



Inspection Report

Sample Report

Property Address:
124 new built home
Grand Prarie TX 75054



National Property Inspections

Scott Hoenig TREC 21111
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PROPERTY INSPECTION REPORT

Prepared For:	Sample Report	
	(Name of Client)	
Concerning:	124 new built home, Grand Prairie, TX 75054	
	(Address or Other Identification of Inspected Property)	
By:	Scott Hoenig TREC 21111 / National Property Inspections	1/9/2017
	(Name and License Number of Inspector)	(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

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

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;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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:

Approximate Temperature:

Below 50 (F)

Weather:

Cloudy, Strong Winds

Approximate age of building:

10 - 11 Months

Precipitation in last 3 days:

Yes

Ground/Soil surface condition:

Damp

Building Status:

Owner Occupied

In Attendance:

Inspector, Owner

Type of building:

Single Family (2 story)

Approximate size of Building:

3850 Square Feet

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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 Foundation

Comments:

In my opinion, the foundation appears to be providing adequate support based on a limited visible observation at the time of the inspection. Although all structures have the tendency to slightly move or settle over time, there were no visible signs of major or significant movement. This opinion is based on exterior and interior visual stress indicators and not by utilizing sophisticated testing and measuring procedures and instruments. If more detailed information is desired, it is recommended to hire foundation structural engineer.

B. Grading and Drainage

Comments:



B. Item 1

The grading appeared to be positively sloped away and flat near structure.

However, the gutter above garage is holding over 1inch of water at right end. Gutter should tilt toward drain end.

C. Roof Covering Materials

Types of Roof Covering: Architectural

(Roof) Viewed From: The surface (Walked), Ladder

Percent of Roof Observed: 100

Evidence of previous roof repair: No

Comments:

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I	NI	NP	D
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C. Item 1



C. Item 2

Roof Coverings appeared to be performing as intended at time of inspection, however, one or more deficiencies were observed with examples within this subsection.

A few damaged shingles should be replaced. Found at rear section. ALL roofing should be examined, and replace all found damaged.

D. Roof Structures and Attics

Roof Ventilation types: Passive vents, Soffit vents

(Attic) Veiwed From: Attic floor (standing)

Percent of Attic Observed: 90

Type of Roof Structure: Traditional stick-built Framing, Radiant Barrier Sheathing

Attic info: Pull down stairs, light and storage area, Attic Scuttle Hole

Type Attic Insulation: Blown Fiberglass

Approximate Average Depth of Insulation: 14-16 inches

Approximate Average Thickness of Vertical Insulation: Vertical insulation is not visable.

Evidence of water penetration in attic: None visable at time of inspection

Comments:



D. Item 1

(1) The Roof Structure was in good overall condition and appeared to be performing as intended.

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However, static vents on roof is adequate, but soffit vents are missing at front of home. Not enough intake venting. Recommend a roofing company add vents to meet todays standards, this will improve life of roof shingles and roof deck materials.



D. Item 2

(2) Small roof area at rear has NO ventilation. Repairs are needed, should add proper venting.

E. Walls (Interior and Exterior)

Comments:

(1) Customer notes the wall on right side is colder than rest of home. I recommend builder have thermal test done to locate possible missing wall insulations.

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E. Item 1



E. Item 2

(2) There are cracks (gaps) in the exterior walls that are considered to be entry point for vermin. Recommend filling with brick and mortar. Front wall.



E. Item 3



E. Item 4

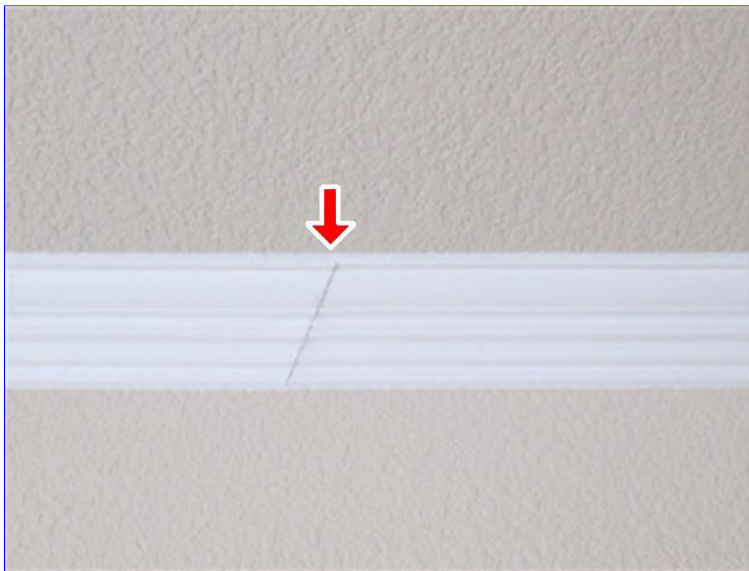
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I	NI	NP	D
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(3) Weep holes are not present at bricks/foundation column base's (THREE). Weep holes can be drilled between bricks/rock every 33 inches apart. These holes allow water to DRAIN and AIR TO CIRCULATE behind veneer rock/brick.



