



PROPERTY INSPECTION REPORT

SAMPLE #213-07



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PREPARED BY:

PROFESSIONAL INSPECTOR
JEREMY RUPPRECHT

TEXAS REAL ESTATE COMMISSION
 LICENSE # 7393

(806) 282-8552
 (806) 358-4621

THANK YOU FOR YOUR BUSINESS



INSPECTION REPORT WORK ORDER

THE FOLLOWING REPORT IS THE PROPERTY OF THE **CLIENT** (NAMED BELOW) AND **PROFESSIONAL HOME INSPECTIONS**, ANY USE OF THIS REPORT WITHOUT THE WRITTEN CONSENT OF THE **CLIENT** AND **PROFESSIONAL HOME INSPECTIONS** ARE SUBJECT TO CRIMINAL PROSECUTION.

PLEASE CHECK THE "PROPERTY INSPECTION AGREEMENT" TO VERIFY CLIENT(S) WRITTEN CONSENT

INSPECTION WORK ORDER	
REPORT / ORDER NUMBER	DATE INSPECTED
# 213-07	07/22/2007
CLIENT	ADDRESS INSPECTED
John Doe	1234 Somewhere Ln. Amarillo TX 79111
REALTOR	AGENT
Ken W. Thompson Quality Real Estate	All Realtors
TITLE COMPANY	CLOSING DATE
American Land Title Inc. 2501 Lakeview Amarillo Tx fax #	08/01/2007

PAYMENT METHOD

INSPECTION FEE	PAYMENT METHOD
\$200.00	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> CLOSING

CLIENT HAS PAID INSPECTION FEE. (THANK YOU FOR YOUR BUSINESS)

CLIENT has requested the INSPECTION FEE be paid to **PROFESSIONAL HOME INSPECTIONS** by **TITLE COMPANY** (Named above) out of funds held in escrow at closing. (INSPECTION FEE IS STILL DUE IF DEAL FALL THROUGH)

INSPECTION FEE IS STILL DUE IF HOUSE DEAL FALLS THROUGH

INSPECTION CONDITIONS	
INSPECTION TIME	TEMPERATURE
5:30 PM	99 °
WEATHER CONDITION	PRECIPITATION IN LAST 24 HOURS
Sunny	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPERTY OCCUPANCY	ON SITE INSPECTION PARTICIPATION
<input type="checkbox"/> OCCUPIED <input checked="" type="checkbox"/> VACANT	<input checked="" type="checkbox"/> CLIENT PRESENT <input type="checkbox"/> AGENT PRESENT

THE INSPECTION REPORT AND ANY ATTACHED DOCUMENTATION ARE PART OF THE FINAL WRITTEN REPORT AND ARE BOUND BY THE TERMS OF THE "**PROPERTY INSPECTION AGREEMENT**".

PROFESSIONAL HOME INSPECTIONS URGES THE **CLIENT** TO READ ALL ATTACHED INFORMATION CAREFULLY. FAILURE TO READ ALL INFORMATION PROVIDED **MAY NOT** GIVE THE **CLIENT** A COMPLETE UNDERSTANDING OF THE RESIDENTIAL INSPECTION OBSERVATIONS.

PROFESSIONAL HOME INSPECTIONS THANKS THE **CLIENT** FOR THE OPPORTUNITY TO ADMINISTER YOUR RESIDENTIAL INSPECTION. IF YOU HAVE QUESTIONS REGARDING SYSTEMS AND/OR COMPONENTS INSPECTED DURING THE RESIDENTIAL INSPECTION AND/OR CONDITIONS NOTED IN THE FINAL WRITTEN REPORT, PLEASE CALL (806) 358-4621 OR (806) 282-8552.

PROFESSIONAL INSPECTOR
 JEREMY RUPPRECHT
 TEXAS REAL ESTATE COMMISSION LICENSED # 7393



PROPERTY INSPECTION REPORT

Prepared For: John Doe
(Name of Client)

Concerning: 1234 Somewhere Ln. Amarillo TX 79111
(Address of Other Identification of Inspected Property)

By: Jeremy Rupprecht 7393 07/22/2007
(Name and License Number of Inspector) (Date)

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

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 departments, lender, 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

UTILITY COMPANIES

ATMOS ENERGY (GAS) # 1-888-286-6700

www.atmosenergy.com

XCEL ENERGY (ELECTRIC) # 1-800-895-4999

www.xcelenergy.com

CITY OF AMARILLO (WATER) # 1-(806)-378-3078

www.ci.amarillo.tx.us



Report Identification 1234 Somewhere Ln. Amarillo TX 79111

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected	NI=Not Inspected	NP=Not Present	R=Not functioning or in Need of Repair	Inspection Item
I	NI	NP	R	

I. STRUCTURAL SYSTEMS

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A. Foundations (If all crawl space areas are not inspected, provide an explanation.) Comments (An opinion on performance is mandatory.): Foundation in Slab construction and performing its intended function at time of the inspection. Their was no evidence of excessive movement on the exterior of the structure.</p>
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Foundation is Pier and Beam construction. The crawlspace was inspected and the piers were in good condition. Their have been extra piers installed and concrete piers have been shimmed to support beams.

Piers on the East side of the structure in the crawls space are not in contact with the Beams

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>B. Grading and Drainage Comments:</p> <p>- Gutter on the East side of the property over front porch is missing a downspout. This problem should be corrected and properly installed so the water is diverted away from the foundation and water is not allowed to pool next to the foundation wall.</p>
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- Gutter on the West side of the property on the back porch is missing a downspout. This problem should be corrected in the same manner as state above.

Grade is sloping toward the foundation on the West side of the property and pooling next to the foundation. Recommend you slope grade away from foundation to prevent irregular foundation settlement.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>C. Roof Covering (If the roof is inaccessible, report the method used to inspect.) Comments: Roof Covering is composition shingles and performing properly at the time of the inspection:</p>
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NOTE: Professional Home Inspections does not inspect for insurability. The Client should have their insurance agency inspect the roof for insurability.

Composition shingle tabs on the West side of the residence are missing in multiple location.

Wood shake are split in multiple locations and are loosely secured at the ridge line.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.) Comments: Roof Structure is wood truss construction with OSB decking. There is approximately 18 inches of loose fill insulation in the attic space.</p>
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Roof is 2 x 4 rafter and 1x4 spaced decking.



I	NI	NP	R	Inspection Item
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There is approximately 3 inches of cellulose insulation in the attic space. This is an inadequate amount to properly insulate the attic space. Recommend you have an appropriate amount of insulation installed at you earliest convince to decrease energy consumption

E. Walls (Interior and Exterior)

Comments:

Exterior wall are a combination of brick veneer and press board construction.

The grout between the brick on the West side of the property is deteriorating in multiple locations and need to be filled and re pointed to prevent entry of wind driven rain..

Press board siding on the North side of the residence has excessive paint chipping and need to be repaired to prevent water damage to the material.

F. Ceilings and Floors

Comments:

Ceiling in the Master Bathroom has broken gypsum board and insulation is dropping from the attic space.

G. Doors (Interior and Exterior)

Comments:

Front door has a hole at the base through the core.

South West bedroom door is loose to the hinges and will not shut properly.

H. Windows

Comments:

Windows are double pane single hung with wood framing.

Windows on the North side of the residence have broken seals and are fogging between the window panes.

Window in the master bathroom has broken window pane.

Window lath for the window on the East wall in the North East bedroom is missing.

Wood trim for the windows on the West side of the structure have excessive paint chipping and are beginning to rot.

I. Fireplace/Chimney

Comments:

Chimney mortar cap has excessive deterioration and should be repaired to prevent further damage to structure.

Heath extension is too small for the opening of the fire box and is not made of fire proof material. This is a safety hazard and should be repaired.

Wood framing member in the attic are in contact with the chimney. This is a fire hazard and should be repaired for safety.

J. Porches, Decks and Carports (Attached)



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Comments:

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K. Other

Comments:



I	NI	NP	R	Inspection Item
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II. ELECTRICAL SYSTEMS

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A. Service entrance and Panels

Comments:

Service entrance is overhead construction and located on the North side of the residence.

Main Breaker pane is a Square D 150 amp 120/240 volt unit located on the North wall in the garage.

Main Breaker panel in the garage has open slot in the dead front of the breaker box and should be repaired for safety.

There is a double tap on breaker #15 in the garage.

ground and neutral wires are bonded down stream of the main breaker panel in the sub panel. This is a safety issue and should be repaired.

-

B. Branch Circuits – Connected Devices and Fixtures (Report as in need of

repair lack of ground fault circuit protection where required.):

Comments:

GFCI protection is required in the following locations for safety.

- Kitchen receptacles serving counter tops.
- bathroom receptacles
- exterior receptacles
- accessible garage receptacles

Receptacle in the living room on the east wall has an open ground.

Receptacle in the South West bedroom on the north wall has reversed neutral and hot wires.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

-

A. Heating Equipment

Type and Energy Source: **Lennox / Up Flow / Natural Gas**

Comments:

Lennox
Model # FDG5788241A
Serial # 5689452

Heating unit has an excessive yellow flame due to lack of primary air.

Heating unit in the hall closet does not have adequate combustible air.



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B. Cooling Equipment:

Type and Energy Source: **Lennox / Heat Pump**

Comments:

Lennox

Model # FDG5722987

Serial # A122578NOV

Unit is located on the West side of the residence.

Aluminum fins for the unit are severely damaged and need straightened to transfer heat properly.

Flex conduit on the back of the unit is not properly secured to the cooling shell.

Disconnect for the unit is supplied with a 50 amp breaker and the max for the unit should only be 30 amps.

C. Ducts and Vents

Comments:

Supply and return ducts for the cooling and heating systems are flex duct construction.

Flex duct in the attic are running over and under wood supports, duct should be as straight as possible to increase the unit efficiency.

Supply duct is separated from the plenum in the attic.

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Comments:

Water supply lines are a combination of PVC and copper lines. These materials are well know for their durability.

Water line is leaking in the crawlspace on the North side of the residence and is beginning to pool water.

Kitchen vegetable sprayer is leaking at hose connection.

Shower head in the master bathroom is leaking at the connection.

Shower diverter in the hall bathroom is not diverting water to the shower head properly and allowing water to fill from the tub spigot.

B. Drains, Wastes, Vents

Comments:

Drain Waste and Vent lines are PVC.

Drain line under the kitchen sink is leaking at the P-Trap.

Drain line under the sink in the hall bathroom has been repaired with gray tape and is leaking water.



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<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>C. Water Heating Equipment (Report as in need of repair those conditions Specifically listed as recognized hazards by the TREC rules.) Energy source: Whirlpool / Electric Comments: Whirlpool Model # WHI546652S4 Serial # ELE589421</p>
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Water heating equipment T & P valve is not plumbed.

Water is leaking at the cold connection at the top of the unit.

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>D. Hydro-Therapy Equipment Comments:</p>
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Hydro-Therapy equipment in the master bathroom has a broken jet that is not forcing water from the port.

Hydro-Therapy equipment is not properly protected by GFCI receptacle.



I	NI	NP	R	Inspection Item
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V. APPLIANCES

A. Dishwasher

Comments:
Whirlpool
Model # 5487354355
Serial # 6265311

Dishwasher leaks at door gasket during operation.

Trays for the dishwasher are rusted and the protective coating is chipping and settling at the base of the unit.

B. Food Waste Disposer

Comments:
Badger
Model # 456-7
Serial # 126588

Food Disposer is frozen and will not operate.

Splash shield for the disposer is missing.

C. Range Hood

Comments:
Nu-Tone
Model # 546-89
Serial # 4569987

Range Hood fan has excessive vibration during operation.

Range hood is not properly secured to the cabinet.

D. Ranges/Ovens/Cooktops

Comments:
Whirlpool / Natural Gas / Electric Ignition
Model # 8951224646
Serial # 125589465A

Right back burner will not ignite when operated.

Burner grill is missing.

E. Microwave Cooking Equipment

Comments:
Whirlpool
Model # 56889745
Serial # 5899

F. Trash Compactor

Comments:



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 G. Bathroom Exhaust Fans and/or Heaters
 Comments:

Bathroom exhaust terminates in the attic and should terminate to the exterior of the structure.

 H. Whole House Vacuum Systems
 Comments:

 I. Garage Door Operators
 Comments:

Garage doors auto reverse does not operate properly.

Garage door is wood construction and is chipping paint on the exterior of the door. Recommend repair before wind driven rain caused wood rot.

 J. Door Bell and Chimes
 Comments:

Door bell will not operate.

 K. Dryer Vents
 Comments:

Dryer vent terminated under the house into the crawlspace and distributing vent in the space. The vent should terminate to the exterior of the structure.

 L. Other Built-in Appliances
 Comments:



I	NI	NP	R	Inspection Item
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VI. OPTIONAL SYSTEMS

- | | | | | |
|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>A. Lawn Sprinklers
 Comments:
 Lawn Sprinkler
 Station #1 Front Yard
 Station #2 East Front Yard
 Station #3 West Front Yard
 Station #4 Back Yard
 Station #4 has two sprinkler head near the back fence that will not operate.

 Station #1 has excessive overspray into the street.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>B. Swimming Pools and Equipment
 Comments:
 Swimming pool is underground concrete construction.

 Coping on the North side of the pool is loose and falling from the pool edge.

 Heater for the pool will not operate.

 Skimmers for the pool are dirty and need to be cleaned for proper function.</p> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>C. Outbuildings
 Comments:</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>D. Outdoor Cooking Equipment
 Energy Source:
 Comments:</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>E. Gas Lines
 Comments:
 Gas lines are black steel construction and enter on the East side of the residence.

 -----GAS LEAK-----
 A gas leak was detected on the flex line to the heating unit in the garage closet.</p> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>F. Water Wells (A coliform analysis is recommended.)
 Type of Pump:
 Type of Storage Equipment:
 Comments:</p> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>G. Septic System
 Comments:</p> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>H. Security Systems
 Comments:</p> |



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I. Fire Protection Equipment

Comments:



SCOPE OF INSPECTION

At your request a visual inspection of the property located at:
1234 Somewhere Ln. Amarillo TX 79111
This inspection was conducted on Date: **07/22/2007**

The inspection scope is furnished to you as part of the written inspection report so that you may better understand the nature of the inspection performed on the areas and components contained in the report. We urge you to read the inspection scope and to refer to the scope of any item you might have a question about. In addition to any limitations listed in the following outlines or contained in the report, we do not inspect for building codes, design adequacy, capacity, efficiency sizing, value, flood plan location, pollution or potability of water, nor do we inspect for insurability.

Definitions:

Performing intended functions: Carrying out the design purpose or intended operation of an item, part, and system component.

Needs Repair or Replacement: Not performing its intended function, needs repair, or shows evidence of prior damage, or a safety hazard.

Not Inspected: The structure was not equipped with the item, part, system, member, or that item, part, system or member was not inspected.

Foundation and related structural items:

This foundation and related structural components contained in this section were visually examined. Systems and/or Components located in areas not affording complete visual access without dismantling, uncovering, or the removal of storage or furnishings are expressly excluded from this report. Walls, ceilings, and flooring are examined for deficiencies related to structural performance and water penetration only. Cosmetic damage to walls, ceilings, doors, or flooring is not specifically identified nor addressed in this report. The condition of paints, stains, other surface coatings, or the condition of cabinets is not determined nor addressed in this report. Doors and windows are examined for proper operation, glazing, and evidence of physical damage. Thermal windows are examined for operation, glazing, and evidence of physical damage. Thermal windows are examined for the presence of moisture or other signs of seal failure. Early stages of seal failure may not be detectable at the time of this inspection. Cleanliness, or weather condition may affect the inspector's ability to detect seal failure therefore, only obvious seal damage is reported. Door and window screens are inspected for presence and condition. **The inspector does not** take soil samples, sightings, measurements, nor use equipment in the performance of the foundation inspection. No warranty or guarantee is issued or implied as to the future performance of this foundation and the opinion rendered is based on the conditions existing at the time of this inspection.

Chimney and Fireplace:

The inspector will inspect the visible components and structure of the chimney and fireplace, the visible parts of the firebox and flue however, **does not** inspect for adequacy of the draft or performance of a chimney smoke test. The condition of the lintel, and material surrounding the fireplace, attic penetration of the chimney flue, where accessible, for fire stopping, the operation of circular fans when present, and observe the coping or crown, caps or spark arrestor from a ground level at a minimum.

Porches and decks:

The inspector will inspect porches, decks, steps, balconies and carports for structural performance as to visible footings, joists, decking, railings and attachments points, where applicable. **The inspector does not** inspect detached structures or waterfront structures and equipment.

Roof, Roof Structure and Attic:

The inspection of the roof covering, flashing, plumbing vent caps, the roof structure, and components located in the attic space is limited to those areas and items that are accessible and visual without dismantling, uncovering, or removal of storage to inspect. Underlayment, fasteners and all areas not affording proper head clearance and expressly excluded from this inspection. **The inspector does not** walk on roofs when it is determined that damage to the roof surface may result, or when considered unsafe as determined by the inspector. **The inspector does not** enter attic spaces with less than 5 ft of head clearance. **The inspector does not** inspect for insurability.

Appliances:

All appliances are operated in the manual mode only. Self-cleaning functions are not inspected. Appliances are inspected for proper operation, visible areas of damage, missing or defective parts, leaks, installation as to secure mounting and proper routing of hose connections, and for vibration or excessive noise during the operation of the appliance. **The inspector does not** determine the compacting ability of compactors, the grinding abilities of food disposal units, or the vacuuming capabilities of central vacuum systems.

Water Heaters:

The inspection of the water heater/s, and heater components are visual in nature and are limited to those items listed in this report. **The inspector does not:** Dismantle any equipment, controls, or gauges to inspect components, operate any valves; when in the inspectors reasonable opinion that damage to property or injury may result; determining proper sizing as to hot water needs; inspect any part, or component that is not completely visual and/or located in an inaccessible area; move stored items or furnishings to gain access to the water heater; determine the remaining useful life of the unit or any component; or remove insulation blanket to gain access to water heater components.

Cooling Systems:

The inspection of the cooling system is limited to those items listed in this report. **The inspector does not:** Operate a cooling system when the outside temperature is below 60 degrees Fahrenheit; determine the proper operation of condensate systems; inspect gas-fired refrigeration systems; inspect for the pressure of the system coolant or determine the presence of leaks; determining the efficiency of a system; inspect any equipment which is not in an accessible area or dismantle any equipment, controls or gauges; determine the electrical current draw of the system; program digital-type thermostats or controls; operate any set back features on the thermostat or controls; inspect interior components of an evaporative cooler when the unit has been drained or shut down.

Heat Systems:

The inspection of the heat system is visual in nature and is limited to the items listed in this report. **This inspector does not:** Operate any main, branch or shut-off valves; inspect any system which has been shut down or otherwise secured; inspect any component which are not visible and accessible, inspect any exterior plumbing components such as water mains, private water wells, private sewer systems, sprinkler systems or swimming pools {unless agreed to by both parties and inspected as a separate inspection apart from the listed items contained in there report}; inspect fire sprinkler systems; inspect or operate drain pumps or waste ejector pumps; inspect the quality or volume of well water; determine the portability of any water supply; inspect water conditioning equipment, such as softeners or filter systems; inspect solar water heating systems; determine the effectiveness of anti-siphon devices on appropriate fixtures or systems; operate free standing appliances; inspect private water supply systems, swimming pools or tanks; observe the system for proper sizing, design or use of proper materials; or inspect the gas supply system for leaks.

(CONTINUE SCOPE OF INSPECTION ON NEXT PAGE)



SCOPE OF INSPECTION (CONTINUED)

This inspection can not fully determine, in most cases, if a shower pan is damaged and leaking, in that most damage is not visual and, in some cases, prolonged use of water is necessary for leaks to become apparent. Because of the limited nature of the inspection and the mentioned possibilities, we do not offer nor imply any warranties regarding the absence of shower pan leaks, damage, nor the continual functional use of the shower pan.

Electrical Systems:

The electrical systems inspection is a visual inspection and is limited to the items listed in this report. **The inspector does not:** Move any objects, furniture or appliances to gain access to any electrical panels; inspect any electrical component; remove switch cover plates, except where aluminum wiring is observed in the main, sub or control panel; inspect ancillary systems, such as burglar and smoke or fire systems, antenna, electrical de-icing tapes, sprinkler wiring, intercom systems, any system controlled by timers or photo cells, landscape lighting, cable TV wiring, telephone wiring, load or voltage regulators; or trace wiring origins or wiring destinations.

Swimming Pool and Hot Tub:

The inspection is limited to a visual examination of the items listed in this report. **The inspector does not:** Dismantle or otherwise open any components or lines; uncover or excavate any lines or otherwise concealed components of the system, or determine the presence of sub-surface leaks; fill the pool or hot tub with water; determine the presence of sub-surface water tables; or inspect any ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners.

Inspection of additions, special structures or equipment (as requested):

Guest House	Whirlpool Bath
Cabana	Swimming Pool and Equipment
Workshop	Sprinkler Systems
Solar System	Spa/Hot Tub and Equipment

Report: PROFESSIONAL HOME INSPECTIONS agrees to provide appropriate reports according to the specific service rendered. The final written inspections report will indicate which items were inspected, which items are in need of service/repair, or, are not performing the function for which they are intended. Items not included in the report shall not be considered good or bad from any lack of notation. No verbal statements by inspector shall expand the scope of this agreement or the inspection report, nor will such statements be relied upon when solicited from the inspector by the CLIENT at the time of inspection or any other time. The other inspections or tests will be on separate reports with qualified details of the specific subject, and in accordance with applicable professional and technical standards. The reports will be the property of PROFESSIONAL HOME INSPECTIONS and the CLIENT and may not be used by any other person without their written consent.

INSPECTION REQUIREMENTS AND LIMITATIONS: The building, its components and equipment, are to be ready and accessible for inspection on the date and time stated above. All utilities and pilot lights must be on and all equipment operational so the total inspection can be completed on that date. The inspector is not obligated to change light bulbs, light pilots, move furniture, obstructions or floor coverings, or remove panels to inspect any part of the building or its equipment. Pool/spa must be full, clean and operational. Deviations of these requirements that delay the inspection are just cause for an additional charge.

THE FOLLOWING SPECIFIC LIMITATIONS APPLY: Design problems are not within the scope of inspection. PROFESSIONAL HOME INSPECTIONS will not determine the operational capacity, quality or suitability for a particular use of items inspected. No engineering, scientific or specialized technician test will be made by the inspector. No test samples will be taken from the roof or any other part of the structure unless specifically requested. PROFESSIONAL HOME INSPECTIONS will have no liability for latent defects which cannot be observed by a normal inspection nor can be determined by normal equipment operation; and it is specifically agreed and understood that: Mechanical devices and structural components may be functional one moment and later fail or malfunction; therefore, PROFESSIONAL HOME INSPECTIONS liability is specifically limited to those situations where it can be conclusively shown that the mechanical device or structural component inspected was inoperable or in the immediate need of repair or not performing the function for which it was intended at the time of inspection. The CLIENT recognizes that there is **NO REPRESENTATION OF WARRANTY OR GUARANTEE** on the future life of items inspected. The Inspector does not take responsibility for reporting non-compliance with any building, electrical, mechanical or plumbing codes established by municipal ordinances or any existing structure.

The intent of the inspector statements and any or all statements on the inspection report is not to be construed as being an endorsement or a condemnation of any appliance, system, structural component, or the building in its entirety. Nor, is it the intent to make any statement of property value.

The inspection report may not include minor settlement and minor crack in concrete, veneer and walls that would be within the normal tolerance or standard and does not impair the structural function of the building. The inspection report may not include cosmetic defects; minor cracks, scrapes, dents, scratches, soiled or faded surfaces of the structure or equipment. Also, soiled, faded, torn or dirty floor, wall or window coverings will not be included. The Inspection Report is not to be construed as a total list of defects, existing or potential.

SPECIAL DISCLOSURE: It is not uncommon to observe cracks or for cracks to occur in concrete slabs or the exterior and interior walls. Cracks may be caused by the curing of building materials, temperature variations, and soil movement such as: settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is the key to the prevention of initial cracks or cracks enlarging. This includes, but not limited to, proper watering, foundation drainage and removal of vegetation growth near the foundation.

SPECIAL NOTE: The CLIENT is hereby advised that other adverse problems may occur at slab cracks and other voids in the slab. Radon gas, termites and other living organisms can enter a building through cracks and voids and may be a health hazard. Cracks and voids can be sealed effectively to prevent radon gas or other undesirable organisms from entering.

PROFESSIONAL HOME INSPECTIONS encourages the CLIENT to obtain a second opinion from a qualified specialists (structural engineer, licensed electrician, licensed plumber, certified factory trained service person, etc.) when there is a condition that they question or are concerned about. The CLIENT has a right to have more than one inspection, or more than one inspector.

PROFESSIONAL HOME INSPECTIONS recommends that all repairs be completed by, or under the direction of, a qualified specialist that is certified, licensed and bonded. Also, that the CLIENT obtains a copy of the work order and the paid receipt of all completed work that was performed on the property within the last 6 months.

PROFESSIONAL HOME INSPECTIONS thanks you for giving us the opportunity to help you get a total view of your new investment through this report, the eyes of an experienced, qualified inspector. If you have any questions concerning this report, please feel free to call. (806)-358-4621 or (806) 282-8552



INSPECTION REPORT ADDENDUM

THE FOLLOWING PAGE(S) OF THE REPORT IS PROVIDED TO YOU THE CLIENT AS A QUICK REFERENCE TO POTENTIALLY SIGNIFICANT IMPROVEMENTS NOTED DURING THE VISUAL INSPECTION OF PROPERTY LOCATED AT:

1234 Somewhere Ln. Amarillo TX 79111

The Client should read the entire report provided to get the full understand of the inspection of the property listed above

ALL MARKED BOXES ARE CLIENTS REQUEST FOR REPAIRS NOT THE INSPECTORS

I. STRUCTURAL

- Piers on the East side of the structure in the crawls space are not in contact with the Beams
- Gutter on the East side of the property over front porch is missing a downspout. This problem should be corrected and properly installed so the water is diverted away from the foundation and water is not allowed to pool next to the foundation wall.
- Gutter on the West side of the property on the back porch is missing a downspout. This problem should be corrected in the same manner as state above.
- Grade is sloping toward the foundation on the West side of the property and pooling next to the foundation. Recommend you slope grade away from foundation to prevent irregular foundation settlement.
- Composition shingle tabs on the West side of the residence are missing in multiple location.
- Wood shake are split in multiple locations and are loosely secured at the ridge line.
- There is approximately 3 inches of cellulose insulation in the attic space. This is an inadequate amount to properly insulate the attic space. Recommend you have an appropriate amount of insulation installed at you earliest convince to decrease energy consumption
- The grout between the brick on the West side of the property is deteriorating in multiple locations and need to be filled and re pointed to prevent entry of wind driven rain..
- Press board siding on the North side of the residence has excessive paint chipping and need to be repaired to prevent water damage to the material.
- Ceiling in the Master Bathroom has broken gypsum board and insulation is dropping from the attic space.
- Front door has a hole at the base through the core.
- South West bedroom door is loose to the hinges and will not shut properly.
- Windows on the North side of the residence have broken seals and are fogging between the window panes.
- Window in the master bathroom has broken window pane.
- Window lath for the window on the East wall in the North East bedroom is missing.
- Wood trim for the windows on the West side of the structure have excessive paint chipping and are beginning to rot.
- Chimney mortar cap has excessive deterioration and should be repaired to prevent further damage to structure.
- Heath extension is too small for the opening of the fire box and is not made of fire proof material. This is a safety hazard and should be repaired.
- Wood framing member in the attic are in contact with the chimney. This is a fire hazard and should be repaired for safety.

ELECTRICAL

- Main Breaker panel in the garage has open slot in the dead front of the breaker box and should be repaired for safety.
- There is a double tap on breaker #15 in the garage.
- ground and neutral wires are bonded down stream of the main breaker panel in the sub panel. This is a safety issue and should be repaired.
- GFCI protection is required in the following locations for safety.
 - Kitchen receptacles serving counter tops.
 - bathroom receptacles
 - exterior receptacles
 - accessible garage receptacles
- Receptacle in the living room on the east wall has an open ground.
- Receptacle in the South West bedroom on the north wall has reversed neutral and hot wires.

(CONTINUE ADDENDUM ON NEXT PAGE)



**INSPECTION REPORT
ADDENDUM
(CONTINUED)**

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HVAC

- Heating unit has an excessive yellow flame due to lack of primary air.
- Heating unit in the hall closet does not have adequate combustible air.
- Aluminum fins for the unit are severely damaged and need straightened to transfer heat properly.
- Flex conduit on the back of the unit is not properly secured to the cooling shell.
- Disconnect for the unit is supplied with a 50 amp breaker and the max for the unit should only be 30 amps.
- Flex duct in the attic are running over and under wood supports, duct should be as straight as possible to increase the unit efficiency.
- Supply duct is separated from the plenum in the attic.

PLUMBING

- Water line is leaking in the crawlspace on the North side of the residence and is beginning to pool water.
- Kitchen vegetable sprayer is leaking at hose connection.
- Shower head in the master bathroom is leaking at the connection.
- Shower diverter in the hall bathroom is not diverting water to the shower head properly and allowing water to fill from the tub spigot.
- Drain line under the kitchen sink is leaking at the P-Trap.
- Drain line under the sink in the hall bathroom has been repaired with gray tape and is leaking water.
- Water heating equipment T & P valve is not plumbed.
- Water is leaking at the cold connection at the top of the unit.
- Hydro-Therapy equipment in the master bathroom has a broken jet that is not forcing water from the port.
- Hydro-Therapy equipment is not properly protected by GFCI receptacle.

APPLIANCES

- Dishwasher leaks at door gasket during operation.
- Trays for the dishwasher are rusted and the protective coating is chipping and settling at the base of the unit.
- Food Disposer is frozen and will not operate.
- Splash shield for the disposer is missing.
- Range Hood fan has excessive vibration during operation.
- Range hood is not properly secured to the cabinet.
- Right back burner will not ignite when operated.
- Burner grill is missing.
- Bathroom exhaust terminates in the attic and should terminate to the exterior of the structure.
- Garage doors auto reverse does not operate properly.
- Garage door is wood construction and is chipping paint on the exterior of the door. Recommend repair before wind driven rain caused wood rot.
- Door bell will not operate.
- Dryer vent terminated under the house into the crawlspace and distributing lent in the space. The vent should terminate to the exterior of the structure.



**INSPECTION REPORT
ADDENDUM
(CONTINUED)**

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OPTIONAL SYSTEMS

- Station #4 has two sprinkler head near the back fence that will not operate.
- Station #1 has excessive overspray into the street.
- Coping on the North side of the pool is loose and falling from the pool edge.
- Heater for the pool will not operate.
- Skimmers for the pool are dirty and need to be cleaned for proper function.

~~-----GAS LEAK-----~~

- A gas leak was detected on the flex line to the heating unit in the garage closet.