

Wittner Inspection Services



12345 Anywhere Ct
Anytown, TX 77777



PROPERTY INSPECTION REPORT FORM

John Doe <i>Name of Client</i>	09/17/2024 <i>Date of Inspection</i>
12345 Anywhere Ct, Anytown, TX 77777 <i>Address of Inspected Property</i>	
Dauson Wittner <i>Name of Inspector</i>	TREC# 24364 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

- Home Built: 1983; 4 bed 2 bath; 2156 sq ft
- Weather: Sunny and 90°F
- Arrival Time: 3:00 PM
- Departure Time: 5:11 PM

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments: Signs of previous foundation repair. Corner pops and cracks around the foundation. High step from grading to slab foundation onto front entryway. Recommend having the foundation evaluated by a qualified engineer.



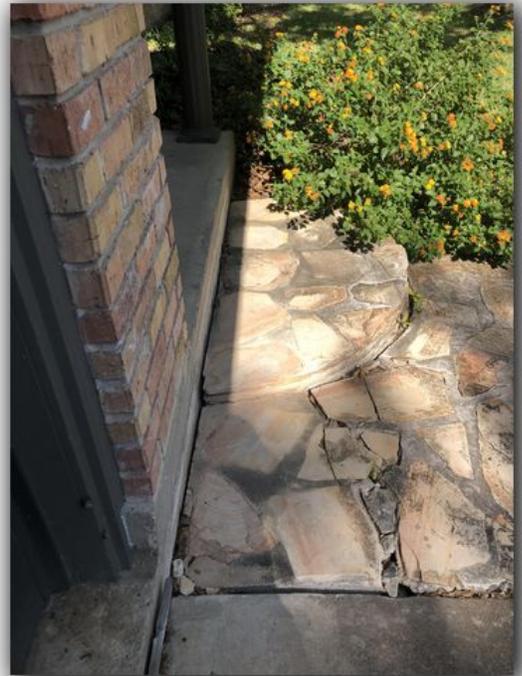
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B. Grading and Drainage

Comments: Slopes away from home. Recommend installing gutters and downspouts to direct water away from the foundation.



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C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles
Viewed From: Roof

Comments: Deteriorated shingles have exposed fibers. Loose shingles around valley next to the chimney. Missing kickout flashing on chimney. Recommend cleaning debris off of roof. Multiple exposed nail heads should be resealed. Nail pushing shingle up around attic vent. Kitchen plumbing vent flashing bent up. Bath plumbing vent has caulking starting to fail.

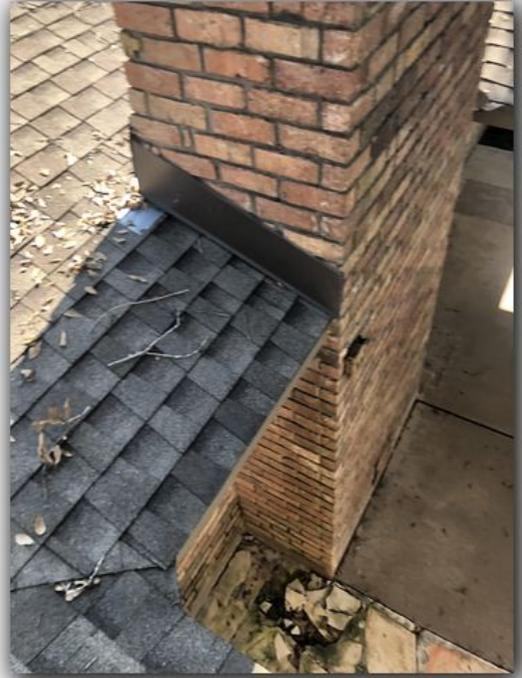
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D. Roof Structures and Attics

Viewed From: Garage attic hatch

Approximate Average Depth of Insulation: Approximately 6 inches of fiberglass batt insulation.

Comments: No access to evaporator unit. Hallway attic access hatch was inaccessible. Truss appears to be notched and not attached properly. Smaller board placed in between rafter and ridge. Decking appeared to be soft in between the chimney and attic.

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E. Walls (Interior and Exterior)

Comments: Interior wall on the left and right side of fireplace is separated and shows signs of deterioration. Cracks above doors and windows in the bedrooms appears to be from foundation movement. Flaking paint behind master bedroom wall appears to be cosmetic but could be related to the deteriorating caulking along the adjacent wall of the exterior. Exterior wall of master bedroom facing the patio has a hole with a wooden rod in it should be properly sealed. Multiple ceiling to wall separations in the front bedroom closets. Multiple cracks and repaired cracks in all bedrooms. Garage interior wall damages. Garage exterior wall has a crack below window that appears to be from foundation movement. Wood siding above garage sealant is failing and should be repaired. Kitchen and dining room walls cracking from corner of windows. Entryway missing piece or mortar in brick. Recommend further evaluation by a qualified contractor.



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F. Ceilings and Floors

Comments: Water stain above fireplace, vent, and skylight in the living room. Could be from a previous leak but does not appear to be an active leak; recommend to be monitored. Missing trim in utility room. Uneven flooring transition from master bedroom to bath. Recommend further investigation by a qualified contractor.



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G. Doors (Interior and Exterior)

Comments: Damaged door from middle bedroom to hall. This is cosmetic.



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H. Windows

Comments: Multiple exterior window caulking is deteriorated. Recommend caulking windows. Windows hard to open in Front 2nd Bedroom.



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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments: Gas key located outside of the hearth but no gas lines were observed due to the firebox being full of ashes. Clean out located on exterior of fireplace is full and recommend cleaning. Recommend the padding on hearth be removed before using the fireplace (this is a fire safety issue). Damper operates properly. Chimney coping appears show signs of cracks and deterioration. Firebox screen framing loose against brick. The majority of the fireplace flue was not visible. A level II chimney inspection prior to closing is recommended for personal safety. Recommend to have the chimney cleaned and inspected every year by a qualified chimney sweep.

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K. Porches, Balconies, Decks, and Carports

Comments: Does not sit level. Slopes downward with the grading.



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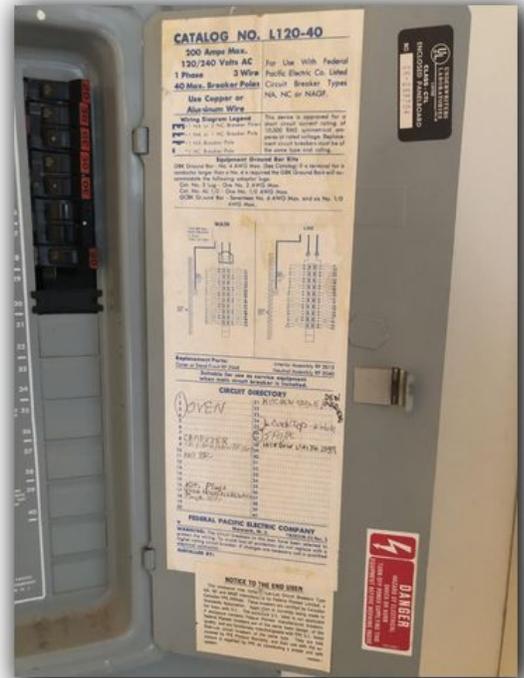
L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Electrical panel located in master bedroom closet. Main disconnect located adjacent the electrical panel on the exterior of the wall. 200 amp Federal Pacific Stab-Lok panel. Breakers are known for failing to trip. Inadequate clearance around panel. Recommend removing and upgrading the panel by a qualified electrician. Add GFCI (Ground Fault Circuit Interrupter) and AFCI (Arc Fault Circuit Interrupter) breakers in the home to enhance electrical safety.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Wall plate missing. No GFCI outlets in kitchen, under kitchen sink for food waste disposer, hall bath, master bath, and exterior receptacles. Utility room light did not work. 1 light is not working, and 2 unknown light switch in the back master bedroom. Lights not working in at least 2 bedroom closets throughout home. Open receptacle on living room floor should be covered.

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C. Other

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air / Central

Energy Sources: Gas

Comments: Could not open attic access hatch in hallway to inspect evaporator unit. Did not test due to high outdoor temperature.



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B. Cooling Equipment

Type of Systems: Central - Air Conditioner

Comments: 2.5 ton. Manufactured Date: 5/2014. Did not inspect evaporator unit; attic hatch ladder in hallway would not fold down. A/C set 72°F and measured 65°F on the supply and 76°F on the return. Condenser unit was inspected.



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C. Duct Systems, Chases, and Vents

Comments:

D. Other

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

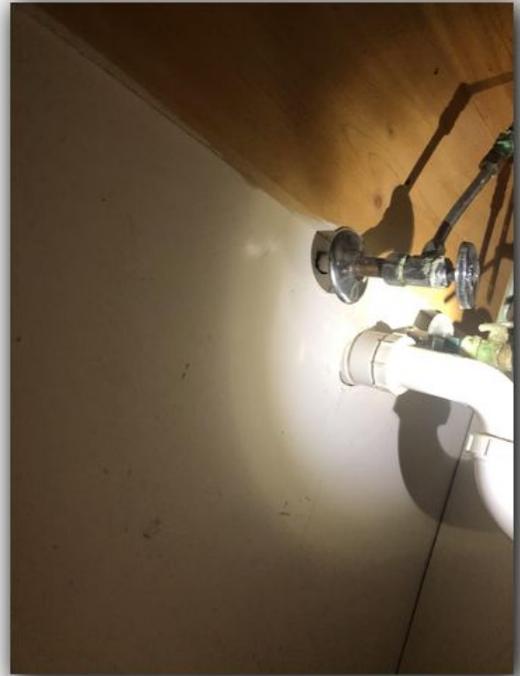
Location of water meter: Front of home next to street.

Location of main water supply valve: Not observed.

Static water pressure reading: 95 psi

Type of supply piping material: Copper

Comments: Water faucet on left side exterior of the residence was leaking out of hose bib handle during testing. Water pressure exceeds 80 psi. Recommend a pressure reducing valve to be installed when the water pressure exceeds 80 psi by a qualified contractor. Washer connection has water around it possibly from disconnecting previous unit. Master bath sink fixture had no water. Tile cracked in hall bath and not enough caulking around bath tub. Hall bath shower fixture loose. Multiple bath sink faucet supply lines flange not properly attached to wall. Kitchen sink spray head leaking when main faucet was turned on.



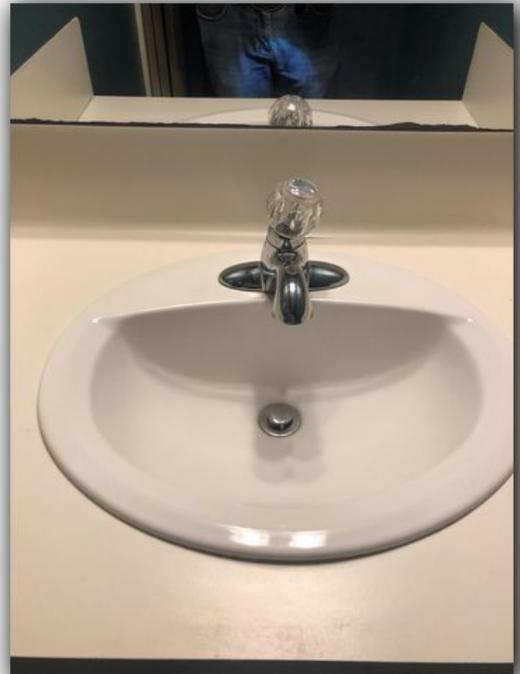
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B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments: Clean out located on right side of home.



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C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 gallons

Comments: Located in the garage. Flue flange not properly connected.

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D. Hydro-Massage Therapy Equipment

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Left side of home.

Type of gas distribution piping material: Black Iron

Comments:



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F. Other

Comments:

V. APPLIANCES

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A. Dishwashers

Comments: No high loop to prevent backflow of wastewater. Dishwasher was operated for a few seconds for function. No leaks were found.

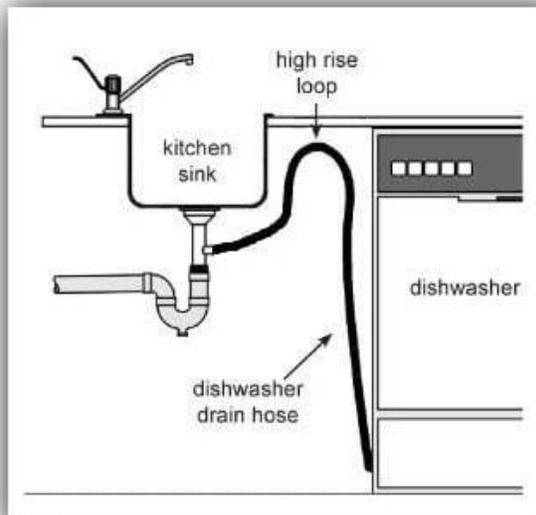
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B. Food Waste Disposers

Comments: Works.

C. Range Hood and Exhaust Systems

Comments: Recirculating vents on oven and microwave. Works.

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D. Ranges, Cooktops, and Ovens

Comments: Cooktop works. Heated upper and lower oven to 350°F. Upper oven measured 330°F. Lower oven measured 363°F. Both within acceptable temperature ranges.



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E. Microwave Ovens

Comments: Works



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Works.

G. Garage Door Operators

Comments: Works.

H. Dryer Exhaust Systems

Comments: Works.

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction: [Pool Construction Types](#)

Comments:

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C. Outbuildings

Comments:

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

Type of Pump: Water Pump Types

Type of Storage Equipment: Water Storage Equipment

Comments:

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E. Private Sewage Disposal Systems

Type of System: Septic Systems

Location of Drain Field:

Comments:

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F. Other Built-in Appliances

Comments:

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G. Other

Comments:

Summary

3 major things to further look into would be the electrical, foundation, and roof. Recommend all to be further investigated by a qualified electrician, foundation engineer, and roofer.

Removing and upgrading the electrical panel is recommended for electrical and fire safety. Federal Pacific panels are considered unsafe. Breakers that fail to trip could cause a fire. Having an electrician upgrade the panel is recommended.

Replace the missing roof shingles and seal exposed nail/screw heads to prevent water penetration. This can prevent further staining of the living room ceiling if this issue was not already addressed. Recommend a qualified roofer for repairs.

Would recommend having the foundation evaluated by an engineer because of the observed cracking on the exterior and interior walls around the windows and doors. Foundation shows signs of previous repairs. The cracks could be from before the repair was made and was not properly repaired or the foundation continued to move and caused the cracks that was observed.