



# TEXAS STANDARD HOME INSPECTIONS

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TREC REI 7-6

7411 Simpson Springs Ln  
Spring, TX 77389



Inspector  
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# PROPERTY INSPECTION REPORT FORM

Sara Payne <i>Name of Client</i>	09/19/2022 2:00 pm <i>Date of Inspection</i>
7411 Simpson Springs Ln, Spring, TX 77389 <i>Address of Inspected Property</i>	
Craig Moore <i>Name of Inspector</i>	TREC Professional Inspector License # 24267 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

## **NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

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

*In Attendance:* Homeowner

*Occupancy:* Occupied

*Style:* Traditional

*Temperature (approximate):* 93 Fahrenheit (F)

*Type of Building:* Single Family

*Weather Conditions:* Cloudy

*Cause of Damage/ Method of Repair:*

Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

*Partial Inspection:*

This inspection was limited to requested portions of the home. Any items not inspected will be designated as such.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### I. STRUCTURAL SYSTEMS

**A. Foundations**

*Foundation Maintenance Tips:*

Foundation Maintenance Tips: Inspect your home yearly for damage, cracks and insects. If you see cracks, call a foundation contractor for repair and guidance before they become worse. Maintain a consistent level of moisture around your foundation. Ensure you have a good foundation drainage system and that the ground around your home has proper slope. It is recommended that the ground slope away at least 6 inches over the first 10 feet. Protect your foundation from large trees and consider installing a root barrier if needed. Check your plumbing yearly if you suspect any issues, contact a structural engineer to evaluate.

**B. Grading and Drainage**

**C. Roof Covering Materials**

*Types of Roof Covering:* Composite Shingle

*Viewed From:* Ground, Roof

*General Roof Photos:*



*Typical Wear - Performing as Intended:*

Roof appeared to be aged approximately 8 years. Typical wear expected of aged roofs was observed at the time of inspection. Although these signs were observed, the roof covering appeared to be performing as intended at the time of inspection.

Please see other recommendations noted in this report for further detail and seek further evaluation by a qualified roofing professional if desired.

*Limited:*

Some areas may be deemed inaccessible if inspector is unable to safely walk it in the inspectors opinion. This may be due to steepness of slope, weather, condition or other factors. Visible and accessible portions are still inspected.

**1: Fasteners: Exposed**

[Maintenance Item](#)

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Under-driven or exposed nails were found in one or more roof coverings. Nails should be driven flush and sealed. Recommend a qualified roofer evaluate and correct.

Recommendation: Contact a qualified roofing professional.



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**2: Granule Loss - Minor**

🔴 Recommendation

Minor to moderate granule loss was noted in some areas. Common spots include ridges and valleys that see the most sunlight and/or moisture runoff.

This condition is typical for an aging roof and does not necessarily affect the performance of the roof covering at the time of inspection.

Recommend regular monitoring and inspection of this condition. Consult with a roofing contractor if you desire further evaluation of this condition.

Recommendation: Contact a qualified roofing professional.



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**3: Granule Loss - Mechanical Damage**

🔴 Recommendation

One or more areas were observed to be missing granules, possibly due to impact/ mechanical damage or manufacturer defect. This could lead to premature deterioration of the roof covering. Recommend correction.

Recommendation: Contact a qualified roofing professional.

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I	NI	NP	D
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#### 4: Sealant: Improper Use

##### 👉 Recommendation

Sealant was observed to seal areas of the roof covering improperly. While sealant may be used to seal properly let flashings at mortar, it should not be used to seal shingles at ridges or valleys. This may be evident of improper repair practice. Recommend consulting with seller as to any known conditions and further evaluation/repair as needed.

Recommendation: Contact a qualified roofing professional.



**D. Roof Structures and Attics**

*General Photos:*

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

**F. Ceilings and Floors**

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

*Comments:*

**H. Windows**

*Comments:*

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

*Comments:*

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**J. Fireplaces and Chimneys**

*Fireplace Recommendation and Safety:*

More than one-third of Americans use fireplaces, wood stoves, and other fuel-fired appliances as primary heat sources in their homes. Unfortunately, many people are unaware of the fire risks when heating with wood and solid fuels.

Heating fires account for 36% of residential home fires in rural areas every year. These fires are often due to creosote buildup in chimneys and stovepipes. All home heating systems require regular maintenance to function safely and efficiently.

We recommend that all fireplaces and chimneys be inspected by a certified chimney sweep prior to first use, and not less than annually thereafter for safety.

The fireplace damper must be fully open before starting a fire, and left open until the fire is completely out.

Combustible materials should be kept away, generally a minimum of 3' from fireplace openings.

Screens should be closed during the fireplace's operation to prevent sparks from flying out into the room.

Wood burning fireplaces should not be overloaded. Do not burn painted or fresh "green" wood with excess moisture content.

Install and maintain smoke and carbon monoxide alarms.

Glass door enclosures can be closed when not in use to reduce heat loss from the room into the chimney.

Glass doors on a factory-built fireplace must be tested and listed for that particular fireplace. It can be dangerous to use the wrong set of glass doors.

A wood stove (freestanding or insert style) should never be installed in a factory-built fireplace system unless the insert has been tested and listed for such use.

*Comments:*

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

*Comments:*

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## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

**B. Branch Circuits, Connected Devices, and Fixtures**

**C. Other**

*Comments:*



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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

**B. Cooling Equipment**

**C. Duct Systems, Chases, and Vents**

**D. Other**  
*Comments:*

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#### IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution Systems, and Fixtures**

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

**C. Water Heating Equipment**

*Limited Access:*

The water heater was unable to be accessed fully due to obstructions. Visible or accessible portions were still inspected.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**F. Gas Distribution Systems and Gas Appliances**

*Comments:*

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### V. APPLIANCES

**A. Dishwashers**  
*Comments:*

**B. Food Waste Disposers**  
*Comments:*

**C. Range Hood and Exhaust Systems**  
*Comments:*

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

**E. Microwave Ovens**  
*Comments:*

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

**G. Garage Door Operators**  
*Comments:*

**H. Dryer Exhaust Systems**  
*Comments:*