



# Inspection Report

Property Address:



## National Property Inspections

Stephen Gremillion 21499  
3 Camden Oaks Lane  
Montgomery, Texas 77356  
408-540-9762

# PROPERTY INSPECTION REPORT

**Prepared For:**

\_\_\_\_\_  
(Name of Client)

**Concerning:**

\_\_\_\_\_  
(Address or Other Identification of Inspected Property)

**By:**

Stephen Gremillion 21499 / National Property Inspections

8/14/2015

\_\_\_\_\_  
(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](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard 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.

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

## Report Identification:

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.

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.

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.

Report Identification:

**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:**

**Temperature:**

80 - 100 degrees

**Weather:**

Clear, Hot and Humid

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

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

I   NI   NP   D

## I. STRUCTURAL SYSTEMS

**A. Foundations**

**Type of Foundation (s):** Concrete slab on grade

**Foundation performing as intended:** Yes

**Comments:**

Typical corner cracks and honeycombing found.



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)

**B. Grading and Drainage**

**Comments:**

(1) Flat grading in the rear of the home. Recommended repairs.



B. Item 1(Picture)

(2) Minor erosion found. Recommended repairs and installation of gutters.

Report Identification:

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

I   NI   NP   D



B. Item 2(Picture)



B. Item 3(Picture)

C. Roof Covering Materials

**Types of Roof Covering:** Asphalt Shingles

**Viewed from:** Walked roof

**Estimated age of roof:** 5-15 years

**Comments:**

Evidence of previous repairs found.



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)

D. Roof Structures and Attics

**Method used to observe attic:** Opening

**Attic Insulation:** Blown, Rolled

**Approximate Average Depth of Insulation:** 10+ inches

**Comments:**

E. Walls (Interior and Exterior)

**Siding type:** Brick veneer, Composite siding

**Comments:**

(1) deterioration of the wood trim pieces found. Recommended repairs.

Report Identification:

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

I   NI   NP   D



E. Item 1(Picture)

(2) Recommended that the penetrations in the brick veneer be properly sealed.



E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)

**F. Ceilings and Floors**

**Comments:**

water damage found in the master bathroom and hallway bathroom ceilings. Recommended further evaluation and repairs.



F. Item 1(Picture)



F. Item 2(Picture)



F. Item 3(Picture)

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

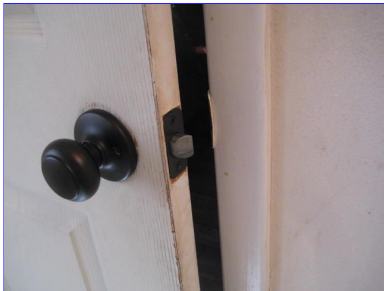
**Comments:**

(1) Door to the master bathroom does not latch.

Report Identification:

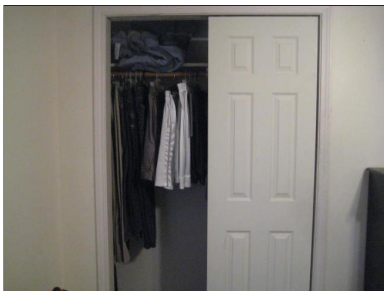
I = Inspected   NI = Not Inspected   NP = Not Present   D = Deficient

I   NI   NP   D



G. Item 1(Picture)

(2) The rear left bedroom is missing a closet door.

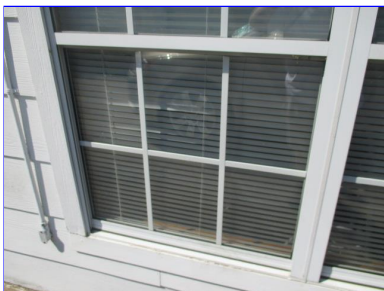


G. Item 2(Picture)

H. Windows

Comments:

Typical missing screens.



H. Item 1(Picture)



H. Item 2(Picture)

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks and Carports

Comments:

L. Other

Comments:



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

I   NI   NP   D

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

**Electrical Service Conductors:** Below ground, Copper, 120/240 volts

**Service location:** Left side of the home

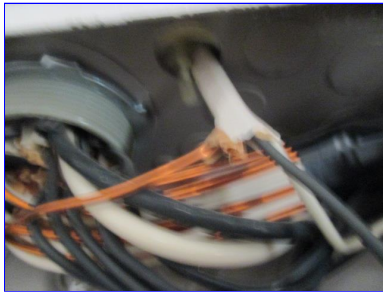
**Amperage:** 200 AMP

**Panel Type:** Circuit breakers

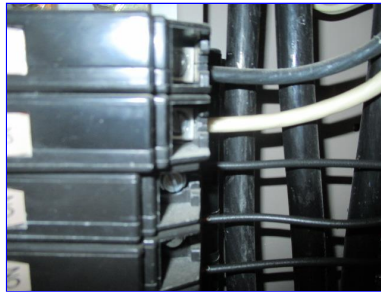
**Panel Location:** Storage room

**Comments:**

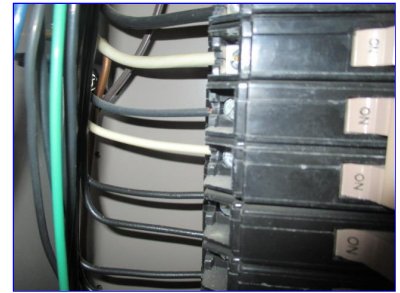
Typical open knockouts and white wires entering hot terminals. Recommended repairs.



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

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

**Branch wiring type:** Copper

**Comments:**

Exterior outlet missing cover. Recommended that a proper cover be installed.



B. Item 1(Picture)

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

I   NI   NP   D

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

**A. Heating Equipment**

**Furnace:** Natural gas fired

**Location:** Attic

**Temperature differential:** 22 Degrees

**Comments:**

Unit information undetermined.

Limited access and visibility of the unit.



A. Item 1(Picture)



A. Item 2(Picture)

**B. Cooling Equipment**

**Type of AC system:** Split system

**Central Air Manufacturer:** Nordyne

Unit Information: Year: 2012 Model Number: FS4BD - 048KB Serial Number: FSD120607521

**Temperature Differential.:** 15 Degrees

**Comments:**

Unit not level. This may have an adverse affect on performance. Recommended repairs.



B. Item 1(Picture)

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

**Comments:**

Recommended that the air filter be changed.

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

I   NI   NP   D

## IV. PLUMBING SYSTEM

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

**Location of water meter:** Front, Left Side

**Location of main water supply valve:** At the water meter

**Static water pressure reading:** Between 30 and 60 PSI

**Water Source:** Public

**Gas Meter Location:** Left side of the home

**Comments:**

**B. Drains, Waste, and Vents**

**Comments:**

Recommended that the sink strainer in the kitchen be replaced.

**C. Water Heating Equipment**

**Capacity (Water Heater):** 40 Gallon

**Energy Sources:** Gas

**Water Heater Manufacturer:** Rheem

Unit information: Year: 2007 Model Number: 22V40F1 Serial Number: RHLN020741110

**Water Heater Location:** Laundry room

**Comments:**

(1) Recommended that a drip leg be installed.

(2) The secondary drain goes into the front left bedroom. Recommended that it be moved to the outside.



C. Item 1(Picture)

**D. Hydro-Massage Therapy Equipment**

**Comments:**

**E. Other**

**Comments:**

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

I   NI   NP   D

## V. APPLIANCES

**A. Dishwashers**

**Dishwasher Brand:** Tappan

**Comments:**

General photo



A. Item 1(Picture)

**B. Food Waste Disposers**

**Disposer Brand:** In Sink Erator

**Comments:**

General photo



B. Item 1(Picture)

**C. Range Hood and Exhaust Systems**

**Exhaust/Range hood:** Allure

**Comments:**

General photo



C. Item 1(Picture)

Report Identification:

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

I	NI	NP	D
---	----	----	---

**D. Ranges, Cooktops and Ovens**

**Oven:** General Electric

**Stove:** GE

**Comments:**

General photos

The oven was set to 350 degrees and measured in at 355.



D. Item 1(Picture)



D. Item 2(Picture)

**E. Microwave Ovens**

**Comments:**

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

**Comments:**

**G. Garage Door Operator(s)**

**Comments:**

**H. Dryer Exhaust Systems**

**Comments:**

**I. Other**

**Comments:**