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INSPECTED FOR
Sample
17211 CR 1540
Lubbock, TX 79382

January 24, 2015

PROPERTY INSPECTION REPORT

Prepared For: Sample
(Name of Client)

Concerning: 17211 CR 1540, Lubbock, TX 79382
(Address or Other Identification of Inspected Property)

By: Tom Mann, Lic #20492 01/24/2015
(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 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 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 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, bathroom, 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; and
- lack of electrical bonding and grounding.

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 requires 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

Inspection Time In: **9 am** Time Out: **11:30 am** Property was: **Occupied**

Building Orientation (For Purpose Of This Report Front Faces): **West**

Weather Conditions During Inspection: **Sunny**

Outside temperature during inspection: **70 to 80 Degrees**

Parties present at inspection: **Termite Inspector, Client.**

Year Built: **2001**

*Note: This report is paid for by and prepared for **Sample** for use in buying or selling this property. **This report is not valid until the client has signed the pre-inspection agreement** provided by Across the Board Home Inspections. Use by any other person or for any other purpose is prohibited without the expressed written permission of the Across the Board Home Inspections PLLC.*

A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This written report is considered the final and exclusive findings of Company of the structure. Client understands and agrees they will not rely on any oral statements made by the Inspector prior to the issuance of the written report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed forty eight (48) hours after the inspection report has first been delivered to Client.

If an item of any particular category is deficient, I recommend the complete category be evaluated by a licensed professional, not just the listed item before the expiration of any option period(s).

The digital pictures in this report are a sample of the damage and/or deficiencies in place and should not be considered to show all of the damages and/or deficiencies found. There will be damage and/or deficiencies not represented with digital imaging.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Ground

Comments:

Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

B. Grading and Drainage

Comments:

Grading & Drainage

Viewed components appeared to be operating properly on the day of inspection.

C. Roof Covering Materials

Types of Roof Covering: Composition

Viewed From: Walked on roof

Comments:

Viewed components appeared to be operating properly on the day of inspection.

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

D. Roof Structures and Attics

Viewed From: From Interior of Attic

Approximate Average Depth of Insulation: 10" to 13"

Insulation Type: Loose Filled

Comments:

Roof Structure

Viewed components appeared to be operating properly on the day of inspection

Attic Ventilation

Viewed components appeared to be operating properly on the day of inspection

Attic Insulation

- The attic floor insulation needs to be redistributed in one or more locations.

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E. Walls (Interior and Exterior)

Comments:

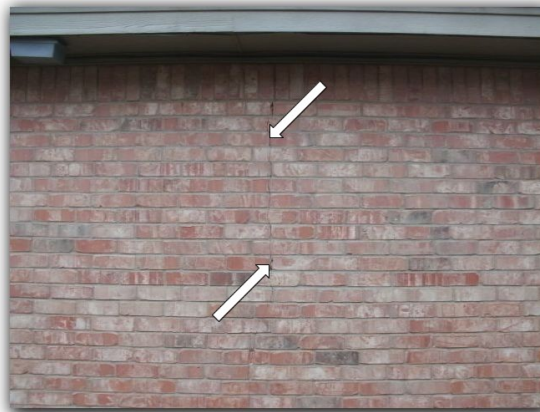
Description of Exterior Cladding: Brick Veneer

Interior Walls & Surfaces

- Interior wall joint cracks were observed in the various locations throughout the house.

Exterior Walls & Surfaces

There are a few mortar cracks that need to be repaired on the north exterior wall.



Mortar cracks can be caused by mortar drying (shrinkage), wall movement or settlement. If the cracks redevelop, the areas will need professional evaluation.

There are a few brick mortar joints missing mortar. This is usually caused by water washing the mortar out.



- All of the exterior wood surfaces need a fresh coat of paint.
- The wood veneer trim has some deterioration or damage on the west side of the structure.

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F. Ceilings and Floors

Comments:

Ceilings

- Water stains were observed on the ceiling finish in the garage. The cause and remedy should be further evaluated and corrected as necessary.

Floors

Viewed components appeared to be operating properly on the day of inspection.

G. Doors (Interior and Exterior)

Comments:

Interior Doors

- The door is not latching properly to the pantry.

Exterior Doors

Viewed components appeared to be operating properly on the day of inspection.

Overhead Garage Door

Viewed components appeared to be operating properly on the day of inspection.

H. Windows

Comments:

Window Screens

- One or more of the window screens were observed to be missing.

Windows

Viewed components appeared to be operating properly on the day of inspection.

I. Stairways (Interior and Exterior)

Comments:

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J. Fireplaces and Chimneys

Comments:

Living Area Fireplace / Chimney

- When artificial gas logs are installed in a firebox with a damper; the damper should be permanently blocked open with a damper clamp to prevent accidental spillage of carbon monoxide into the living space.
- The gas starter bar is missing.
- Crown cracked or mortar deterioration



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K. Porches, Balconies, Decks, and Carports

Comments:

The concrete surrounding the structure and in the garage has some typical cracks that can be caused by concrete shrinkage or settlement. These areas are not a part of the structure footing and are cosmetic unless they become a trip hazard. Some of these cracks can allow water to enter and freeze and the size of the crack can increase. Consider filling these cracks to prevent moisture from entering and if any becomes a trip hazard then repairs should be made.

-

L. Other

Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Panel Box Location: Garage

- One or more of the breakers in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw). The breakers in place are not listed or labeled for this type of installation and should be corrected as necessary.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets

- There are no Ground Fault Circuit Interrupter (GFCIs) receptacles in the home. **GFCI's were not required when this home was first built.** Current requirements as they apply to this home are for GFCI's to be installed in all bathroom receptacles, garage receptacles, outdoor receptacles, kitchen countertop receptacles and laundry and utility receptacles located within 6 feet of the outside edge of a laundry, or utility.



Switches

Viewed components were found to be performing and in satisfactory condition on the day of the inspection.

Fixtures

Viewed components were found to be performing and in satisfactory condition on the day of the inspection.

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Smoke Alarms

- There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.

Note: It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

Carbon Monoxide Alarms

I recommend Carbon Monoxide Alarms in homes with gas appliances.

Doorbell / Chime

All components were found to be performing and in satisfactory condition on the day of the inspection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central

Energy Source: Gas

Comments:

This unit appears to be operating properly at the time of this inspection, however, because of a number of factors this equipment can fail at any time. It is appropriate to have heating systems serviced by a qualified licensed professional periodically until such time as replacement becomes necessary. **If this unit has not been serviced recently, it should be serviced now and yearly thereafter.**

Notice: Per Texas Real Estate Commission Standards of Practice “ Full evaluation of the integrity of the heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.”

B. Cooling Equipment

Type of System: Central forced air

Comments:

Central Cooling System

Today's Temperature Differential : 19 Degrees

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately **between 15 to 23 degrees F.** total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

Note: It is appropriate to have cooling systems serviced by a qualified licensed professional periodically until such time as replacement becomes necessary. **If this unit has not been serviced recently, it should be serviced now and yearly thereafter.**

C. Duct Systems, Chases, and Vents

Comments:

Viewed components appeared to be operating properly on the day of inspection.

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Alley.

Location of main water supply valve: Alley

Static water pressure reading: 70 to 80 psi

Comments:

Exterior Faucets/Fixtures

One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. **Note:** *This is not uncommon to observe with a home of this age.*

B. Drains, Wastes, and Vents

Comments:

Viewed components appeared to be operating properly on the day of inspection.

C. Water Heating Equipment

Energy Source: Gas

Capacity: 50 Gallons

Comments:

This component appears to be performing adequately at the time of this inspection.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

This component appears to be performing adequately at the time of this inspection.

B. Food Waste Disposers

Comments:

This component appears to be performing adequately at the time of this inspection.

C. Range Hood and Exhaust Systems

Comments:

This component appears to be performing adequately at the time of this inspection.

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D. Ranges, Cooktops, and Ovens

Comments:

This component appears to be performing adequately at the time of this inspection.

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E. Microwave Ovens

Comments:

This component appears to be performing adequately at the time of this inspection.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The mechanical exhaust vents were observed to be venting into the attic area. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an “as-built” condition.

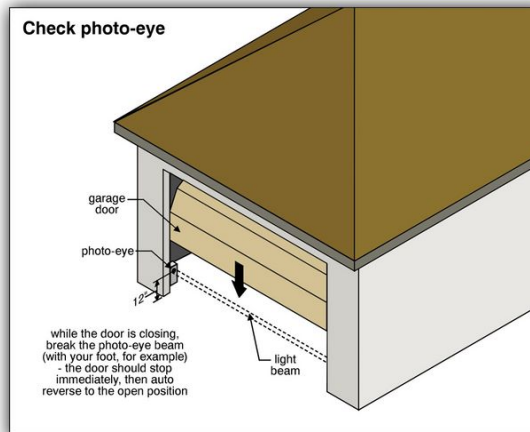
The Texas Real Estate Commission requires us to report bathroom exhaust vents that exhaust into the attic as deficient. The City of Lubbock does not require bathroom exhaust vents to vent outside and most houses in this area are not vented outside.

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G. Garage Door Operators

Comments:

- The garage door reverse sensors are not properly installed. The garage door reverse sensors should be installed within 6-inches of the garage floor.



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H. Dryer Exhaust Systems

Comments:

This component appears to be performing adequately at the time of this inspection.

I. Other

Comments: