



Home Inspection Report Prepared Exclusively For:

Maybe You

123 My Street

Any Town, Texas 77777

By

Full Service
Home Inspection LLC

Serving all your inspection needs!

Full Service Home Inspection LLC

PROPERTY INSPECTION REPORT

Prepared For: Maybe You
Concerning: 123 My Street Any Town, Texas 77777
Inspection Date: today
By: Inspector Name: Jeff Gessel License Number: 22671 Date: 7/3/2019

Signature:



Phone: 832-930-3000

E-Mail: Jeff@fullservicehomeinspection.com

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 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 sellers 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 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

Time Inspection Started 8:00 am Time Inspection Ended 10:30am

Temperature 78

Weather Condition No Recent Rain Recent Rain Rain

Ground Condition Dry Damp Wet

Building Style Single Family, Two Story

General Appearance Good Fair Poor

Front of Home Faces North South East West

State of Occupancy Vacant Occupied Unoccupied but furnished

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

I NI NP D

This inspection report is received in agreement with the buyer's acceptance of the Real Estate Inspection Agreement (including the box labeled "DISCLAIMER OF WARRANTIES").

Paint, Floor Coverings, and other Cosmetic Items are SPECIFICALLY EXCLUDED from this report.

Full Service Home Inspection LLC may have an affiliation with third-party service providers ("TPSP") in order to offer value-added services to its Clients. The company may also arrange for these TPSP to send literature of make post-inspection contract with the Company's Clients.

This report cannot and does not represent the operations or conditions of any items after the date and time of this inspection.

These items should not be considered a complete list of all defects with the house. This list is limited to those items that are READILY ACCESSIBLE and the inspector(s) noted at the time of the inspection.

This inspection does not include a mold test unless specifically requested. If indications of water penetration are known, such as notes of water penetration on this report or seller's disclosure or any visible water stain, recommend a mold inspection/test be considered.



Date: today

INVOICE

Services Performed	Amount Due
Home Inspection	\$\$\$
Total	\$\$\$

Method of Payment Visa

THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision. If you have any questions about your home inspection, please call us at 832-930-3000.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation: Poured Slab

Comments: Foundation performing as designed at this time, no need for further evaluation

B. Grading and Drainage - Comments: Proper slope away from home is present

C. Roof Covering Materials

Type of Roof Covering:

Viewed from:

Comments: Asphalt shingle Roof near end of useful life

Type of Roof Decking: OSB Plywood 1" Boards
Roof Covering Inspected From: Ground w/ Binoculars Ladder Top Walked on
Soffit & Fascia Material: Wood Fiber Cement (Hardi Board) Vinyl Aluminum
Gutter Material: Metal Sheet Metal Vinyl No Gutters
Approximate Age of Roof Covering 15 years

D. Roof Structures and Attics

Viewed from: From floored area in attic

Approximate Average Depth of Insulation: 7" - 12"

Comments: There are --- broken or split rafters in the attic near ---



Attic Access Location: Closet Hallway Garage Other No Access
Attic Insulation: Loose Fill Roller/Layered None
Type: Fiberglass Rock Wool Cellulose Blown Wool
Attic Ventilation: Soffit Vents Ridge Vents Turbines Vent Caps Powered Ventilators
Attic Structure: Rafters, Joists and Purlins Truss and Web Design

E. Walls (Interior and Exterior) - Comments: Drywall/Brick, Drywall/Stucco

Type of Wall Structure Wood Frame Metal Frame Concrete Block
Exterior Trim Material Wood Fiber Cement (Hardi Type)
Interior Walls Covered With Sheet Rock Wood Paneling Combo of Both
Siding Consist of Brick Veneer Fiber Cement (Hardi type) Stone Wood Stucco

F. Ceilings and Floors - Comments: Drywall and Carpet, Drywall and Tile, Drywall and Tile, Drywall and Carpet, Drywall and Tile

G. Doors (Interior and Exterior) - Comments: Hollow wood, Bi-fold, Missing hardware, Lockset(s) not latching-requires adjustment

H. Windows - Comments: Aluminum casement, Hard operation Multiple screens missing

Buyers Notes:

Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity change. Some windows with lost seals may not be evident at the time of the inspection. Windows only checked for obvious fogging. If some lost seals were noted, recommend all windows be checked by a specialist for further lost seals.

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I. Stairways (Interior and Exterior) - Comments: Wood stairs with wood handrails

J. Fireplaces and Chimneys - Comments: Prefab, improper clearance to combustibles, A qualified contractor is recommended to evaluate and estimate repairs



Buyers Notes:

Recommend Fireplaces with gas logs have a positive stop to ensure proper ventilation.

K. Porches, Balconies, Decks, and Carports - Comments:

Buyers Notes:

Only the Porches, Decks or Balconies attached to the structure are inspected.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels - Comments: Above ground, Aluminum

Location: East side of garage

Buyers Notes:

Items included but not limited to underground/overhead services and clearances, weatherheads, grounding electrodes and connection panels, sub-panels and breakers. This inspection does not determine the service capacity, amperage or voltage. The capacity of the electrical system relative to any present or future use, the insurability of the system or property, the existence of any voltage drop that may or may not be present or the insulating quality or capacity of any wire coverings. Only visible electrical components which are interior to or attached to the exterior walls of the home were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the inspector and are excluded from this inspection. Discrepancies related to the electrical system should be considered as safety hazards. All electrical repairs noted under Electrical Systems should be performed by a qualified and licensed electrical contractor.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Copper

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air
Energy Sources: Natural gas
Comments: Goodman Service recommended



Location: Attic
Approximate Age: 5 years
Model #: ABC123 Serial #: 123456789

Disclaimer:

A full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this visual inspection. (This is a specific TREC guideline limitation)

Buyers Notes:

Furnace and A/C units can and do go out without warning, especially older units. Consideration should be given to upgrade units older than 10 to 12 years old or units with bent, damaged and/or loose-fitting panels. Your furnace(s) should be cleaned, serviced and adjusted for peak operation prior to closing and then annually prior to the first use. As this is only a limited visual inspection of these systems, any unit 10 to 12 years old or older should be thoroughly evaluated by a knowledgeable, qualified and licensed HVAC contractor prior to closing. Having your heating and cooling system serviced each year before first use will ensure that the system is safe and operating as intended. Failure to have a yearly checkup can lead to expensive repairs or replacement do to malfunctioning equipment. Malfunctioning heating systems can also be dangerous.

B. Cooling Equipment

Type of Systems: Central A/C
Comments: Goodman Improper differential temperature



Locations: South side of house
Approximate Age: 5 years
Model #: XYZ987 Serial #: 987654322
Temperature Readings: 70-58 Diferential: 12

Disclaimer:

Testing the differential temperature of the supply (ambient) air and the return (vent) air is the best test available (without releasing gasses into the environment) for diagnosing the present condition and function of the air conditioning equipment. The established differential temperature range is between 14F and 21F. For a complete evaluation of the system we recommend having the entire HVAC system inspected by a licensed HVAC technician

Buyers Notes:

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Furnace and A/C units can and do go out without warning, especially older units. Consideration should be given to upgrade units older than 10 to 12 years old or units with bent, damaged and/or loose-fitting panels. Your HVAC system(s) should be cleaned, serviced and adjusted for peak operation prior to closing and then annually prior to the first use. As this is only a limited visual inspection of these systems, any unit 10 to 12 years old or older should be thoroughly evaluated by a knowledgeable, qualified and licensed HVAC contractor prior to closing. Having your heating and cooling system serviced each year before first use will ensure that the system is safe and operating as intended. Failure to have a yearly checkup can lead to expensive repairs or replacement do to malfunctioning equipment. Malfunctioning heating systems can also be dangerous.

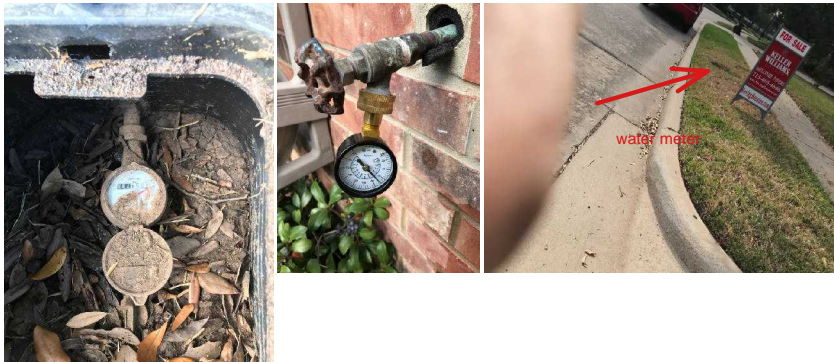
C. Duct Systems, Chases, and Vents - Comments: Insulated flex, support missing fro duct causing reduced flow



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Exterior front center of property
Location of main water supply valve: East front corner of house
Static water pressure reading: 55psi, 40-80 psi (normal range)
Comments: Copper



Buyers Notes:

Only visible plumbing components which are interior to or attached to the exterior walls of the home were inspected. Plumbing and all associated components underground, interior to walls, floors and/or ceilings, not attached to the home or not readily visible in the attic and/or crawl space, or otherwise inaccessible or hidden from view, could not be observed by this Inspector and are excluded from this inspection. All plumbing repairs noted under Plumbing System should be performed by a qualified and licensed plumbing contractor.

B. Drains, Wastes, and Vents - Comments:

Visible drain line material: ABS Plastic PVC Plastic Iron Other Combination

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C. Water Heating Equipment

Energy Sources: Natural gas

Capacity: 50gal

Comments: Rheem



Location: Garage

Approximate Age: 2 years

Model #: H2Ohot Serial #: 5555555

D. Hydro-Massage Therapy Equipment - Comments:

V. APPLIANCES

A. Dishwashers - Comments: General Electric



B. Food Waste Disposers - Comments: Badger



C. Range Hood and Exhaust Systems - Comments: vent supplied by microwave

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D. Ranges, Cooktops, and Ovens - Comments: General Electric



E. Microwave Ovens - Comments: General Electric



F. Mechanical Exhaust Vents and Bathroom Heaters - Comments: Nutone

G. Garage Door Operators - Comments: Lift Master



H. Dryer Exhaust Systems - Comments: Rigid metal, Needs cleaning

Buyers Notes:

Cleaning and maintaining a clean dryer vent will increase the efficiency and life of your dryer. Dirty, lint filled dryer vents are dangerous and can lead to a dryer vent fire.

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems - Comments: Front and back yard, Improper spray pattern. system needs to be adjusted for best results.

B. Swimming Pools, Spas, Hot Tubs, And Equipment

Type of Construction:

Comments:

C. Outbuildings - Comments:

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

Summary

I. STRUCTURAL SYSTEMS

D. Roof Structures and Attics There are --- broken or split rafters in the attic near ---



G. Doors (Interior and Exterior) Hollow wood, Bi-fold, Missing hardware, Lockset(s) not latching-requires adjustment

H. Windows Aluminum casement, Hard operation Multiple screens missing

J. Fireplaces and Chimneys Prefab, improper clearance to combustibles, A qualified contractor is recommended to evaluate and estimate repairs



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment Goodman, Improper differential temperature



C. Duct Systems, Chases, and Vents Insulated flex, support missing fro duct causing reduced flow