E. Item 5



E. Item 6



E. Item 7



E. Item 8

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I NI NP D

(4) There are small cracks in the interior walls that are considered to be cosmetic and average for age. No attempt is made to discover or document an exhaustive list of every crack or anomaly in the interior walls. Recommend prep and paint. Home owner should mark all spots found by inspector and owners.



E. Item 9

(5) Mirror in master bathroom has scratch inside glass, repairs are needed.



E. Item 10



E. Item 11

(6) Holes in garage walls, these represent a fire danger in the home from the garage, where a fire break is required. Recommend a qualified contractor repair.

Hole found next to water heater. Also found at garage door bracket mounts in ceiling.

F. Ceilings and Floors

[Comments:](#)

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F. Item 1

Areas of upstairs floor squeak loudly, repairs are needed. Home owner will show builder spots found to be unacceptable.

G. Doors (Interior and Exterior)

[Comments:](#)



G. Item 1



G. Item 2

(1) Thresholds at both exterior doors are not properly sealed at front edge. Sealant is needed to stop water intrusion under threshold in blowing rains.

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G. Item 3

(2) Garage door brackets are missing screws, these should be installed.

H. **Cabinets / Countertops**

[Comments:](#)

Cabinets are performing as intended.

I. **Windows**

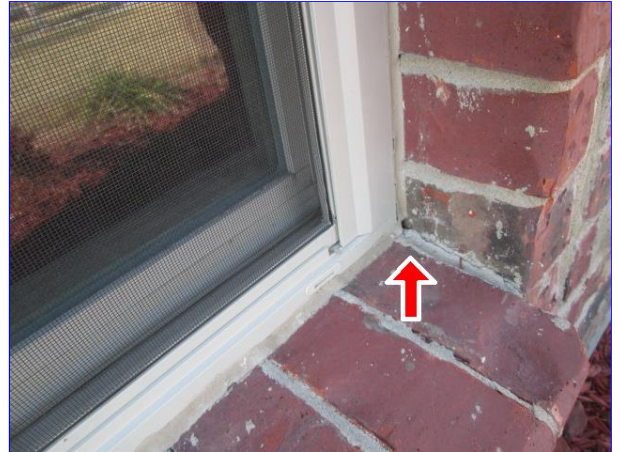
[Comments:](#)

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I. Item 1



I. Item 2



I. Item 3



I. Item 4

Sealant around some windows is not properly installed, to keep moisture out, these joints need to be resealed with silicone type caulk.

J. Stairways (Interior and Exterior)

Comments:

The Stairway was in good overall condition and appeared to be performing as intended.

The Stairway(attic pulldown) was in good overall condition and appeared to be performing as intended.

K. Fireplaces and Chimneys

Chimney (exterior): Metal Flue Pipe, Wood Framed, Cement Fiber Siding/Trim

Operable Fireplaces: One

Types of Fireplaces: Insert/Metal Box & Metal Flue Pipe, Vented gas logs

Comments:

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I NI NP D



K. Item 1 inside firebox

(1) Damper block was missing at gas log fireplace. A damper block will eliminate any risk of operating the gas log system with a closed damper and dumping (odorless and colorless) combustion gases into the dwelling. Recommend block be installed. I Recommend an approved damper block be installed.



K. Item 2

(2) Mortar at lintel in fireplace has loosened and fallen, Repairs are needed.

L. Porches, Balconies, Decks, Carports, Flatwork, Driveways and Walkways

Comments:

These areas appear to be performing as intended.

