

ABT INSPECTIONS, PLLC

Property Inspection Report



Michael Zhang
PRIN 20399

10/28/2016

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PROPERTY INSPECTION REPORT

Prepared For: John Doe
(Name of Client)

Concerning: 123 Nameless Street
(Address or Other Identification of Inspected Property)

By: Michael Zhang TREC # 20399
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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 standards 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 manufacture’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

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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. 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 cost. 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 service 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 Standard 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 Standard 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 Standard 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 Standard 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 CONTRACTURAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTURAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTURAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Occupied Vacant

Whether Condition at Time of Inspection

Clear Overcast/Hazy Cloudy Rainy Snow/Ice

Outside Temperature: Arrival 75 ° F. Departure: 90 ° F

All code references in this report are quoted from International Residential Code-2015

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab-On-Grade

Comments: No significant evidence of foundation problem was found during inspection. The steel cable tendons and reinforcement steel used in this foundation can generally help provide the required strength/stiffness for satisfactory foundation performance. This foundation appears to be satisfactorily performing the function for which it is intended at the time of inspection.

This is not an engineer report. It is only an opinion of the inspector based on observation of conditions known to be related to foundation performance.

B. Grading & Drainage

Comments: The building grading should be 6 inches per 10 feet to provide sufficient slope for building drainage. The drainage slope of this house was measured to be adequate.

Deficiencies:

- Downspouts should direct storm water 5' away from foundation. Downspout termination is too close to the foundation wall.



C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles

Viewed from: on the roof on the ground

Comments:

Deficiencies:

- Asphalt shingle lifted.



D. Roof Structures & Attics

Viewed from: in the attic

Average depth of insulation: 14"

Insulation material: vermiculite

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Comments:

E. Walls (Interior & Exterior)

Comments: Prevalent exterior sidings are wood and brick veneer.

Deficiencies:

- Trim board caulking cracked.



F. Ceilings & Floors

Comments:

Deficiencies:

- Water stain on ceiling.



G. Doors (Interior & Exterior)

Comments: The fire rating identification of the fire door between the garage and the residence is covered by paint. The inspector has reasons to determine the door is fire door which matches 20 minutes fire rating required per building code.

H. Windows

Comments:

I. Stairways (Interior & Exterior)

J. Fireplaces/Chimneys

Type: masonry fireplace.

Fuel: wood

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

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L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: The type of service entrance is service lateral. The main service panel box is located on the exterior wall.

Deficiencies:

- Improper labeling.



- Sub-panel missing cover plate.



B. Branch Circuits, Connected Devices and Fixtures

Comments:

Deficiencies:

- Lack of carbon monoxide alarms in the living room.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: gas furnace

Energy Source: natural gas

Thermostat: located in hallway, good.

Comments:

B. Cooling Equipment

Type of System: split-central air-conditioning system

Comments: The air conditioning system was tested by setting thermostat in cool mode and measuring the temperature of air supply in grille. The average temperature of air supply was 56 ° F; the temperature of return air at the return air filter was measured at 73 ° F. The difference is 17 ° F, which is within the range of 15 ° F to 20 ° F per building code. This indicates that air conditioning system performed well at the time of inspection.

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- C. Duct Systems, Chases, and Vents**
Comments: good

IV. PLUMBING SYSTEMS

- A. Plumbing Supply, Distribution Systems and Fixtures**
Location of Water Meter: front yard.
Location of Main Water Supply Valve: front yard.
Static Water Pressure Reading: 44 psi.

Comments: The normal range of water pressure for residential buildings should be between 40 psi and 80 psi. 44 psi is within range.

Deficiencies:

- Water supply shut off valve buried in soil, inaccessible.



- B. Drains, Wastes and Vents**
Comments: checked, good.

- C. Water Heating Equipment**
Energy Sources: natural gas
Capacity: 40 gallon
Comments:

- D. Hydro-Massage Therapy Equipment**
Comments:

- E. Other**
Comments:

V. APPLIANCES

- A. Dishwashers**
Comments: the dishwasher was tested by running a full load, worked.

- B. Food Waste Disposers**
Comments: checked, good.

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C. Range Hood and Exhaust Systems

Comments: checked, functional.

D. Ranges, Cooktops, and Ovens

Range Source: electricity

Oven Source: electricity

Comments: functional.

Oven was tested by setting it to 350° F and leaving it on for 10 minutes.

Achieved: 340° F

Differential: 10° F

The temperature differential was within the allowed range of 25 ° F.

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: checked, good.

G. Garage Door Operator(s)

Comments: tested two safety control devices, worked.

H. Dryer Exhaust Systems

Comments: checked, good.

I. Other

Comments:

You signed contract will be attached on this page.

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