



Sample Report Only

PROPERTY INSPECTION REPORT

Prepared For: John and Jane Doe
(Name of Client)

Concerning: 123 Come See Me Lane, Somewhere, TX 77123
(Address or Other Identification of Inspected Property)

By: Derek Massie, TREC license #9334
(Name and License Number of Inspector) (Date)

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

Time of inspection: 9:00 AM
Property type: One-Family Dwelling
Property was: Occupied Vacant
Building front faces:
 North West South East
Approximate outside temperature:
65°F
Weather conditions: Clear Rainy
Present during the inspection:
 Seller Seller's Agent
 Buyer Buyer's Agent

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In the event of any complaint with this inspection, the Client must notify **Scope It Professional Inspection Services** in writing within (10) days of the date of inspection of an undisclosed problem and must thereafter allow a prompt re-inspection of the home; otherwise all claims for the damages arising out of such complaint are waived by the client. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee. The Client, by accepting the Report, or relying upon it in any way, expressly agrees to these Limitations and Disclaimers. Any item not noted as inspected on this report will be considered not inspected, and no opinion rendered about its condition or presence in the property. If any questions exist regarding our service or this inspection, please call us immediately at the above numbers. This is a visual inspection. While diligent, it is not technically exhaustive nor does it imply that every defect will always be discovered.

| I=Inspected | | | | NI=Not Inspected | NP=Not Present | N=Not Functioning or In Need of Repair |
|-------------|----|----|---|------------------|----------------|--|
| I | NI | NP | R | Inspected Item | | |

I. STRUCTURAL SYSTEMS

-

A. Foundations

If crawl space areas are not inspected, provide an explanation.

An opinion on foundation performance is mandatory

The inspector is not a structural engineer. If any concern exists about the potential for future movement, the client should have a licensed engineer perform an evaluation of the foundation.

Comments:

In this inspector’s opinion, the foundation is functioning as designed.

-

B. Grading & Drainage

Comments:

In need of repair:

- Exterior: Gutter - splash blocks not installed yet.



-

C. Roof Covering

If roof is inaccessible, report the method used to inspect.

This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations.

This inspection covers the roof covering, flashings, skylights, gutters and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. I DO NOT INSPECT ROOFS FOR INSURANCE COMPANY INSURABILITY.

Comments:

Roof was observed from the ground as well as from windows throughout the house. No visible defects were observed.

-

D. Roof Structure & Attic

Attic: (If the attic is inaccessible, report the method used to inspect) This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

Comments:

| I=Inspected | | | | NI=Not Inspected | NP=Not Present | N=Not Functioning or In Need of Repair |
|-------------|----|----|---|------------------|----------------|--|
| I | NI | NP | R | Inspected Item | | |

-

E. Interior & Exterior Walls

This inspection covers the deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

Comments:

The builder noted that the repairs had not all been completed at the time of this inspection.

In need of repair:

- Exterior: Large gap between window stool and wall.
- Exterior: Flashing over back window is not yet painted.
- Exterior: Expansion joints not caulked yet.
- Exterior: Large gap was noted at back left corner where hardy board and brick veneer meet.
- Exterior: Noted a few adjoining walls without caulk.
- Exterior: Flashing at roofline and under eaves had not been painted.
- Garage: Water heater stands had not yet been completely enclosed.
- Kitchen: 2 Cabinets have large holes under them. Cabinets are located over stove.
- Kitchen: Cosmetic cracks and/or repaired cracks in sheetrock observed under windows, and/or corners.
- Laundry Room: Broken and not flush standpipe cover.
- Laundry Room: Cleanout needs caulking.
- Master Bedroom: Nail pops noted at wall across from master bedroom.
- Master Bedroom: Trim needed caulking.
- Master Bedroom: Hole in sheetrock in wall over door trim inside bedroom door.
- Interior: Cosmetic cracks and/or repaired cracks in sheetrock observed over some/many doors, windows, walls, and/or corners.
- Kitchen: Island - caulking and grout was missing from around the floor and up the pony wall.

-

F. Ceilings & Floors

This inspection covers deficiencies of the ceilings, floors, and stairways related to structural performance or water penetration.

Comments:

In need of repair:

- Hall Bath: Tape from sheetrock in need of repair.



-

G. Doors (Interior & Exterior)

This inspection covers the condition and operation of interior and exterior doors.

Comments:

| I=Inspected | | | | NI=Not Inspected | NP=Not Present | N=Not Functioning or In Need of Repair | |
|-------------|----|----|---|------------------|----------------|--|--|
| I | NI | NP | R | Inspected Item | | | |

-

H. Windows

This inspection covers the presence and condition of window and door screens.

Comments:

In need of repair:

Window is not in alignment with the other one. This is a peculiar construction design.



-

I. Fireplace/Chimney

This inspection covers inspect the visible components and structure of the fireplace and chimney.

Comments:

-

J. Porches, Balconies

Comments:

II. ELECTRICAL SYSTEMS

-

A. Service Entrance and Panels

This inspection covers the service entrance wiring, electrical panels and sub-panels & wire type(s) found in Main and Sub Panels.

Comments:

-

B. Branch Circuits - Connected Devices and Fixtures

This inspection covers electrical receptacles, switches and fixtures.

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

-

A. Heating Equipment

Comments:

In need of repair:

- Interior: (Heat) Unit did not work when set to Auto. Recommend qualified/licensed HVAC technician service and repair as needed.

-

B. Cooling Equipment

| I=Inspected | | | | NI=Not Inspected | NP=Not Present | N=Not Functioning or In Need of Repair | |
|-------------|----|----|---|------------------|----------------|--|--|
| I | NI | NP | R | Inspected Item | | | |

This inspection covers the performance of the cooling systems.
 It is recommended that the unit be serviced once a year by a licensed HVAC company.

Comments:

In need of repair:

- Attic: Connection where drain line to drain pan meet needs to have additional insulation to help prevent condensation build up and water leaks.



-

C. Ducts and Vents

This inspection covers the condition and routing of the ducts, vents, fans and filters. Flue systems will also be inspected.

Comments:

IV. PLUMBING SYSTEMS

-

A. Water Supply Systems and Fixtures

This inspection covers the type and condition of all accessible and visible water supply components.

Comments:

In need of repair:

- Hall Bath: Sink - pop-up drain stopper had a slow drip. Water slowly drained out.
- Hall Bath: Toilet less than 15 inches from center of seat to the wall. Buyer is advised to use their own discretion.



- Master Bath: Tub - water slow drain.

-

B. Drains, Wastes, Vents

| I=Inspected | | | | NI=Not Inspected | NP=Not Present | N=Not Functioning or In Need of Repair | |
|-------------|----|----|---|------------------|----------------|--|--|
| I | NI | NP | R | Inspected Item | | | |

This inspection covers the condition of all accessible and visible waste-water and vent-pipes.

THIS INSPECTION DOES NOT INCLUDE A CLOTHES WASHER DRAIN INSPECTION.

Comments:

-

C. Water Heating Equipment

(Report as in need of repair those conditions Specifically listed as recognized hazards by TREC rules.) This inspection covers the water heating equipment and its temperature and pressure relief system.

Comments:

In need of repair:

- Garage: Improper material used as exhaust vent connector at one of the water heaters. Corrugated connectors are often inappropriate material.



-

D. Hydro-Therapy Equipment

This inspection covers built-in hydrotherapy and whirlpool equipment.

Comments:

V. APPLIANCES

-

A. Dishwasher

The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

Comments:

-

B. Food Waste Disposer

The inspection covers the splashguard, grinding components, and exterior.

Comments:

In need of repair:

| I=Inspected | | | | NI=Not Inspected | NP=Not Present | N=Not Functioning or In Need of Repair | |
|-------------|----|----|---|------------------|----------------|--|--|
| I | NI | NP | R | Inspected Item | | | |

• Kitchen: Rubber splash guard was missing.



C. Range Hood

The inspection covers the filter, vent pipe and switches as well as operate the blower vent.

Comments:

D. Ranges/Ovens/Cooktops

The inspection of the range / oven / cook tops covers the knobs, elements, drip pans handles, glass panels, lights or light covers, and other parts. The oven will be tested in both the bake and broil settings.

Comments:

E. Microwave Cooking Equipment

The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, doors and seals.

Comments:

F. Trash Compactor

The inspection of the trash compactor covers the overall condition of the unit and operation of the unit.

Comments:

G. Bathroom Exhaust Fans and/or Heaters

The inspection will cover the operation of the unit, observing sound, speed and vibration level.

Comments:

H. Whole House Vacuum Systems

| I=Inspected | | | | NI=Not Inspected | NP=Not Present | N=Not Functioning or In Need of Repair | |
|-------------|----|----|---|------------------|----------------|--|--|
| I | NI | NP | R | Inspected Item | | | |

The inspection will cover the condition of the main unit, operate the unit if possible, and inspect the systems from all accessible outlets throughout the house.

Comments:

I. Garage Door Operators

The inspection will cover the condition and operation of the garage door operator.

Comments:

J. Door Bell and Chimes

The inspection will cover the condition and operation of the unit.

Comments:

In need of repair:

- Exterior: Bell ringer defective, does not sound.

K. Dryer Vents

The inspection will cover the condition and the routing of ducts (where visible and accessible.)

Comments:

L. Other Built-in Appliances

This inspection may include various built-in appliances.

Comments:

VI. OPTIONAL SYSTEMS

A. Lawn Sprinkler System

The inspection of the sprinkler system will cover operating all zones or stations on the system manually and observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or backflow devices.

Comments:

| I=Inspected | | | | NI=Not Inspected | NP=Not Present | N=Not Functioning or In Need of Repair | |
|-------------|----|----|---|------------------|----------------|--|--|
| I | NI | NP | R | Inspected Item | | | |

B. Swimming Pools and Equipment

The inspection of the swimming pool and/or spa will cover the condition of pool surfaces, identifying cracks or deterioration of the surface(s), and observe the condition of tiles, copings, and decks. Included in the inspection are the condition of slides, steps, diving boards, lights and other equipment as well as inspecting the condition of drains, skimmers, and valves.

Comments:

C. Outbuilding

The inspection of detached outbuildings will cover the structural performance and water penetration, as well as the electrical, plumbing, and HVAC components.

Comments:

D. Outdoor Cooking Equipment

The inspection of the outdoor cooking equipment will cover the condition of control knobs, handles, burner bars, grills, box, rotisserie (if present) and heat diffusion material as well as observe the stability of the unit and pedestal.

Comments:

E. Gas Lines

The inspection of the gas line is limited to the condition of all accessible and visible gas piping.

Comments:

F. Security Systems

The inspection of the security system will cover the location of monitoring devices and control boxes. He will inspect and note the existence of point of entry, motion, infrared or other detection devices. He will also note the existence of external alarms, battery back-up, and telephone interconnect, and observe whether system is tied or an alarm type and randomly test the system.

Comments:

G. Water Wells

| I=Inspected | | | | NI=Not Inspected | NP=Not Present | N=Not Functioning or In Need of Repair |
|-------------|----|----|---|------------------|----------------|--|
| I | NI | NP | R | Inspected Item | | |

The inspection of the water well will cover the pump and storage equipment, operating at least two fixtures simultaneously while observing to determine water pressure, flow and operation of pressure switches.

The inspector will not open, uncover, or remove the pump, heads, screens, lines, or other component parts of the system. He will not determine water quality, the reliability of the water supply / source, locate or verify underground water leaks.

Comments:

H. Fire Protection Equipment

Comments:

Important Limitations and Disclaimers

This Inspection Report reports only on the items listed and only on the present condition of those items. This Report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection that is whether such items at this time are observed to serve the purpose for which they are ordinarily intended. This Report reflects only those items that are reasonably observed at the time of inspection. **NO REPRESENTATION OR COMMENT is made concerning any later defect or defects not reasonably observable at the time of the inspection or of items, which require the removal of major or permanent coverings. The inspection of swimming pools and spas is limited to the above ground accessible equipment and plumbing. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage, which is not reasonably observable by the inspector and no representation, or comment can be made.**

NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Buyer is **URGED** to contact a qualified **SPECIALIST** to make further inspections or evaluations of that item. Buyer must notify **Scope It Professional Inspection Services**, in writing of any complaints within seven (7) days of inspection and must thereafter allow prompt re-inspection of the item complained of; otherwise, all claims for damages arising out of such complaint are waived by Buyer. If Buyer institutes any legal action concerning this inspection, and fails to prevail on all of the causes of action alleged, Buyer shall be liable to **Scope It Professional Inspection Services**, for all attorneys' fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. Buyer, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, District, or County Attorney, or your local attorney of your choice.

If a dispute arises out of or relates to independent inspectors performance and, if said dispute cannot be settled between the parties to this inspection by state standards themselves, the parties hereto agree to settle the dispute by Binding Arbitration according to the Commercial Arbitration Rules of the Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any event having jurisdiction thereof. The parties hereto further agree that a dispute submitted to one or their arbitrator, at parties' option, selected from the panels of arbitrators of the American Arbitration Association. All requests for arbitration shall be submitted to the Dallas Office of the American Arbitration Association and all arbitration administration costs shall be borne equally by all the parties to the dispute. Any event of waiver by this company of any right herein shall not constitute a continuing waiver or subsequent waiver of other rights. This Report constitutes the sole and only agreement of parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the subject matter within. I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of operation and/or condition as of and on this date.

| I=Inspected | | | | NI=Not Inspected | | | | NP=Not Present | | | | N=Not Functioning or In Need of Repair | | | |
|--------------------|-----------|-----------|----------|-------------------------|--|--|--|-----------------------|--|--|--|---|--|--|--|
| I | NI | NP | R | Inspected Item | | | | | | | | | | | |

Precipitation: Dry
Temperature: Above 60 degrees
Natural gas: On
Electric: On
Water: On
House faces: South
Inspection fee: \$
Present at inspection: Buyer

REPORT SUMMARY

STRUCTURAL SYSTEMS

Grading & Drainage

- Exterior: Gutter - splash blocks not installed yet.

Interior & Exterior Walls

- Master Bedroom: Trim needed caulking.
- Exterior: Large gap between window stool and wall.
- Exterior: Flashing over back window is not yet painted.
- Exterior: Expansion joints not caulked yet.
- Exterior: Large gap was noted at back left corner where hardy board and brick veneer meet.
- Exterior: Noted a few adjoining walls without caulk.
- Exterior: Flashing at roofline and under eaves had not been painted.
- Garage: Water heater stands had not yet been completely enclosed.
- Kitchen: 2 Cabinets have large holes under them. Cabinets are located over stove.
- Kitchen: Cosmetic cracks and/or repaired cracks in sheetrock observed under windows, and/or corners.
- Laundry Room: Broken and not flush standpipe cover.
- Master Bedroom: Nail pops noted at wall across from master bedroom.
- Master Bedroom: Hole in sheetrock in wall over door trim inside bedroom door.
- Interior: Cosmetic cracks and/or repaired cracks in sheetrock observed over some/many doors, windows, walls, and/or corners. The builder noted that the repairs had not all been completed at the time of this inspection.
- Laundry Room: Cleanout needs caulking.

Ceilings & Floors

- Hall Bath: Tape from sheetrock had fallen down.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Heating Equipment

- Interior: Heat - unit did not work properly when set to Auto. Recommend qualified/licensed HVAC technician service and repair as needed.

Cooling Equipment

- Attic: Connection of drain line to drain pan needs to have additional insulation to help prevent condensation and water leaks.

PLUMBING SYSTEMS

Water Supply Systems and Fixtures

- Hall Bath: Sink - pop-up drain stopper had a slow drip. Water slowly drained out.
- Hall Bath: Toilet less than 15 inches from wall.
- Master Bath: Tub - water slow drain.

Water Heating Equipment

- Garage: Improper material used as exhaust vent connector at one of the water heaters. Corrugated connectors are often inappropriate material.

REPORT SUMMARY

APPLIANCES

Food Waste Disposer

- Kitchen: Rubber splash guard was missing.
- Kitchen: Island - caulking and grout was missing from around the floor and up the pony wall.

Door Bell and Chimes

- Exterior: Bell ringer defective, does not sound / ring properly.

HOMEOWNER MAINTENANCE TIPS

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-off valves for the plumbing, heating and electrical systems.

Regular Maintenance

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary. (every 4-6 weeks)
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells. These steps will help reduce the possibility of future wood rot.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house. Maintain at least 6 inches between shrubbery and the home and 3 feet between tree branches and the roof.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation by at least 5 feet. This precaution is critical to the performance of your foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters. If you can not get the device to shut off after testing, it should be replaced.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home. All soils around the home should be below the foundation/brick ledge.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

HOMEOWNER MAINTENANCE TIPS

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky. Exercise extreme caution with this portion of necessary maintenance. If you are not familiar with electricity contact an electrician for assistance.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tanks pumped and inspected every two to three years.
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes. Please feel free to contact our office at 713-436-7747 should you have any questions regarding the operation or maintenance of your home. Enjoy your home!