M. Gates/Fences

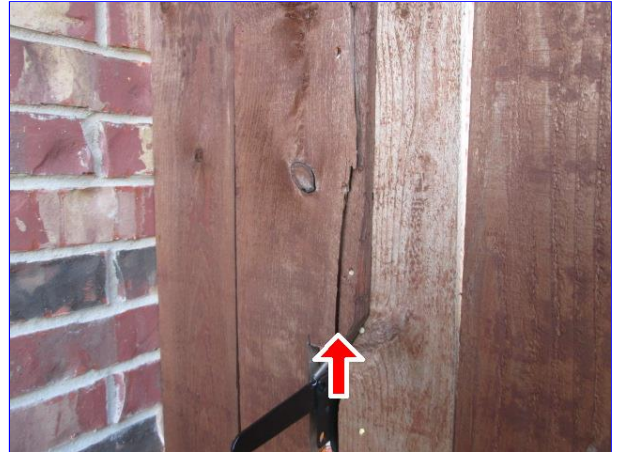
Comments:

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I	NI	NP	D
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M. Item 1



M. Item 2

Fence picket at gate latch is split, should be replaced.

O. Other

Comments:



O. Item 1

Concrete spillage at front of home curbside, should be removed.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electric Panel Manufacturer: Square D

Panel Max Rating: UnMarked

Main Breaker Size: 200 AMP

Electric Panel Labelled properly: Yes

Electrical Service Conductors: Below Grade (underground), 120V/240V, Aluminum

Comments:

The Service Entrance Electrical Panel appeared to be performing as intended.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Branch Circuits: .

Branch wire 15 and 20 amperage: Copper W/Non-Metalic Sheathing

Comments:



B. Item 1

Switch for disposal is loose mounted, correction needed.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Natural gas

Heat System Age: Manufactured in 2015

Heat System Brand: Carrier / BDP

Number of Heat Systems: Two

Comments:

Heating equipment is performing as intended.

B. Cooling Equipment

Type of Systems: Air Conditioner unit, In Attic and Outside

Cooling System Manufacturer: Carrier / BDP

Cooling System Age: Manufactured in 2015

Comments:

Cooling equipment was visually inspected but could not be evaluated. The cooling equipment could not be tested for proper operation due to the outside air temperature being less than 60 degrees. For proper condenser lubrication, the air temperature should be at least 60 degrees for several hours. If not, damage could result..

D. Duct Systems, Chases, and Vents

Ductwork: Insulated

Comments:

Duct systems, chases, vents appeared to be performing as intended at time of inspection.

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IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Static water pressure reading: 65-70 PSI

Location of water meter: Street Front

Location of main water supply valve: In landscape-front of house

Plumbing Water Supply (into home): Not visible

Water Source: Public

Plumbing Water Distribution (inside home): PEX

Comments:

The water supply delivery system and fixtures appeared to be operating as intended at time of inspection.

B. Drains, Waste, and Vents

Comments:

The drains, wastes, and vents appeared to be performing as intended at time of inspection.

C. Water Heating Equipment

Water Heater energy Source: Gas

Water Heater Manufacturer: Two, Rheem

Water Heater Capacity: Two at, 50 Gallon

Water Heater Location: Garage, On Pedestal, With pan and drain

Water Heater Age: Manufactured in 2015

Comments:

Water Heater(s) appeared to be operating as intended at time of inspection.

D. Hydro-Massage Therapy Equipment

Comments:

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V. APPLIANCES

A. Dishwashers

[Comments:](#)

The dishwasher appeared to be performing as intended at time of inspection.

B. Food Waste Disposers

[Comments:](#)

The Disposer appeared to be performing as intended at time of inspection.

C. Range Hood and Exhaust System

[Comments:](#)

The exhaust system appeared to be performing as intended at time of inspection.

D. Ranges, Cooktops and Ovens

[Comments:](#)

The range/oven/cooktop appeared to be performing as intended at time of inspection.

E. Microwave Ovens

[Comments:](#)

The Microwave oven appeared to be performing as intended at time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

[Comments:](#)

The exhaust systems appeared to be performing as intended at time of inspection.

G. Garage Door Operators

[Comments:](#)

The Garage door openers appeared to be performing as intended at time of inspection.

The sensors are in place for garage door(s) and will reverse the door.

H. Dryer Exhaust Systems

[Comments:](#)

The dryer vent appears to be terminating to the exterior of the house, as it should. Most of the vent pipe is not accessible and the interior condition of the pipe cannot be verified. Cleaning and maintenance of the dryer vent system should be expected.

