



WITTNER INSPECTION SERVICES

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Residential Inspection

TX

John Doe
January 10, 2025



PROPERTY INSPECTION REPORT FORM

| | |
|--|---|
| John Doe <i>Name of Client</i> | 01/10/2025 <i>Date of Inspection</i> |
| , TX <i>Address of Inspected Property</i> | |
| Dauson Wittner <i>Name of Inspector</i> | 26364 <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

| | | |
|----------------------------|-------------------------------------|---|
| Year built 2024 | Square feet 2150 | Type of building Single Family Detached |
| Arrival 8:00 am | Departure 10:36 A.M. | Temperature 37F |
| Occupancy Vacant | Weather Conditions Cloudy | |

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:

B. Grading and Drainage

Comments: Slopes away from structure. Recommend installing gutters.



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C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles

Viewed From: Roof

Comments: Multiple nail heads are not properly sealed on the flashing of the plumbing vents and roof vents. Nails heads exposed on the roof peak on back side of the ridge. Recommend resealing by a professional contractor.

Not sealed properly. Located on the front side of the roof.



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Recommend adding a kickout flashing to the front entry way to deflect water away from structure.



Nail heads on flashing should be resealed. Located on water heater vent stack.



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Nail heads exposed. Recommend resealing. Located right side of roof



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Exposed nail head on plumbing vent flashing. Located right side of roof



Expose nail heads on the roof peak. Located on the back side of home.

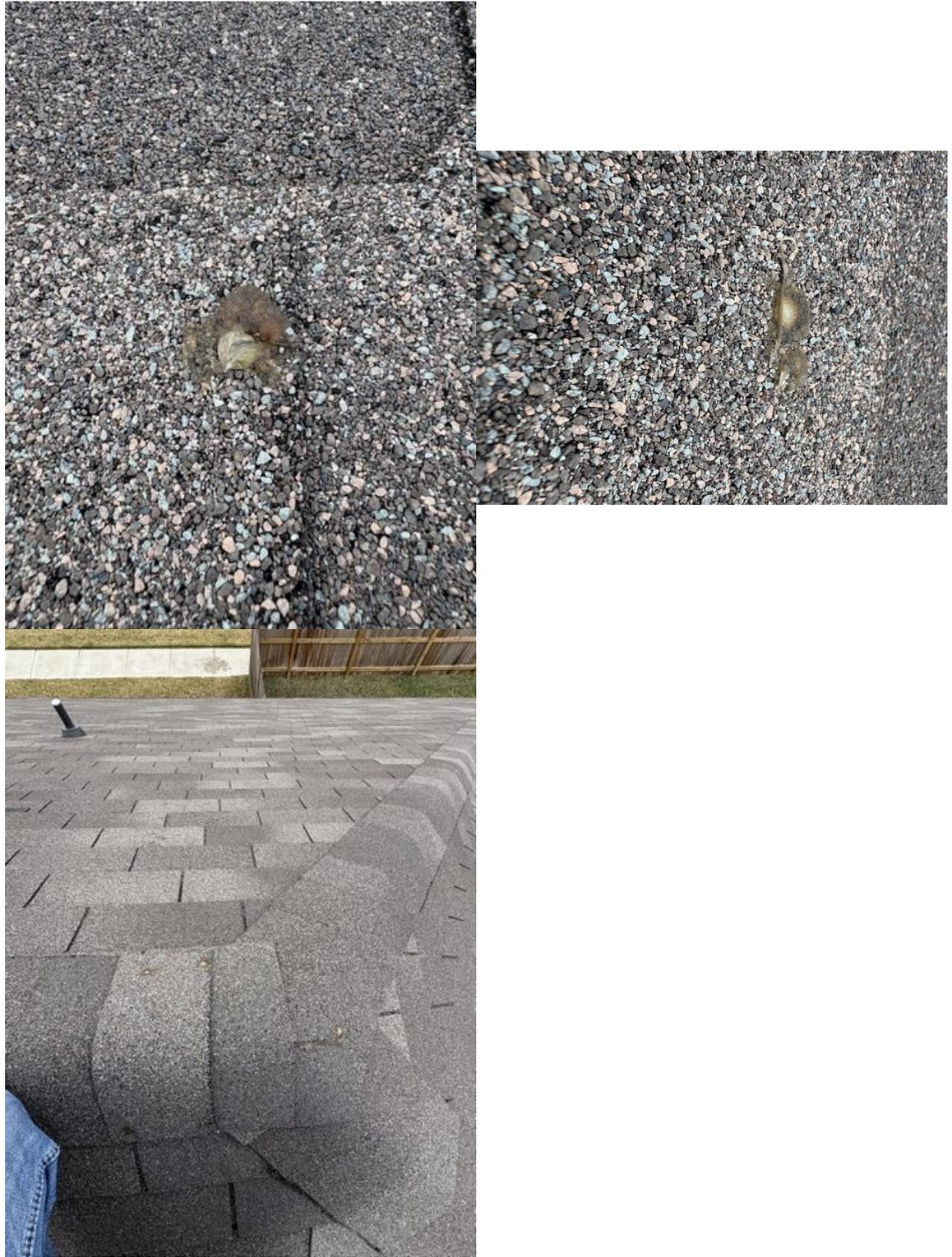
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Hard to see. Nail head appears to be exposed on the flashing of the attic vent. Located left side of home



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D. Roof Structures and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: varies from 6"-11.5"

Insulation Type: blown fiberglass insulation

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Contractors measurement:



Inspector's measurement:



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E. Walls (Interior and Exterior)

Comments:

Recommend repair by a qualified contractor.

Interior:

Scuffed walls. Hole above primary bedroom entry. Multiple minor cosmetics throughout the home.

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Located in the primary bathroom.

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Located in the full bathroom. Missing grout.

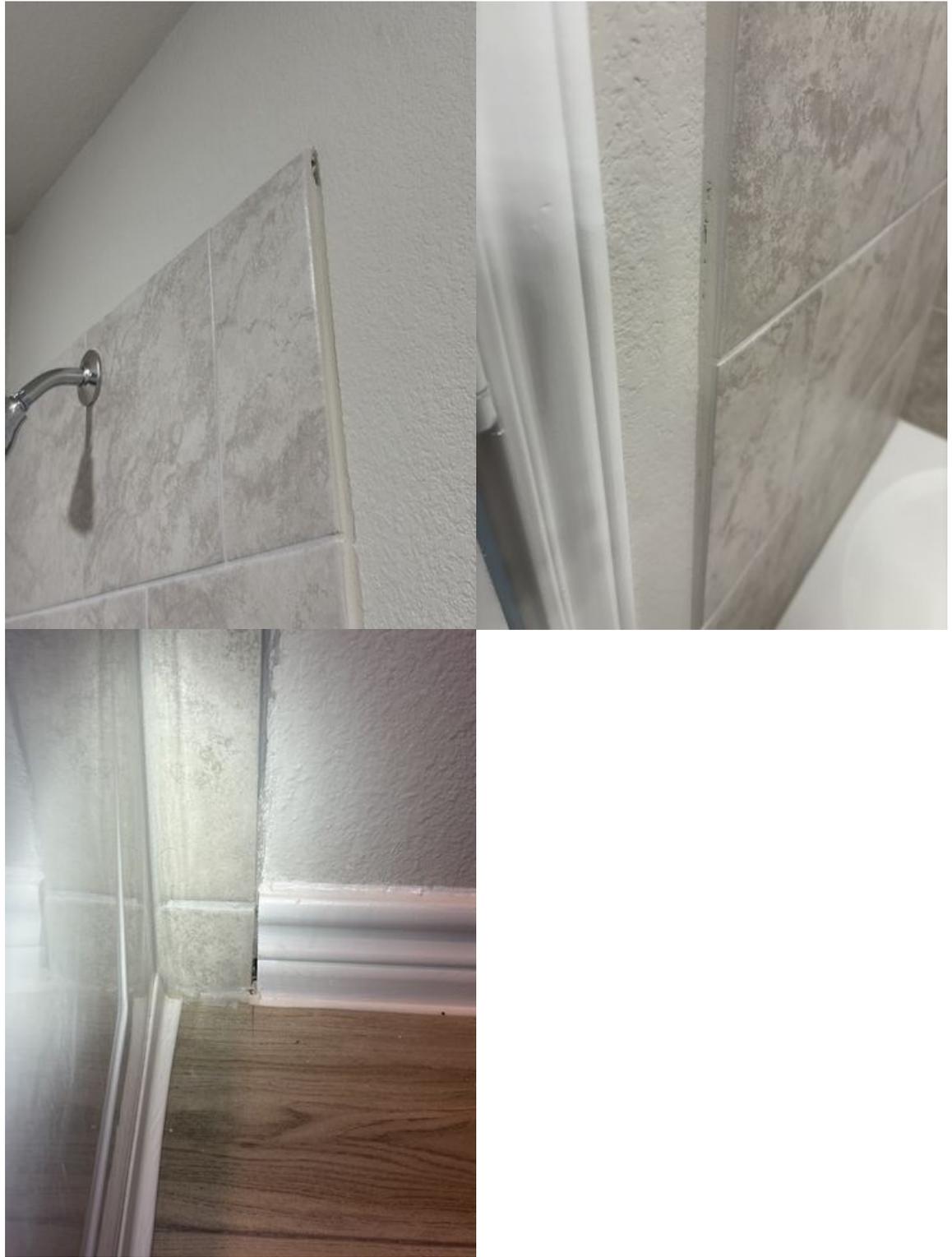
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Exterior: Recommend qualified contractor to repair and thoroughly check for other loose boards.

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Backyard wall: Right of window, 3rd plank from the ground is loose



Front left of home:

- To the right of the dining room window: 6th board from the ground is loose
- Under dining room window: 2nd & 3rd board from the ground is loose
- Left of dining room window: 3rd board from the ground is loose from the window to the fence
- Right of dining room window: Nail is not driven all the way in.

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Front entryway: Stone separated from brick. Recommend repair by a qualified contractor.

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F. Ceilings and Floors

Comments: Stain on ceiling next to supply vent.



G. Doors (Interior and Exterior)

Comments: Minor cosmetic: Closet door trim split in th front right bedroom.



H. Windows

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Interior:

Multiple window casing corners throughout home have cracks that are not sealed on interior. Recommend repair.



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Exterior:

Dining room window is missing sealant. Recommend resealing.



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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Electrical panel is located in the garage and is labeled. Main service disconnect is located on the opposite side of the electrical panel on the exterior. Meter is next to the main service disconnect.

I=Inspected

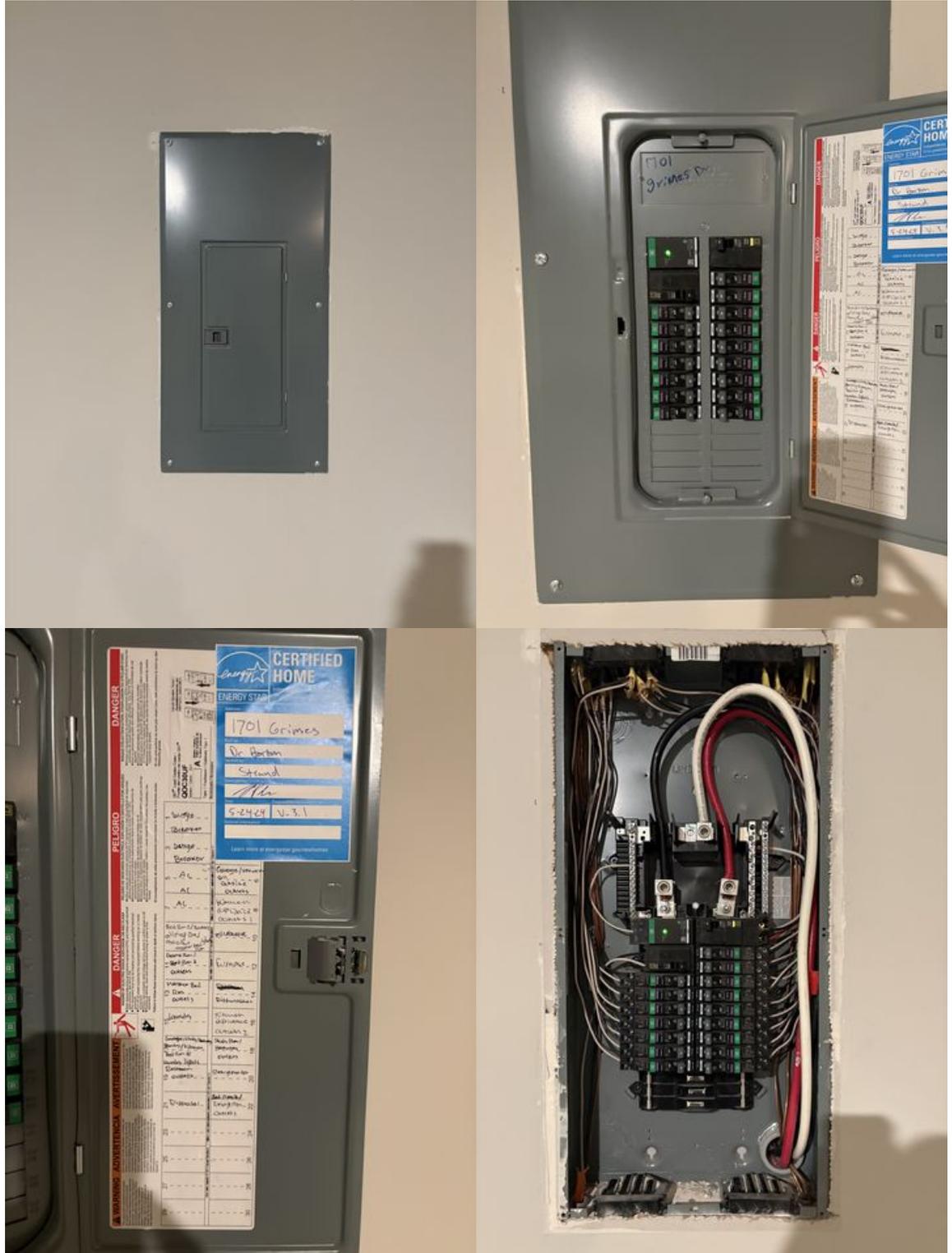
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Main Electrical Panel: All GFCI receptacles reset here.



Main service disconnect: 200 Amp service

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Unknown light switches in the front left room, front right bedroom, middle bedroom, and middle right common room. Possibly for a fan if installed. All GFCI receptacles reset in the electrical panel.



Smoke detector blinking red above primary bedroom entryway.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Forced air/Central

Energy Sources: Gas

Comments: Inspected but did not test the heat system. Builder said it was in a "safety mode". Recommend further evaluation by a qualified contractor.

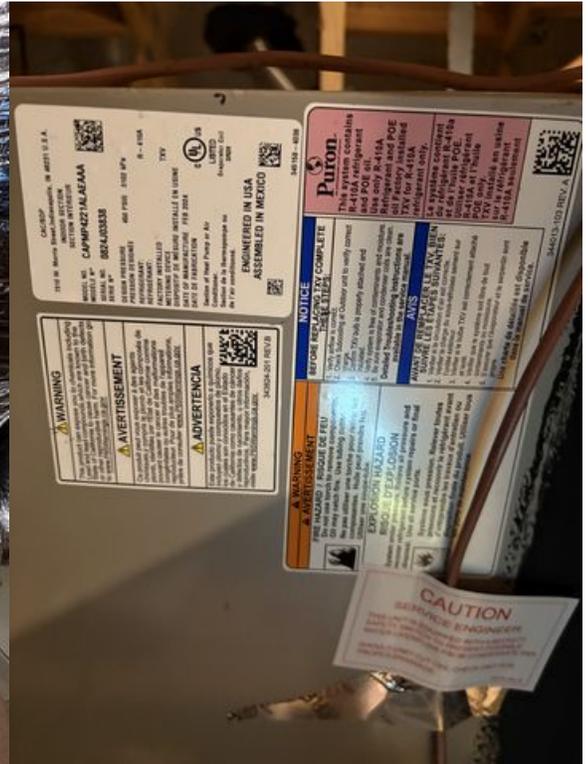
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B. Cooling Equipment

Type of Systems: Central - Air Conditioner

Comments: Did not test due to low outside air temperature.



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C. Duct Systems, Chases, and Vents

Comments: Stain next to supply vent in the middle right common room. FYI: Air filter is located on the unit in the attic.

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Stain:



Air filter location:



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I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front left of home near the sidewalk.

Location of main water supply valve: Front left of home near the sidewalk.

Static water pressure reading: 85 psi

Type of supply piping material: undetermined

Comments:

Full bath commode is not properly sealed.



Primary bathroom shower corners not sealed.



Water Meter:

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Water Pressure: 85psi. Recommend adding a pressure reducing valve when water pressure is above 80 psi.



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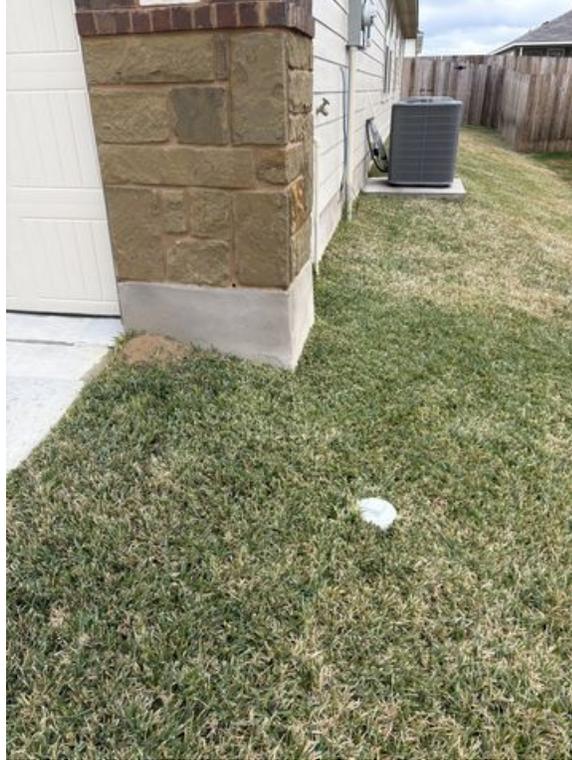
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B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments: FYI: Sewer cleanout located in the front right of home.



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I NI NP D

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50 gallon tank

Comments:



D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Front left exterior of home.

Type of gas distribution piping material: black iron

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Comments:



V. APPLIANCES

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A. Dishwashers

Comments: Functions properly. No leaks.



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B. Food Waste Disposers

Comments: Functions properly.



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C. Range Hood and Exhaust Systems

Comments: Underside of microwave. Exhausts to the outside. Functions properly.

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D. Ranges, Cooktops, and Ovens

Comments: Oven set at 350°F; measured 350°F. Functions properly.



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E. Microwave Ovens

Comments: Functions properly.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Exhaust fans work and exhausts to the exterior.

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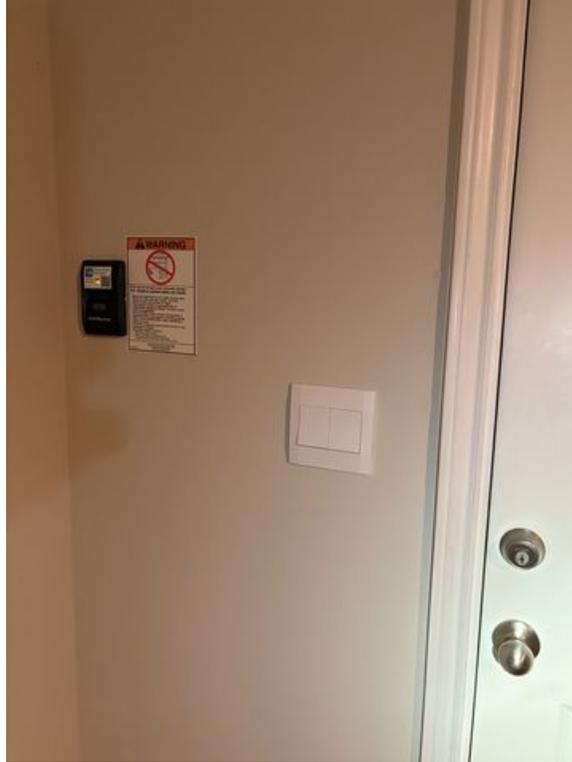
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G. Garage Door Operators

Comments: Functions properly. FYI: right light switch in garage is the attic light.



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H. Dryer Exhaust Systems

Comments: Vents to the exterior.

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments: Expose loose wires appear to run the irrigation control box located in the garage. Would ask to be sure.

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

Type of Construction: [Pool Construction](#)

Comments:

C. Outbuildings

Comments:

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

Type of Pump: [Water Pump Types](#)

Type of Storage Equipment: [Water Storage Equipment](#)

Comments:

E. Private Sewage Disposal Systems

Type of System: [Septic Systems](#)

Location of Drain Field:

Comments:

F. Other Built-in Appliances

Comments: