



SMITH GROUP
PROPERTY INSPECTIONS
The Right Inspector, Right Away



Smith Group Property Inspections

Property Inspection Report



1234 Main Street, Houston TX 99999
Inspection prepared for: Jane Doe

Date of Inspection: xx/xx/2021 Time: 9:00AM
Age of Home: xxxx Size: xxxx sqft

Inspector: Brian Smith
License: #24130
13414 Hartland Lake Lane, Houston TX
Phone: 281-734-3118
Email: smith.inspections@outlook.com
www.getyourhouseinspected.com

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PROPERTY INSPECTION REPORT FORM

Name of Client: Johnna Johnson

Date of Inspection: 2022-07-11

Address of Inspected Property: 10103 Mariner Oaks Missouri City, TX 77459

Name of Inspector: Brian Smith

TREC License #: 24130

Name of Sponsor (if applicable): Brian Smith

TREC License #: 24130

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 inspectors 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 manufacturers installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

REI 7-6 (8/9/21)

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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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



Report Identification: 10103 Mariner Oaks - Missouri City, TX 77459

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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Exterior Notes:

Proper drainage and soil moisture contents should be maintained around the foundation to help minimize future foundation problems.

Underground drainage systems are not inspected.

These should be maintained for proper drainage.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures.

More damage has probably resulted from moisture and expansive soils than from most natural disasters.

Also, there should be gutters and downspouts with splash blocks that discharge away from the building.

In the past, we have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise.

Minor settlement or hairline cracks in drives, walks or even foundations are normal to properties of any age.

They should, however, be monitored for expansion and sealed as necessary.

Also tripping hazards may occur from uneven or gaps in pavement, this should be addressed as needed.

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal.

Note that most roofs are walked by inspector.

However some roofs may not be walked due to conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch.

Rain could make the surfaces of the roof too slippery to walk on safely.

This may require the roof to be observed from lower portions of the roof, the edge of the roof or the ground with binoculars.

As such, our inspection may be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials.

Note that any siding, but especially composition or hardboard siding must be closely monitored.

A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit.

Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage.

All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level).

It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass.

Swelling and deterioration may otherwise result.

Client: Johnna Johnson



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I NI NP D

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30, consider your own personal needs and those of your family and guests.

By today's standards, spindles at decks and steps should be spaced no more than 4 apart for the safety of children.

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post Tension
Comments: Slab-on-Grade

Corner fractures were noted on the corner(s) of the foundation, these are usually considered cosmetic nature unless other movement is noted.

Recommend sealing all cracks to help prevent further deterioration.

2. Rusty nails protruding from foundation (safety item).

Correction recommended by qualified contractor

Client: Johnna Johnson

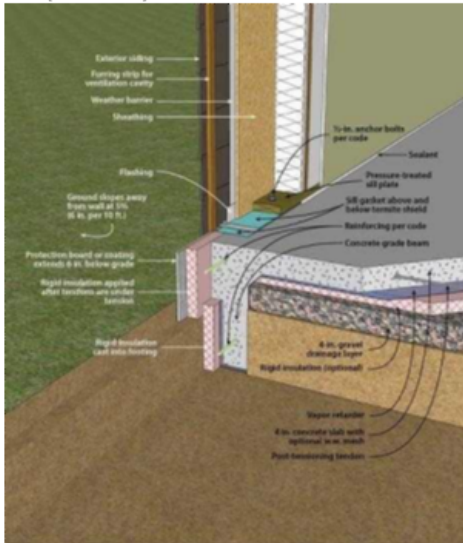


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I NI NP D

A. Foundations (continued)



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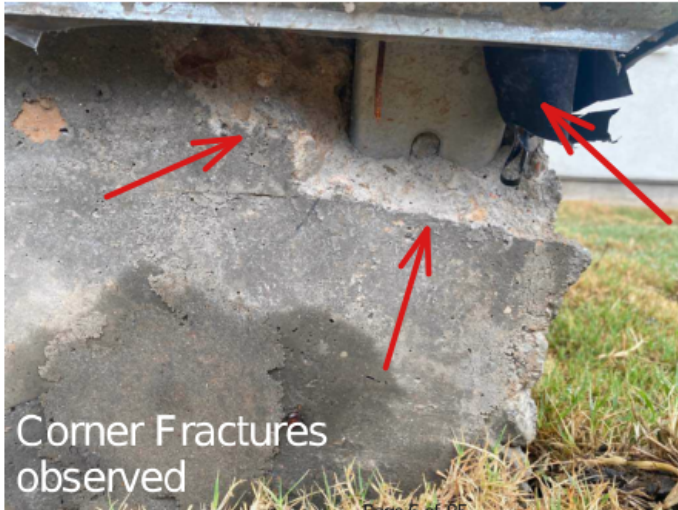
I NI NP D

A. Foundations (continued)





Corner Fractures
observed



Corner Fractures
observed

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Office area































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I	NI	NP	D
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B. Cooling Equipment

Type of Systems: Central A/C

Comments: Lennox

Unit appeared to be operating normally at time of inspection.

The A/C unit High/ Low differential for this unit is 19 degrees.

Differential should fall between 16 and 21 degrees at the unit for proper cooling.

A/C and heating units are checked for proper operation only at the time of inspection and is no guarantee of future performance.



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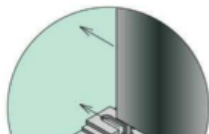
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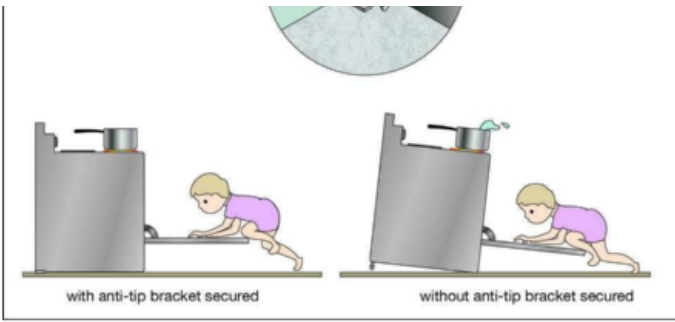
I NI NP D

D. Ranges, Cooktops, and Ovens (continued)

Anti-tip brackets

These are used to secure the range to the wall or floor to prevent tipping over and causing serious injury





☒☐☐☐

E. Microwave Ovens

Comments: Jenn-air,
Microwave was operating as intended at time of inspection.

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I NI NP D

E. Microwave Ovens (continued)

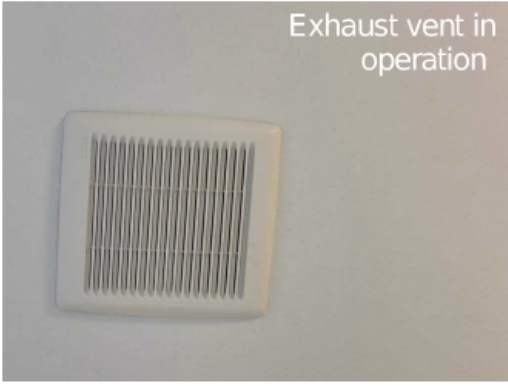


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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Broan,
Bathroom exhaust vent operated as intended at time of inspection.

Exhaust vent in
operation



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I NI NP D

G. Other

Comments:

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Summary

I. STRUCTURAL SYSTEMS

A. Foundations Slab-on-Grade,

Corner fractures were noted on the corner(s) of the foundation, these are usually considered cosmetic nature unless other movement is noted.

Recommend sealing all cracks to help prevent further deterioration.

2. Rusty nails protruding from foundation (safety item).

Correction recommended by qualified contractor Type of Foundation(s): Post Tension

C. Roof Covering Materials Asphalt shingle,

Unfinished flashing observed.

Shingle / flashing damage can possibly result in moisture penetration at roof.

Correction recommended by qualified contractor. Types(s) of Roof Covering: Gable Viewed From: Ground level with drone

F. Ceilings Drywall,

Damage at ceiling observed (garage area).

All damage should be corrected / repaired to prevent further deterioration.

Correction recommended by qualified contractor.

H. Doors (Interior and Exterior) Wood,

Observed damaged / loose hardware at doors.

Correction recommended by qualified contractor.

I. Windows Single hung window,

Cracked window panes / broken glass observed.

Correction recommended by qualified contractor.

K. Fireplaces and Chimneys Natural Gas, Prefab,

Gas fireplace did not ignite at time of inspection.

Client: Johnna Johnson





Summary (continued)

K. Fireplaces and Chimneys (continued)

Further evaluation and correction recommended by qualified contractor.

M. Fences / Gates Wood Fence,

Unfinished wood fence observed

Correction recommended by qualified contractor

II. ELECTRICAL SYSTEMS

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

Electrical covers missing from outlets (multiple).

Correction recommended by qualified contractor. Type of Wiring: Copper

G. Light Fixtures Interior / Exterior,

Observed taped lights at front porch area.

Correction recommended by qualified contractor

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

D. Duct Systems, Chases, and Vents Insulated flex,

Observed multiple areas (in attic) where flex duct touched & or missing required 1 inch clearance from other ducts.

The intent of the one inch clearance is to prevent condensation between ducts.

Further evaluation & correction recommended by qualified contractor.

E. Air Vents, Grilles, Registers Ceiling Air Supply Vent,

Observed missing air supply vent covers.

Correction recommended by qualified contractor

V. APPLIANCES

B. Food Waste Disposers In-Sinkerator,

Food waste disposer did not operate at time of inspection.

Further evaluation & correction recommended by qualified contractor.

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Summary (continued)

C. Range Hood and Exhaust Systems Unknown Manufacturer,

Range exhaust vent enclosure unfinished - range operates

Correction recommended by qualified contractor

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems Front and back yard,

Overspray of sprinklers at fence area.

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