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Sprinkler control brand: Hunter

Sprinkler control labelled: Yes

Presense of Water sensor: Yes

Presense of Backflow preventer: Yes

Presense of Backflow isolation valve: Yes

Comments:

Lawn sprinkler system was in good overall condition and appeared to be performing as intended. Please note the drip system cannot be seen by inspector.

Summary



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Customer
Sample Report

Address
124 new built home
Grand Prarie TX 75054

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

General Summary

B. Grading and Drainage

Inspected, Deficient

The grading appeared to be positively sloped away and flat near structure.

However, the gutter above garage is holding over 1inch of water at right end. Gutter should tilt toward drain end.

C. Roof Covering Materials

Inspected, Deficient

Roof Coverings appeared to be performing as intended at time of inspection, however, one or more deficiencies were observed with examples within this subsection.

A few damaged shingles should be replaced. Found at rear section. ALL roofing should be examined, and replace all found damaged.

D. Roof Structures and Attics

Inspected, Deficient

(1) The Roof Structure was in good overall condition and appeared to be performing as intended.

However, static vents on roof is adequate, but soffit vents are missing at front of home. Not enough intake venting. Recommend a roofing company add vents to meet today's standards, this will improve life of roof shingles and roof deck materials.

(2) Small roof area at rear has NO ventilation. Repairs are needed, should add proper venting.

E. Walls (Interior and Exterior)

Inspected, Deficient

(1) Customer notes the wall on right side is colder than rest of home. I recommend builder have thermal test done to locate possible missing wall insulations.

(2) There are cracks (gaps) in the exterior walls that are considered to be entry point for vermin. Recommend filling with brick and mortar. Front wall.

(3) Weep holes are not present at bricks/foundation column base's (THREE). Weep holes can be drilled between bricks/rock every 33 inches apart. These holes allow water to DRAIN and AIR TO CIRCULATE behind veneer rock/brick.

(4) There are small cracks in the interior walls that are considered to be cosmetic and average for age. No attempt is made to discover or document an exhaustive list of every crack or anomaly in the interior walls. Recommend prep and paint. Home owner should mark all spots found by inspector and owners.

(5) Mirror in master bathroom has scratch inside glass, repairs are needed.

(6) Holes in garage walls, these represent a fire danger in the home from the garage, where a fire break is required. Recommend a qualified contractor repair.

Hole found next to water heater. Also found at garage door bracket mounts in ceiling.

F. Ceilings and Floors

Inspected, Deficient

Areas of upstairs floor squeak loudly, repairs are needed. Home owner will show builder spots found to be unacceptable.

G. Doors (Interior and Exterior)

Inspected, Deficient

(1) Thresholds at both exterior doors are not properly sealed at front edge. Sealant is needed to stop water intrusion under threshold in blowing rains.

(2) Garage door brackets are missing screws, these should be installed.

I. Windows

Inspected, Deficient

Sealant around some windows is not properly installed, to keep moisture out, these joints need to be resealed with silicone type caulk.

K. Fireplaces and Chimneys

Inspected, Deficient

(1) Damper block was missing at gas log fireplace. A damper block will eliminate any risk of operating the gas log system with a closed damper and dumping (odorless and colorless) combustion gases into the dwelling. Recommend block be installed. I recommend an approved damper block be installed.

(2) Mortar at lintel in fireplace has loosened and fallen, Repairs are needed.

M. Gates/Fences

Inspected, Deficient

Fence picket at gate latch is split, should be replaced.

O. Other

Inspected, Deficient

Concrete spillage at front of home curbside, should be removed.

II. ELECTRICAL SYSTEMS

General Summary

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficient

Switch for disposal is loose mounted, correction needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Scott Hoenig TREC 21111



INVOICE

National Property Inspections
505 Marquis Lane
Mansfield, Tx. 76063
972-877-5357
www.npiweb.com/scotth
Inspected By: Scott Hoenig TREC 21111

Inspection Date: 1/9/2017
Report ID: 6046test

Customer Info:	Inspection Property:
Sample Report	124 new built home Grand Prarie TX 75054
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	380.00	1	380.00
			Tax \$0.00
			Total Price \$380.00

Payment Method: Credit Card
Payment Status: .Paid At Time Of Inspection
Note: