



Inspection Report

Mr & Mrs Home Buyer

Property Address:

123 Any Street
Any Town Tx



National Property Inspections

**Stephen & Garner Gremillion 21499
Conroe, Texas 77356**

PROPERTY INSPECTION REPORT

Prepared For: Mr & Mrs Home Buyer

(Name of Client)

Concerning: 123 Any Street, Any Town, Tx

(Address or Other Identification of Inspected Property)

By: Stephen & Garner Gremillion 21499 / National Property Inspections 8/2/2017

(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.

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:

In Attendance:

Vacant (inspector only)

Approximate age of building:

Over 5 Years

Temperature:

80 degrees - 100 degrees

Weather:

Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Type of building:

Single Family (2 story)

Standards of Practice:

TREC - Texas Real Estate Commission

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. General Exterior Photos

[Comments:](#)

General Exterior Photos:



Front



Right Side



Rear

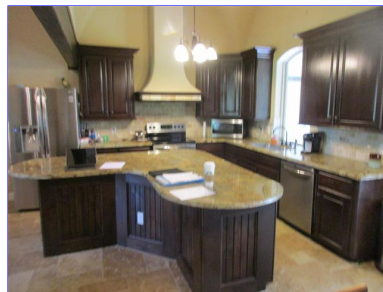
B. General Interior Photos

[Comments:](#)

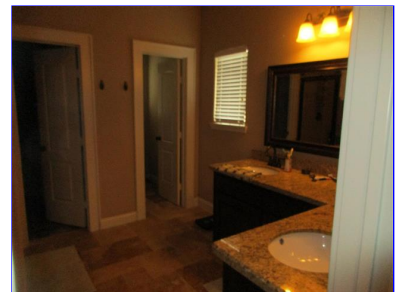
General Interior Photos:



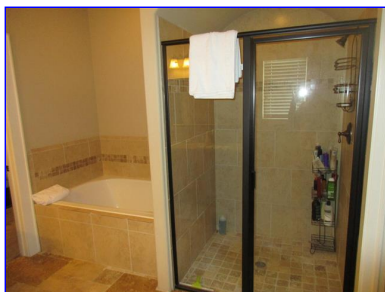
Kitchen



Kitchen



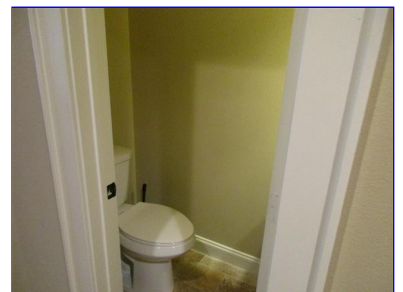
Master Bath



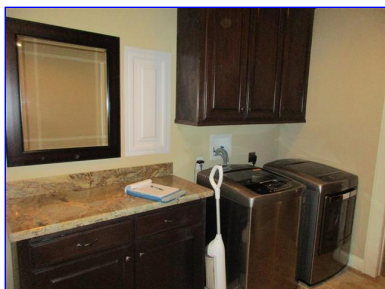
Master Bath



Master Bedroom



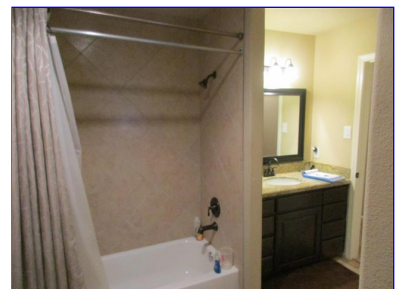
Downstairs Half Bath



Laundry Area



Upstairs Hall Bathroom



Upstairs Hall Bathroom

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Upstairs Rear Left Bedroom



Upstairs Middle Left Bedroom



Upstairs Den



Hallway



Stairway



Entryway



Dining Area

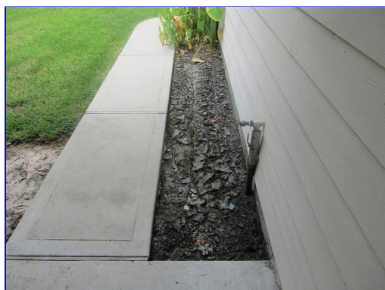


Family Room

C. Grading and Drainage

Comments:

Several areas appear to get regular ponding. This can cause settlement over time. Recommended that these areas be re-sloped or receive sub-surface drains.



D. Foundations

Type of Foundation (s): Concrete Slab on Grade

Foundation performing as intended:: Foundation appeared to be performing properly at the time of

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inspection

Comments:

(1) Form boards left against the foundation. Recommended that they be removed.



(2) Unknown pipe sticking out of the slab on the left side. It appears to be a sleeve to run lines through.



F. Walls (Exterior)

Exterior Wall Cladding: Veneer Stone, Cement Composite Siding

Comments:

(1) The siding is in direct contact with the roof. This will likely cause accelerated deterioration. It should have about a one inch gap.



(2) The house wrap in some areas is sticking out of the bottom of the siding. Recommended that it be trimmed.

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G. Soffits and Facias

Comments:

H. Roof Covering Materials

Types of Roof Covering: Asphalt Shingle, Metal

Estimated age of Roof Covering:: 0 - 5 years

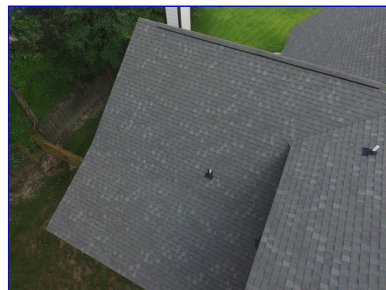
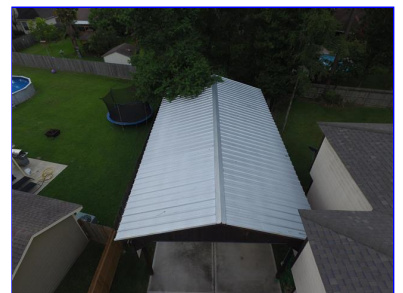
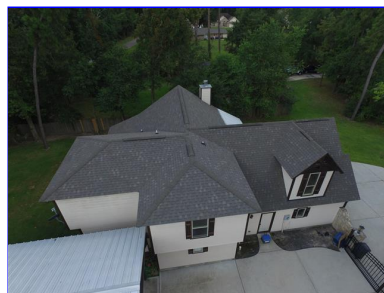
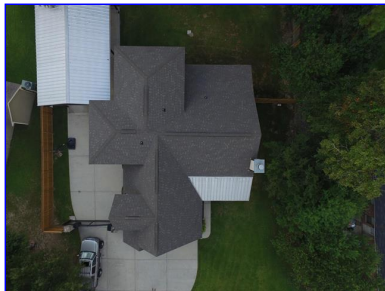
Viewed from: Ladder, Walked roof

Roof Visibility: 70%

Roof Ventilation: Ridge vents, Gable vents

Comments:

(1) Aerial Photos:



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I NI NP D

(2) General roof photos.



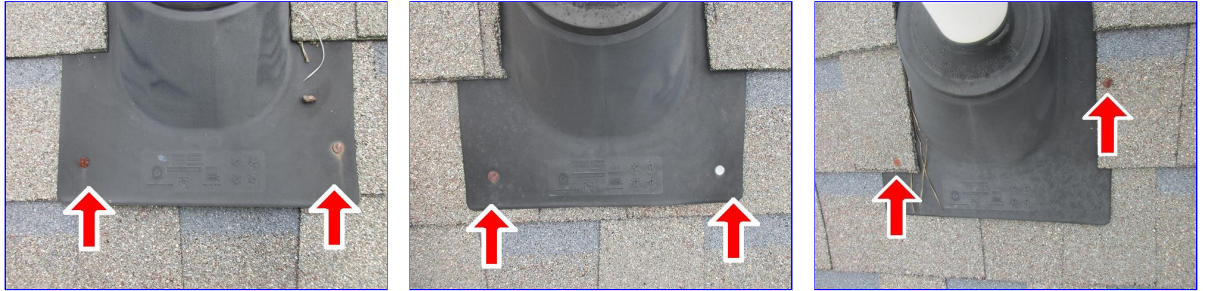
(3) A handful of damaged shingles were found. Recommended that they be repaired.



(4) Some of the flashings and shingles have been penetrated but not sealed. Recommended that the fasteners be sealed.

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(5) Recommended that the vegetation be trimmed back off of the carport roof.



I. Roof Flashings

Comments:

Some of the flashings are starting to rust. Recommended that they be rust treated and painted.



J. Gutters

Comments:

K. Roof Structures and Attics

Amount of Attic visible:: 45%

Attic Insulation: Blown, Fiberglass

Approximate Average Depth of Insulation: 10 inches to 12 inches

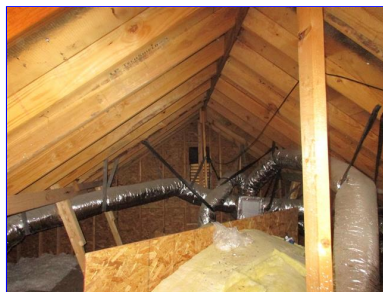
Method used to observe attic: Walked

Comments:

(1) General attic photos.

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(2) Insect activity found in the attic recommended that it be treated.



L. Attic access

Comments:

The attic access is in the upstairs hall bathroom behind the shelves.



M. Walls (Interior)

Comments:

N. Cabinets

Comments:

Kitchen sink cabinet has some drywall damage at the cleanout cover.
Kitchen island cabinet drawer is missing the handle.

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O. Ceilings and Floors

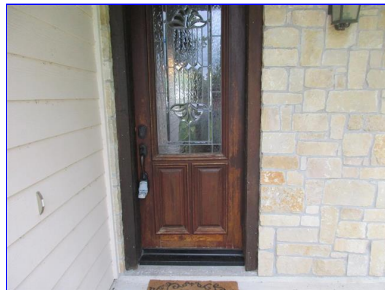
Comments:

P. Doors (Interior and Exterior)

Comments:

(1) Entry door deadbolt is very stiff to turn.

Entry Door hinges are missing screws.



(2) Panty door does not latch.



Q. Windows

Window type: Double Pane

Comments:

(1) Recommended that the gap between the window and the window trim be caulked.

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(2) Upstairs Middle Left Bedroom window does not hold open, recommend repairs.

Upstairs Den window is caulked shut.



R. Window Screens

[Comments:](#)

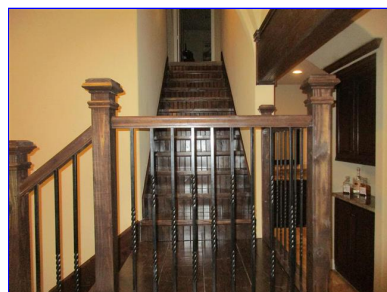
Multiple windows did not have screens at the time of the inspection.

S. Stairways

[Comments:](#)

Stairway does not have recommended handrails for the upper portion.

Trim is missing at the top of the stairway base.



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T. Fireplaces and Chimneys

Operable Fireplaces: One

Types of Fireplaces: Solid Fuel

Comments:

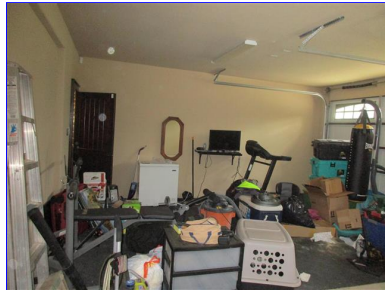
Fireplace appeared to be in good working order at the time of the inspection.



U. Porches, Balconies, Decks, Garages, and Carports

Comments:

General photos.



V. Other

Comments:

The right fence gate doesn't latch properly and the left is tied shut.



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service type:: Underground

Panel Location: Garage

Sub Panel Location: Garage

Electrical System Warranty: Included in the Limited Warranty.

Electrical Service Conductors: Aluminum

Panel Capacity: 200 AMP

Sub Panel Capacity: 100 Amp

Panel Type: Circuit breakers

Electric Panel Manufacturer: Square D, EATN

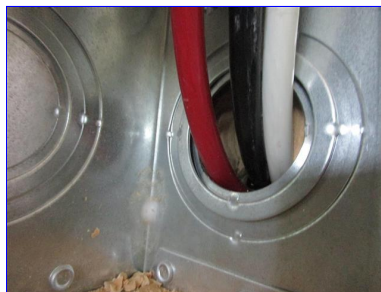
Electric Breaker Manufacturer: Square D, EATN

Comments:

(1) General panel photo.



(2) The knockouts between the main and sub panels are open without grommets. The grommit protects the wiring from being cut by the sharp metal edges. Recommended that grommets be installed.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire 15 and 20 amperage: Copper

Comments:

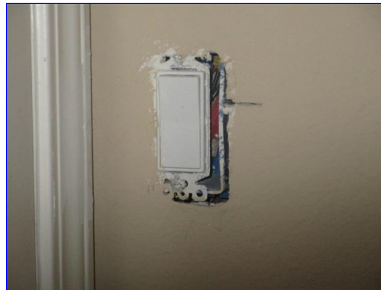
(1) The connection to the water heater does not have a proper grommit.

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I NI NP D



(2) The switch in the garage near the side door is missing a plate.



C. Smoke detectors

[Comments:](#)

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Heating Systems: Forced Air

Furnace Energy Sources: Electric

Furnace System Brand: Lennox

Serial #: 6012J5426

Furnace Warranty: Included in limited warranty

Estimated age of Furnace:: 10 - 15 years

Test Furnace Function: Over 100 Degree supply air

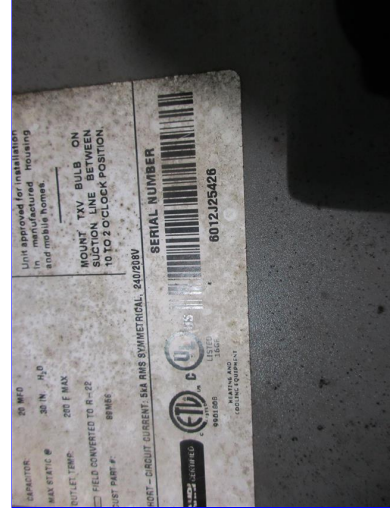
Number of Heat Systems (excluding fireplace): One

[Comments:](#)

General furnace photos.

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I NI NP D



B. Cooling Equipment

Type of A/C Systems: Central Air conditioner unit

Central Air Manufacturer: Lennox

Serial #: 1912K12549

A/C Warranty: Excluded, unit(s) had defects at the time of inspection

Estimated age of A/C:: 5 - 10 years

Test A/C Function: 10 to 20 degree air temperature delta measured.

Secondary condensate pan overflow protection: Installed.

Extra Info: The float switch is not working properly

Comments:

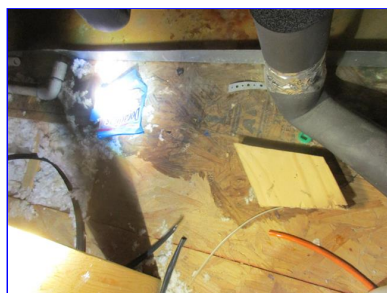
(1) General unit photos.



(2) Water was found in the secondary condensate pan and the water stains in the sheathing underneath indicate that the pan may be leaking. Recommended having the primary condensate line cleared before the water seeps through the ceiling and causes water stains.

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C. Duct Systems, Chases, and Vents

[Comments:](#)

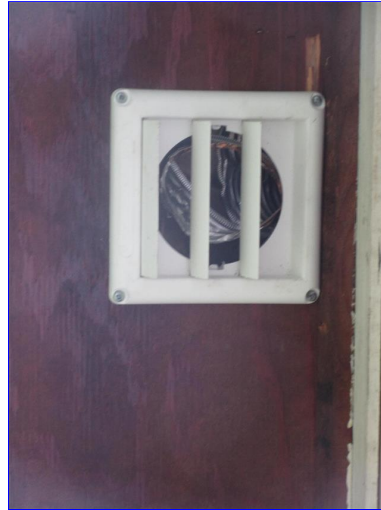
(1) Unknown water stains found under some of the ductwork. Recommended further evaluation to determine their cause.



(2) The vents on the soffit are permanently open.

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IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Front

Location of main shutoff: Exterior

Static water pressure reading: 55 PSI

Plumbing Water Distribution (inside home): PEX

Comments:

General panel photo.



B. Drains, Waste, and Vents

Plumbing Waste: PVC

Comments:

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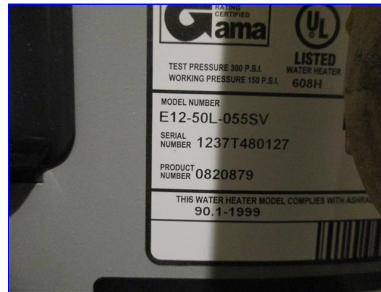
I NI NP D

C. Water Heating Equipment

Water Heater Manufacturer: American
 Serial #: 1237T480127
Water Heater Warranty: Included in limited warranty
Estimated age of Water Heater:: 5 - 10 years
Water Heater Energy Sources: Electric
Capacity (Water Heater): 45 Gallon
Water Heater Location: Closet
Number of Water Heaters: One

Comments:

(1) General water heater photos.



(2) The temperature and pressure relief piping combines with the secondary piping. This is not a recommended installation method.



D. Gas System

Location of Gas Meter: None - All Electric

Comments:

E. Hydro-Massage Therapy Equipment

Comments:

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I NI NP D

V. APPLIANCES

A. Dishwashers

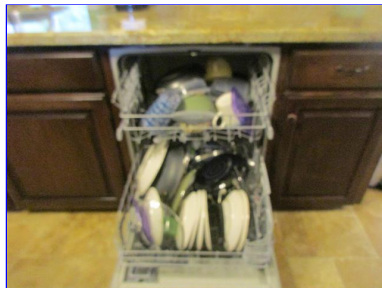
Dishwasher Brand: Frigidaire

Dishwasher Warranty: Included in limited warranty

Comments:

Dishwasher was working properly at the time of the inspection.

Dishwasher does not have the recommended air gap or drain loop installed in the drain line.



B. Food Waste Disposers

Disposer Brand: Badger

Disposal Warranty: Included in limited warranty

Comments:

Disposal worked properly at the time of the inspection.

The food disposer wiring is missing a romex connector (anti-strain device). I recommend repair as needed.



C. Range Hood and Exhaust Systems

Exhaust/Range hood: Unknown Brand

Exhaust Hood Warranty: Excluded, unit was not installed properly at the time of the inspection.

Comments:

This range hood functioned properly, but is not manufactured by a known brand.

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I	NI	NP	D
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D. Ranges, Cooktops and Ovens

Range/Oven: Frigidaire

Range/Oven Warranty: Included in the limited warranty

Cooktop: Part of stove/range

Cooktop Warranty: Included in limited warranty

Comments:

E. Microwave Ovens

Built in Microwave: Unit not Built-in

Comments:

F. Refrigerator

Comments:

Refrigerator is not part of this property purchase contract.



G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

I. Dryer Exhaust Systems

Comments:

Dryer vent is functional.



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General Summary



National Property Inspections

Conroe, Texas 77356

Customer

Mr & Mrs Home Buyer

Address

123 Any Street
Any Town Tx

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

S. Stairways

Deficient

Stairway does not have recommended handrails for the upper portion.

Trim is missing at the top of the stairway base.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Deficient

(2) Water was found in the secondary condensate pan and the water stains in the sheathing underneath indicate that the pan may be leaking. Recommended having the primary condensate line cleared before the water seeps through the ceiling and causes water stains.

C. Duct Systems, Chases, and Vents

Inspected

(1) Unknown water stains found under some of the ductwork. Recommended further evaluation to determine their cause.

V. APPLIANCES

B. Food Waste Disposers

Deficient

Disposal worked properly at the time of the inspection.

The food disposer wiring is missing a romex connector (anti-strain device). I recommend repair as 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 Garner Gremillion