

CHAPARRAL HOME INSPECTIONS



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PROPERTY INSPECTION REPORT

Prepared For: Prospective New Homeowner
(Name of Client) Phone Number E-mail Address

Concerning: 1234 Main Street, USA
(Address or Other Identification of Inspected Property)

By: Dusty Owens License # 5700
(Name and License Number of Inspector) (Date)

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

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.state.tx.us.

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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR
For the purposes of this report the structure shall be deemed to face: West
Conditions and Temperature on Day of Inspection: 78* Sunny



Before We Get Started



It may be helpful to think of me as a general doctor for your house. I am not an expert in any of the fields that I am commenting on below. The opinions that I express are based on my current knowledge of building construction or mechanical appliances. In some cases, I may refer you to someone who is a specialist in a given field. If you attempt any repair, be certain that you are qualified to do so or use the services of a qualified technician.

My Report is Color Coded for your Convenience:

Black = Sections required by the Texas Real Estate Commission and general standard comments

Green= Additional comments that I felt were pertinent to convey to the purchaser of this report.

Blue= This color generally denotes a deficiency that may require attention, repair or must be noted by TREC standards of practice.

Red= Safety issues which are required by the Texas Real Estate Commission or Inspector concerns.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab-on grade

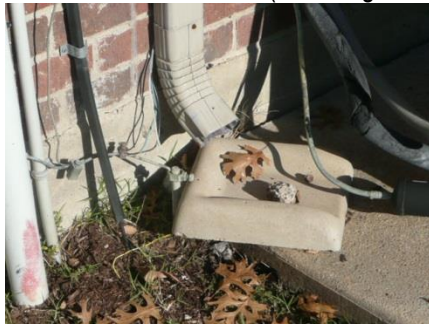
Comments: The slab is showing what I would consider normal settling for this age structure and soil type.

Overall Foundation Opinion:

The foundation is performing as intended with no significant issues at this time.

B. Grading & Drainage

Gutters: Yes No (Guttering is not tested for efficiency or operation)



Gutters Terminated properly? Yes No Not Applicable

High soil Observed? Yes No

Erosion Noted? Yes No

Standing Water Observed? Yes No

Comments: All gutters should terminate at least 24" away from the foundation wall.

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Roofing Material

Viewed From: Inspected from drip edge with ladder

Any Obvious Repairs Observed? Yes No

Comments:

D. Roof Structure & Attic

Viewed From: Interior of Attic

Approximate Average Thickness of Attic Insulation: 7" to 9"

Visible Missing Insulation? Yes No

Is The Garage Insulated in Attic? Yes No Not Known

Insulation Type: Fiberglass Mineral Wool Not Known

Framing Type: Conventional Truss

Decking Type: Wafer Board Plywood See Comments

Any Water Penetration Noted? Yes No

Ventilation: Soffit Vents Passive Roof Vents Ridge Vents Power Vents (not tested)

Any Deficiencies Noted at Soffits or Fascia? Yes No

Attic Entry Point: Garage Interior

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Any Deficiencies in the Ladder or Opening? Yes No



Comments: One of the roof fans has a noisy bearing.

E. Walls (Interior & Exterior)

Settling crack at upstairs attic entrance that extends to the wall below downstairs.

Any **Interior Wall** cracks or other deficiencies not associated with seasonal expansion? Yes No

Comments: This inspection does not document minor paint or sheetrock repairs. These type of repairs are usually considered maintenance to the residence or structure.

Exterior Walls:

Any Exterior Rot Observed? Yes No

*Note Exterior Rot is only checked yes if there is excessive rot beyond what is normal for this age structure.

Obvious exterior brick or mortar cracks? Yes No (also see foundation section if applicable)

* Note hairline cracks in mortar are not part of this report or noted. These type cracks do not represent a structural concern.

Comments:

F. Ceilings & Floors:

Any Noted Water Stains or penetrations? Yes No

Are All floors reasonably level? Yes No

Comments:

G. Doors (Interior & Exterior)

Interior Door Deficiencies: (list if any)

1. Door knob loose at water heater closet (Right side)



2. Door handle set appears to be broken at S/E corner bedroom upstairs

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3. Ball latch missing at linen closet downstairs next to master



Exterior Doors:

1.

- Hardware and Locks working properly? Yes No
- Poor Weather Stripping or Any Other Damage Noted? Yes No
- Acceptable Fire Barrier Between Garage and Residence? Yes No

Comments:

H. Windows Single Pane Double Pane

Note* As Thermal Pane windows lose their vacuum, moisture may appear and then disappear. This normally depends on the inside and outside temperature and humidity. For the purpose of this report, a window should be obviously in need of repair **at the time of inspection** in order to record as deficient. In many cases, Thermal Pane windows that are not an aesthetic issue are not economical to repair.

- Do all bedrooms have an emergency opening? Yes No
- Any Missing or Damaged Screens Observed? Yes No
- *There are no screens on nay of the windows
- Any Missing or Damaged Weather Stripping at Windows? Yes No

Comments: **There are at least 15 windows with broken seals observed today.**

\I recommend further evaluation by a certified technician in this field. He should be able to make further remarks and recommend repairs and the costs associated, if any.

I. Stairways (Interior & Exterior)
Comments:

J. Fireplace/Chimney

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Is This unit Gas Fired? Yes No

If yes does the unit have a gas venting mechanism? Yes No

Comments:

K. Porches, Balconies, Decks, and Carports

Do all Adjoining Slabs meet Reasonably Even? Yes No

Are there any Guard Rail Deficiencies? Yes No

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Service Feed: Overhead Underground

Main panel Location: Garage Closet (deficient) Exterior Bathroom (deficient)

Main Service Conductor: Copper Aluminum Not Known

Approximate Main Amperage Panel (per label or main cut off) 200 amps Not Known

Main Panel Over-Current Protection: Breakers Fuses

Is the Main Panel Box Labeled? Yes No

Is There Arc-Fault Protection to Sleeping Areas? Yes No

Is there GFCI Protection in proper areas? Yes No

Smoke Alarms:

Are there Smoke Alarms in Each Sleeping Room? Yes No

Are there Smoke Alarms outside each sleeping area? Yes No

Note* Smoke Alarms are not tested.

Comments: GFCI and Arc Fault protection generally refer to present day building codes. I am bound by TREC standards to report the absence of these components.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Electrical Outlets/Receptacles:

Note* Not all outlets are tested. If any outlet is in use by any device it is assumed to function properly. Only readily accessible outlets are tested. Outlets that have known deficiencies or are not operative are listed below (if Any).

1. Outlet cover at front porch missing

Wall Switches:

Note* Most wall switches that are non-responsive are due to a lack of a working bulb at the fixture. In other cases, we just simply could not determine the function. In many cases the seller will be able to help solve these issues.

1. Cracked switch plate in middle bedroom upstairs

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Non functional Lights or Fixtures (if Any).

1.

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Manufacturer: Carrier units (2) located in attic

Type of System: Central Forced Air Furnace

Energy Source: Gas

Today's Temperature ranges from tested vents were between 109* to 118*

*No verification of the accuracy of thermostats are ever made on any HVAC system. We do not inspect for accessories such as humidifiers, Electronic filters, Motorized dampers, Attic fans, etc. In no case is the unit ever disassembled to verify the integrity of heat exchangers or elements. In addition, we are not inspecting for Efficiency, Capacity or Adequacy. This can only be done correctly by someone certified in this area of expertise.

Comments:

B. Cooling Equipment

Note* (Cooling equipment is not operated when the outside temperature is less than 60*)

Was the System Operated Today? Yes No

Manufacturer: Carrier on S side of structure

Trane on N side of structure

Type of System: Electrical Forced Central Air System using Compressed Refrigerant

Downstairs:

Supply Temperature 72* Return Temperature 54* Differential 18*

Upstairs:

Supply Temperature 74* Return Temperature 55* Differential 19*

A differential of between 14 and 21 degrees is usually considered Acceptable.

Water in Drain Pan? Yes No

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Rust in Secondary Pan? Yes No

I recommend further evaluation by a certified technician in this field. He should be able to make further remarks and recommend repairs and the costs associated, if any.

Condenser:

Missing Pipe Insulation? Yes No

Noticeable vibration or unusual noise at blower fan or condenser? Yes No

Is the Condenser pad relatively level? Yes No

Thermostat:

Is the Thermostat secured to the wall? Yes No

Filter:

Filter Type: Disposable Permanent Washable Other

Current Filter: Clean Dirty

Note* Filters should be changed regularly for optimum HVAC efficiency.

Comments: Both units responded today but were not tested. (cold weather)

C. Duct System, Chases, and Vents

Improperly Routed Ductwork Noted? Yes No

Attic ductwork in Need of Wrapping? Yes No

Any Missing or Damaged Grills or registers? Yes No

Comments:

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: At front of residence next to curb or sidewalk

Location of main water supply valve: Coupled with water meter

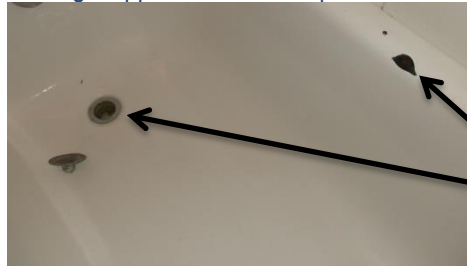
Static water pressure reading: Pressure registered between 40 and 80 psi

Showers:

Tubs:

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Bathroom Sinks: Missing stopper and small chip in Jack and Jill Bath upstairs



Commodes:
Kitchen Sink:
Exterior Faucets:

Washer/Dryer Connections Inspected Today? Yes No
 Evidence of any present water leaks at sink Cabinets? Yes No
 Evidence of any past water leaks at sink Cabinets? Yes No

Comments:

B. Drains, Wastes, and Vents

Comments: This report/inspection does not examine or apply to any underground components. Each plumbing fixture is run for a small amount of time. The report is limited as to *obvious* defects on the day of my inspection.

C. Water Heating Equipment

Manufacturer: State Select x2

Energy Source: Gas

Capacity: 40 Gallons

T & P Valve Operated? Yes No
 T & P Piping Material : Copper & Plex CPVC
 T & P Properly Terminated? Yes No
 Does the Tank Have an Emergency Spill Pan? Yes No
 Is the Tank Properly Elevated? Yes No
 Does the Tank Have a Cold Water Shut off? Yes No

Comments: Individual heating elements are not ever tested as part of this report. Only responses to each faucet or other components are observed.

D. Hydro-Massage Therapy/Spa Equipment

Is the Motor Accessible? Yes No

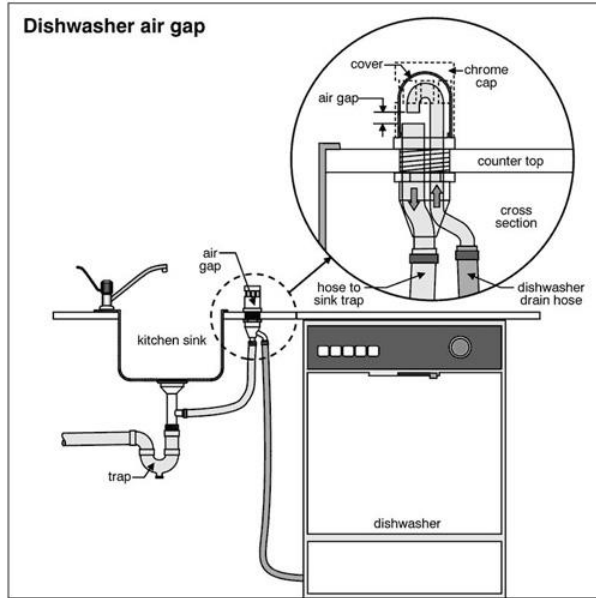
Comments: In most residences the motor is not accessible.

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V. APPLIANCES

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A Dishwasher:



Is there a Back Flow Prevention Device Present? Yes No

Is the Unit Securely Mounted? Yes No

Comments: **Slight leak noticed at front of dishwasher.**

I recommend further evaluation by a certified technician in this field. He should be able to make further remarks and recommend repairs and the costs associated, if any.

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B. Food Waste Disposer

Unusual Sounds From Unit? Yes No

Splash guard sufficient? Yes No

Comments:

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C. Range Exhaust Vent:

Does The Range exhaust to the outside of Structure? Yes No

Comments:

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D. Ranges, Cooktops, and Ovens

Range Electric Gas

Oven Electric Gas

Are the range and oven Secure? Yes No

Today we recorded an oven temperature of 340* (After approximately twenty minutes)

Comments: **The oven is tested at 350* for twenty minutes.**

If the oven is within 25* plus or minus this is considered to be functioning properly.

Top of range is slightly scratched.

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E. Microwave Oven

Is a Turn Table Present? Yes No

Deficiencies noted in Turn Table? Yes No

Comments: Units are tested with a Micro-check device. This device detects leaks and the emission of microwave activity into the unit. It does not check for accuracy, volume or timing.

*No friction on microwave door (door falls freely)

F. Trash Compactor *Comments:*

G. Mechanical Exhaust Vents and Bathroom Heaters

Do the Bathroom vents exit the residence? Yes No Not Known

Comments:

H. Garage Door Operator(s)

Are locks and Ropes Present? Yes No

Is the Electronic Sensor Functioning? Yes No

Is the Auto Reverse Functioning properly? Yes No

Comments:

I. Doorbell and Chimes *Comments:*

J. Dryer Vents *Comments:*

VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems



Spray pattern hitting residence



Spray at driveway



Spray at sidewalk

Comments:

1) In many cases, sprinklers are marked as deficient due to the fact that the spray pattern is hitting the residence, fence or spilling onto a concrete surface.

2) Sprinkler heads are checked for obvious surface water leaks.

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3) **No underground inspection is ever made.**

4) Any station that is considered to be a "drip" irrigation zone is excluded from this report. e.g foundation and median zones

5) If any pictures are provided above, they may not indicate every problem and are to be used as a guide to repair or adjust successfully.

Remember: Most sprinkler issues can be resolved easily. However, all systems require periodic review and maintenance to insure maximum potential.

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



Type of Construction: In ground gunite pool

Equipment:



Are there any obvious leaks at any of the equipment? Yes No

Does the Pool Have an Automatic Chlorinator? Yes No

Does the pool have a salt generation cell? Yes No

*See comments below

Does the pool vacuum appear to function properly? Yes No

Overall Appearance:

Are there any deficiencies in the Deck? Yes No

Any Deficiencies in the Tile components? Yes No

Any Deficiencies in the Coping? Yes No

Any Deficiencies in the deck-o-seal? Yes No

Pool Surface rating:

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Excellent Good Aging Imminent repair needed

Good: This probably means the pool has a few minor scuffs, but for its age the surface is reasonable.

Was the pool back- washed today? Yes No

Safety:

Does the pool light work? Yes No

Are there safety tabs on the timers? Yes No

Are there any issues noted with chemical storage? Yes No

Is the pool area secure with self-closing gates? Yes No

Are there any deficiencies with the drains? Yes No

Does the pool or spa have a heater? Yes No

***Very Slight crack in cover plate over heater controls**

- Comments:*
1. No Inspection is done to determine leaks in the pool or underground.
 2. No valves are ever turned during an inspection.
 3. No interior parts are commented on and no device is ever disassembled.
 4. Remote controllers (if any) are not tested.



The salt generator confirms that the unit is working. However the pool salt is low today. This may mean that salt needs to be added to the pool, the generator needs to be increased, or the generator confirmation is incorrect. I turned the cell up slightly today to generate more salt. I have no idea if this will correct the problem.

I recommend further evaluation by a certified technician in this field. He should be able to make further remarks and recommend repairs and the costs associated, if any.

C. Outbuildings

Comments: This report excludes all storage sheds, barns etc.

D. Outdoor Cooking Equipment comments:

E. Gas Supply Systems

Comments: Gas testing is done only at each gas appliance in use and the service meter. Pressure testing gas lines or determining the conditions of inaccessible or buried gas lines is beyond the scope of this inspection. This service is best offered by a licensed plumber.

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F. Private Water Wells (A coliform analysis is recommended.)Comments:

G. Private Sewage Disposal (Septic) Systems Comments:

H. Whole-House Vacuum Systems *Comments:*

I. Other Built-in Appliances

Comments: No inspection is made for any low voltage wiring components. This typically includes but is not limited to cable television, intercom systems, telephone wiring, sound systems or outdoor lighting.



Please understand that I am not the final word. You Are!!

If you feel uncomfortable with any of my opinions or feel the need for additional information, I encourage you to seek a second opinion. My Professional Pride will not be hurt. *I truly want only the best for you.*