure, which may be required by federal, state

or municipal statutes. The Report is the property of the Company and the Client and shall not be used by or transferred to any other person or company without both the Company and Client written consent. The Client assumes all risks for any/all conditions, which may be concealed from view or inaccessible at the time of the inspection. The inspection will not involve any destructive testing or dismantling.

The following specific limitations apply:

- a) The company will have no liability for defects that cannot be observed by a normal inspection or cannot be determined by normal operation and it is specifically agreed and understood that; Mechanical devices, electrical, and structural components may be functional one moment and later fail or malfunction; therefore, the Company liability is specifically limited to those situations where it can be conclusively shown that the mechanical device, electrical or structural component inspected was inoperable or in immediate need of repair or not performing the function for which it was intended at the time of inspection.
- b) The Company does not take responsibility for reporting noncompliance with any building, electrical, mechanical or plumbing codes established by municipal
- c) Company liability for the Inspection and Report are limited to a refund of the fee paid for this Inspection and Report ("Limited Liability"). The Limited Liability of the Company's principals, agents and associates is also limited to the fee paid by Client. This limitation applies to anyone damaged or expenses of any kind incurred due to errors or omissions in the Inspection and Report.

This Limited Liability limitation is binding on Client, Client's spouse, heirs, principals, assigns and all others who may otherwise claim through Client. Client assumes the risk of all losses greater than the fee paid for the Inspection and Report. Client agrees to accept a refund of the fee as full settlement of any kind and all claims, which may arise from this Inspection and Report. In no event shall any liability arising under this Agreement or in connection with the Inspection exceed the amount of the fee charged for the Inspection.

- d) The Inspection and Report issued pursuant to this Agreement are intended for the sole use and benefit of the Client and Company. The Inspection and Report are performed and prepared for the use of Client, who gives Inspector permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. Inspector accepts no responsibility for use or misinterpretation by third parties.

**Statute of Limitations:** The parties agree that no claim, demand, or action, whether sounding in contract or in tort, may be brought to recover damages against the inspector, any officers, agents or employees more than one year after the date of the inspection. Time is expressly of the essence herein. Client understands that this time period may be shorter than otherwise provided by law.

**Acceptance of Report:** If the client has not signed this agreement then acceptance of the report shall constitute agreement with all terms of this agreement. The report to be prepared by inspector shall be considered the final and exclusive findings of the inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the inspector prior to issuance of printed report. Client further understands and agrees that the Inspector reserves the right to modify the Report for a period that shall not exceed forty-eight (48) hours after the Report has been first delivered to Client.

**Dispute Resolution:** In the event a discrepancy or dispute develops regarding the services provided to the Client, the Client agrees to notify the Company of the problem by telephone, or otherwise, within five (5) business days and to allow the Company five (5) business days to respond. If the problem or dispute is not resolved satisfactorily and the Client desires to make a formal complaint, the Client shall send a written complaint to the company by certified mail, fully explaining the items involved and the nature of the complaint.

The Client agrees not to disturb, repair or have repaired anything that may constitute evidence relating to the complaint, except in the case of an emergency.

The Client agrees to allow the Company to examine the items involved in the written complaint and to allow the Company thirty (30) days from that date to reach an agreement and resolve the matter. Failure to comply with the above conditions will release Inspector, Company and its agents from all obligations.

Should the matter not be resolved, the parties agree to abide by the ruling of a mutually agreed upon arbitrator who is knowledgeable and familiar with the professional home inspection industry and who is knowledgeable and familiar with the Texas Real Estate Commission Standards of Practice for real estate inspection. Judgment on any award may be entered in any courts having jurisdiction and the arbitration decision shall be binding on all parties. Disputed property and equipment must be made accessible for re-inspection during the settlement process. Secondary or consequential damages are specifically excluded. All claims must be presented within one year of the date of the Inspection. Client shall have no cause of action against Inspector after one year from the date of the Inspection.

In the event the Client commences with arbitration and is not successful in it, the Client will bear all of the Company's expenses incurred in connection therewith including but not limited to, attorney's fees and reasonable fees to the contractors employed by the Company and/or Company employees to investigate, prepare for or attend any proceeding or examination.

**Choice of Law and Venue:** This agreement shall be construed and enforced in accordance with the laws of the state of Texas, and venue shall be in Harris County, Texas.

**Acceptance of this agreement:** This agreement represents the entire agreement between Company and Client. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by both Company and Client. If any court declares any provision of this agreement invalid or unenforceable, the remaining provisions will remain in effect.

By agreeing to this document, I acknowledge that I have read and understand this entire Agreement. This Agreement shall be construed and enforced in accordance with the laws of the State of Texas. Client acknowledges receipt of a copy of this agreement.

# JP's Real Estate Inspections

227 West Airtex Drive, Houston, Texas 77090

Phone: 713-906-7302 / Fax: 832-484-9102

[www.jpsrei.com](http://www.jpsrei.com)

## (TREC) Texas Real Estate Commission **PROPERTY INSPECTION REPORT**

Prepared For: Pamela Hunter  
(Name of Client)

Report Identification#: 02042021

Concerning 14326 Larkhall Ln.  
(Address or Other Identification of Inspected Property)  
Houston TX 77014  
(City) (State) (Zip)

By: Joe N. Poole, Owner TREC# 6868  
(Name & License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

---

### PURPOSE, LIMITATION 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 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](http://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 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. This 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. If it is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 (<http://www.trec.texas.gov>).

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 license holders 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.

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.

**REI 7-5 (5/4/2015)**

---

### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

---

**Direction:** The front of the property is facing West and the rear of the house is facing East

**Client(s) Address:** 11939 Welshpool Glen Dr. Houston, TX 77066

**Inspection Date:** 02/04/2021      **Time:** 3:00 P.M.

**Environment Temperature:** 79 Degrees Sunny, Soil Conditions Moist

**Utilities Available:** Electric, Gas and Water

**Additional Comments:** The property is a Pre-owned Two-Story Duplex, built in 2003 On a Slab on Grade Foundation with Hardi Plank Siding with Trim, and Composition Shingle Roof. The House has 1,636 Square feet of Total Living Space with Three Bedrooms, two full and a half bathroom with a Two car attached Garage. The House was vacant during the time of Inspection. The Buyer was Present during the time of Inspection.



**REI 7-5 (5/4/2015)**

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

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether an item is deemed in need of repair.

**REI 7-5 (5/4/2015)**

I= INSPECTED	NI=NOT INSPECTED	NP=NOT PRESENT	D= DEFICIENCY OR IN NEED OF REPAIR
--------------	------------------	----------------	------------------------------------

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

**STRUCTURAL SYSTEMS**

**A. Foundation**

*FYI Comments:* (If all crawl spaces are not inspected, provide an explanation). An opinion on performance is mandatory.

See overflow comment addendum: Type of Foundation(s): Slab on Grade

(FYI) if you have any concerns based on the inspector's closing comment prior to closing, the foundation should be inspected by a qualified structural engineer or a foundation company that is familiar with the soil and construction methods of the region, in order to determine is permanent repairs are required.

Inspectors' Closing Comment: The foundation appeared to be functional during the time of inspection with small signs of settlement conditions showing.

**B. Grading and Drainage**

*Comments:* Water spots evident: No  
No signs of water penetration observed at this time: No

Inspectors' Closing Comment: Appeared to be in good condition during the time of inspection.

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

*FYI Comments:* (Note this inspection does not warrant against future roof leaks. Client should have a roofing company inspect the roof for further evaluation if the Client so chooses)

Type of Roof Covering: Composition  
Viewed From: From the ground level with binoculars  
Composition: Asphalt  
Metal:  
Built up Roof:  
The roof has reached the end of its useful life: No

Inspectors' Closing Comment: The shingles on the roof appeared to be in good condition during the time of inspection with no signs of water stains on ceiling during the time of inspection.

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

- 

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

*FYI Comments:* Entered Attic Area: Upstairs  
 Some Areas Obstructed from View: Yes  
 The Attic Entry Stairs Are: Good  
 Bathroom/Kitchen Vent terminating in attic: No  
 Damaged or Missing Vent Screens/Soffits: No  
 FYI Note: Attic insulation is no longer considered to be adequate by today's energy efficiency standards. Current standards are between 10-14 inches depending on the R value:

Inspectors' Closing Comment: The roof structure appeared to be in good condition during the time of inspection.



- 

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

Comments: See overflow comment addendum.  
 Signs of structural settling: No

Inspectors' Closing Comment: Appeared to be in good condition during the time of inspection without any signs of water penetrations.

- 

**F. Ceilings and Floors**

Comments: Signs of ceiling cracks in some areas: None  
 Signs of structural settling: No  
 Water stains on ceiling: No  
 Floor cracks: No

Inspectors' Closing Comment: Appeared to be in good condition during the time of inspection.



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

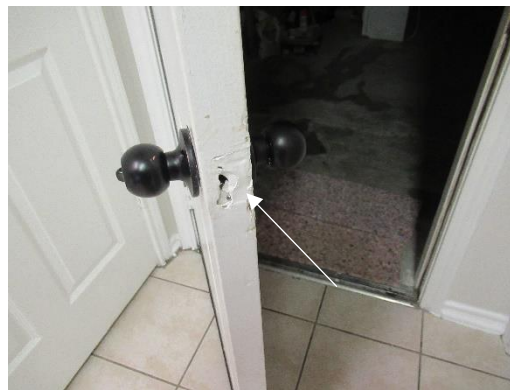
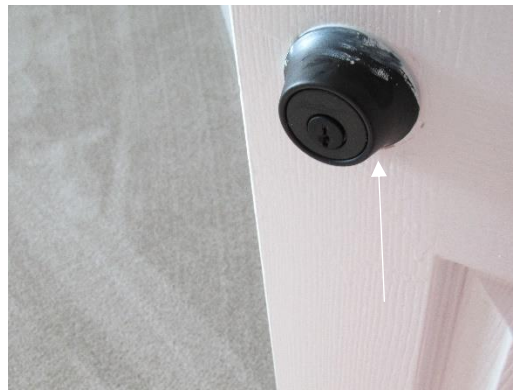
- 

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

Adopted Since 2009

Self-Closing Doors Present: No

Inspectors' Closing Comment: There are several doors throughout the house need door stops installed behind them because there are none present. The door inside the kitchen leading into the garage knob needs to be replaced because the door is not latching. There are several doorknobs on bedroom needs to be tightened because they are very loose. The deadbolt lock needs to be removed off the bedroom door and a regular knob installed. The glass door needs to be installed on the shower inside the master bathroom because it is missing.



- 

**H. Windows**

Comments: **(Note: Insulated Window Seals can fail at any time preventing clear visibility)**

Single pane:

Double pane: Yes

Inspectors' Closing Comment: All windows appeared to be in good condition during the time of inspection while opening and closing them.

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

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

*Comments:* Appeared to be in good condition during the time of inspection.

**J. Fireplace/Chimney**  
 Comments: **Type of Fireplace**  
**Wood: Gas: Gas Convection:**

Inspectors' Closing Comment:

**K. Porches, Decks and Carports (Attached)**

Inspectors' Closing Comment: Appeared to be in good condition during the time of inspection.

**L. Other**

Inspectors' Closing Comment: There appeared to be no signs of crawling critters or infestation present during the time of inspection.

**II. ELECTRICAL SYSTEMS**

Comments: Service Entrance and Panels  
 Panel located: On the side of the house

Overhead Service:                      Underground Service: Yes

Brand Name: GE

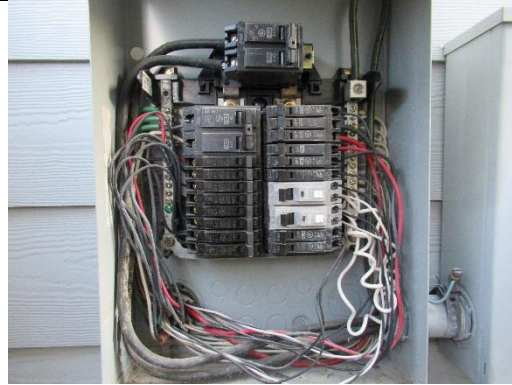
Amps: 100

Service Conductors

Wire Type: Aluminum (Yes)    Copper (       )

Inspectors' Closing Comment: Appeared to be in good condition during the time of inspection.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>	<b>Inspection Item</b>
----------	-----------	-----------	----------	------------------------



- 

A. Branch Circuits – Connected Devices and fixtures:

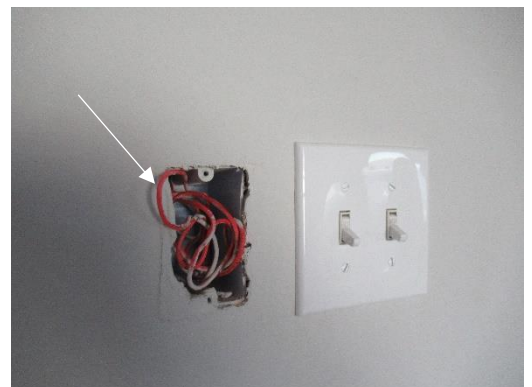
*Comments:* Three Prong Outlets: Yes or Two Prong:                      Wire Type: Copper

**FYI (Notice) If Aluminum Wiring**

Deficiencies Found: If this home has aluminum wiring present for all the branch circuits. There did not appear to be any upgrades to the connection with approve co-lar components, pig tailing or anti-oxidant present. There is some controversy in regards to aluminum wiring as to insurability and safe operations. Recommend to have the electrical outlets and switches further evaluated by a licensed electrician.

The client can read further about aluminum wiring issues at; “Aluminum Wiring US Consumer Publication #516” at [www.inspect-ny.com/aluminum/awrepair.htm](http://www.inspect-ny.com/aluminum/awrepair.htm)

Inspectors’ Closing Comment: All outlets and switches appeared to be in good condition during the time of inspection while inspecting them with the circuit tester. The light inside the garage and inside the master bedroom closet needs to be repaired because they did not work during the time of inspection. There needs to be a blank cover installed on the junction box inside the master bedroom because the wires are exposed. The back porch needs a light bulb and a cover installed because they are missing.



<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>	<b>Inspection Item</b>
----------	-----------	-----------	----------	------------------------



- 

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

Comments: Heating Equipment  
*Type and Energy Source:* Gas Heating Types: Central  
 Brand Name: York Thermostat Location: Stairway

Inspectors' Closing Comment: Appeared to be functioning as intended during the time of inspection.



- 

**B. Cooling Equipment**

Comments: *Type and Energy Source:* Electric Normal range 15-21 degrees.  
 Cooling Types: Central  
 Brand Names: Goodman

Inspectors' Closing Comment: Appeared to be functioning as intended during the time of inspection.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>	<b>Inspection Item</b>
----------	-----------	-----------	----------	------------------------



**C. Ducts and Vents**

Inspectors' Closing Comment: Appeared to be in good condition during the time of inspection, but the ac vent inside the master bedroom needs to be mounted to the ceiling because it is slightly hanging.



**IV. PLUMBING SYSTEM**

Comments: Water Supply System and Fixtures: In good condition

- A. Location of Water Meter: In front of the house near the curb
- B. Location of Main Water Supply Valve: Inside the garage
- C. Static Water Pressure Reading: 60 PSI
- D. Water supply line: PVC
- E. Mechanical Drain Stops Present: Yes/No
- F. Water Source: Public: Yes Private:

**FYI Notice: CSST (Corrugated Stainless-Steel Tubing) Piping is an approved manufactured product for the supply of gas at single and multi-unit residences when it is installed properly. CSST piping is a thin, flexible, stainless tube covered with a yellow or black coating which is prone to lightning damage and electrical arcing. Manufacturer's installation instructions declare improper installation of CSST to be a hazard, but also say that there is no completely safe way to electrically bond.**

**Notice: Galvanize steel pipes are subject to deterioration caused by several factors including the age of the pipes. Because the deterioration begins inside the pipe, a leak is the final evidence of a problem, not the first. Buried pipes, pipes within walls, inaccessible or concealed attic spaces including those pipes covered with insulation**



<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>	<b>Inspection Item</b>
----------	-----------	-----------	----------	------------------------

cannot be inspected. We recommend a qualified, licensed plumbing contractor further evaluated the plumbing system, during your option period, for recommendations for repair and replacement. Otherwise, you are accepting this piping on "as is" basis and may find repairs necessary in the future.

**Notice:** If your water lines are PEX, a crossed-linked polyethylene material, developed in the 1960s, PEX tubing has been in use in many European countries for plumbing, radiant heating and snow melt applications since in the early 1980s. It was accepted by American building codes in the early 1980s. It is impossible to determine whether all fittings/connections are accessible and have been evaluated by this inspector. Serviceability of this water supply system cannot be guaranteed, and no warranty is provided by this inspector.

Inspectors' Closing Comment: Appeared to be in good condition during the time of inspection. The vanity inside the hall bathroom and the master bathroom needs a drain stop installed because they are missing. The hole on the kitchen counter needs to be covered with a blank to prevent water from dripping underneath into the cabinet.



- 
- 
- 
- 

A. Drains, Wastes, Vents

*FYI Comments:* (Flex pipe used where smooth rigid plumbing is recommended. A drain line must maintain a certain pitch to work correctly, which can sometimes be difficult with flex pipe. Also, the corrugations in most flex lines may cause a resistance to flow causing debris and grease to become trapped.

*FYI Notice:* While some water was run down drains, this cannot simulate the waste flows characteristic of full occupancy. Unless

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

specific, fixtures and vessels were not filled-to capacity for leaks testing to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing, including hydrostatic testing, is available from qualified, licensed plumbers. Further testing and inspection of the drain and sewer line is recommended in older homes (40+ years), homes with previous foundation repair, and homes with evidence of poor foundation performance. Otherwise, you are accepting this drain waste system on an "as is" basis and may find repairs necessary in the future.

Inspectors' Closing Comment: Appeared to be in good condition during the time of inspection.

C. Water Heating Equipment (report as in need of repair those conditions specifically listed as recognized hazards by TREC rules).  
*Comments:* Energy Source: Gas  
 Water Brand Name: Rheem Location: Inside the attic Gallons: 40  
 MFG Date Was: 10/03

Inspectors' Closing Comment: The water heater appeared to be in good condition during the time of inspection.



B. Hydro-Therapy Equipment  
*Comments:* Access panel to motor is accessible:  
 Ground Fault Circuit Interrupter present:

Inspectors' Closing Comment:

V. **APPLICANCES**  
 A. Dishwasher

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

*Comments:* Soap Tray defective: No

Inspectors' Closing Comment: Appeared to be functioning as intended during the time of inspection.

**B. Food Waste Disposal**

Inspectors' Closing Comment: Appeared to be functioning as intended during the time of inspection.

**C. Range Hood**

*Comments:* Damaged Switches: No Filter Missing: No Noisy: No

Inspectors' Closing Comment: Appeared to be functioning as intended during the time of inspection.

**D. Ranges/Ovens Cook Tops**

*Comments:* Type of Range/Cooktop: Electric  
Location of gas valve shutoff:  
Anti-Tip Device Present: No

Inspectors' Closing Comment: Appeared to be in good condition during the time of inspection.

**E. Microwave Cooking Equipment**

Inspectors' Closing Comment: Appeared to be in good condition during the time of inspection.

**F. Trash Compactor**

Inspectors' Closing Comment:

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

*Comments:* Noisy: No Cover Missing: No Damaged: No  
Heat Light Present: No

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

Inspectors' Closing Comment: Appeared to be in good condition during the time of inspection.

**H. Whole House Vacuum Systems**

Inspectors' Closing Comment:

**I. Garage Door Operators**

*Comments:* Auto reverse block test acceptable: Yes  
 Electric eye reverse test acceptable: Yes  
 Improper sensor height: (More than six inches above garage floor) No

Inspectors' Closing Comment: Appeared to be in good condition during the time of inspection.

**J. Doorbell and Chimes**

**Doorbell and Chime Present:** Yes

Inspectors' Closing Comment: The doorbell chime needs to be replaced because the chime sound is faded.

**K. Dryer Vents**

Inspectors' Closing Comment: Appeared to be in good condition during the time of inspection.

**L. Other Built-In Appliances**

Inspectors' Closing Comment:

**M. Smoke Detectors**

*Comments:* **Carbon Dioxide Detectors Present:** No

Inspectors' Closing Comment: All smoke detectors appeared to be in good condition during the time of inspection.

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

**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler System)**

Inspectors' Closing Comment:

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

Type of Construction: Above Ground:                      Inground:

Inspectors' Closing Comment:

**C. Outbuildings:**

Inspectors' Closing Comment:

**D. Outdoor Cooking Equipment**

Energy Source:

Inspectors' Closing Comment:

**E. Gas Supply System**

Inspectors' Closing Comment:

**F. Private Water Well (A Coiform Analysis is Recommended)**

Type of System:

Information: If this property utilizes a private sewage disposal system which is considered an Optional System and is outside of the expertise and experience of this inspector. We recommend that this system be further evaluated by the supplier or service company which has maintained or is expected to maintain the system. A history of previous service may be available.

Texas septic system owners are required, by law, to properly maintain their septic systems because system failure or improper procedures could cause pollution or other hazardous conditions. The Texas Natural Resource Conservation Commission enforces the Texas septic system laws as they pertain to licenses of certified installers, site evaluators, apprentices and other representatives.

Information from the Texas Commission on Environmental Quality offers information about On-site Sewage Facilities (Septic Systems) available online at Texas Commission on Environmental Quality.



<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>	<b>Inspection Item</b>
----------	-----------	-----------	----------	------------------------

Location of Drain Field:

Inspectors' Closing Comment:

## **Property Inspection Report Overflow Comment Addendum**

- 1. There are several doors throughout the house need door stops installed behind them because there are none present. The door inside the kitchen leading into the garage knob needs to be replaced because the door is not latching. There are several doorknobs on bedroom needs to be tightened because they are very loose. The deadbolt lock needs to be removed off the bedroom door and a regular knob installed. The glass door needs to be installed on the shower inside the master bathroom because it is missing.**
- 2. The light inside the garage and inside the master bedroom closet needs to be repaired because they did not work during the time of inspection. There needs to be a blank cover installed on the junction box inside the master bedroom because the wires are exposed. The back porch needs a light bulb and a cover installed because they are missing.**
- 3. The vanity inside the half bathroom and the master bathroom needs a drain stop installed because they are missing. The hole on the kitchen counter needs to be covered with a blank to prevent water from dripping underneath into the cabinet.**
- 4. The doorbell chime needs to be replaced because the chime sound is faded.**
- 5. The ac vent inside the master bedroom needs to be mounted to the ceiling because it is slightly hanging.**
- 6. The wood fence in the back of the house need planks installed because they are rotten.**

**The property at 14326 Larkhall Ln. was found to be in good condition during the time of inspection with items on this report that needs to be repaired by licenses individuals or a qualified repairman.**

**Thank you, Pamela Hunter for allowing my company to be apart of your purchase. If you should have any problems regarding the inspection, please feel free to give me a call.**

**Please feel free to to share full report with Listing Agent. If there are any questions or concern please contact Joe Poole.**

