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PROPERTY INSPECTION REPORT

Report #: RF20050929-01

Prepared For: John Smith
(Name of Client)

Concerning: 1313 Mockinbird Lane, Anytown, TX -
(Address of Inspected Property)

By: Richard Flores, #8139 09/29/2005
(Name and License Number of Inspector) (Date)

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 or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, 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

HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed by reasons of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

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	
I	NI	NP	R	Inspection Item			

I. STRUCTURAL SYSTEMS

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A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Comments (An opinion on performance is mandatory.):

Note: Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees & shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier on beam foundation, periodic leveling may be required.

Type of Foundation: Slab on Grade

Inspector Notes:

⋯ Slab appears to be functioning as intended

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B. Grading & Drainage

Comments:

Note: Foundation area surface and/or subsurface drains are not inspected

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C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Comments:

Note: Not all roofs are walked on during the inspection due to height, slope of roof, type of roofing material, weather and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures, etc.) affect roofing materials from day to day. Periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

In Need of Repair:

Ⓟ small piece of shingle missing by ridge back right part of house (laundry area)



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D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.)

Comments:

Inspector Notes:

- " Type of Framing : Built - up
- " Method of Inspection: Walk In Attic
- " Attic Insulation: Blown/ Fiberglass 12-14 inches
- " Attic Ventilation: Soffit Vents & louver vents

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E. Walls (Interior and Exterior)

Comments:

Note: Not all interior walls are viable/accessible as they may be obstructed by wallpaper, wall coverings, paneling, furniture, stored items, etc.

In Need of Repair:

- Ⓟ Expansion joint should be filled with caulk or similar sealant
- Ⓟ Found various perforations along windows/brick, recommend caulking around windows



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F. Ceilings and Floors

Comments:

Note: Not all interior floors are visible/accessible as they might be obstructed by floor coverings, furniture, stored rooms, etc.

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p	G. Doors (Interior and Exterior)
<i>Comments:</i>				

p	H. Windows
<i>Comments:</i>				
Note: Only accessible windows are inspected and only a representative number of those windows are checked for operation during the inspection. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy says, and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of the inspection and no warranty is implied.				
Inspector Notes:				
.. Windows installed are single pane, new TREC guidelines now require all windows to be double pane with LOW-E glass for energy efficiency				

..	..	p	..	I. Fireplace/Chimney
<i>Comments:</i>				

p	..	..	..	J. Porches, Decks and Carports (Attached)
<i>Comments:</i>				

p	..	..	..	K. Other
<i>Comments:</i>				

II. ELECTRICAL SYSTEMS

p	..	..	..	A. Service Entrance and Panels
<i>Comments:</i>				
Inspector Notes:				
.. Main Panel Location: back of home				
.. Main Panel appears to be properly wired and grounded at this time				

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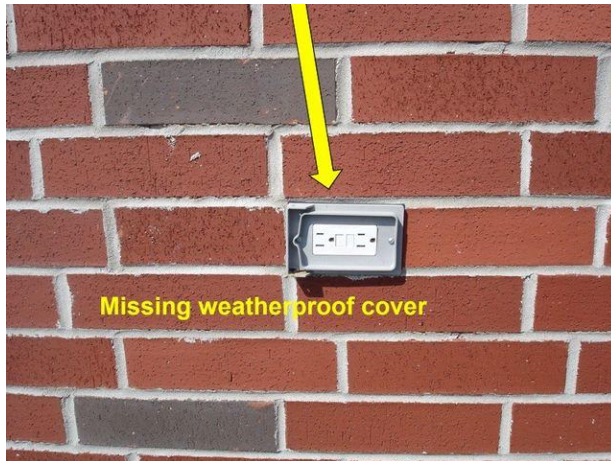
B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)

Comments:

Note: If there is no GFCI (Ground Fault Circuit Interrupters) at wet areas it is required by my licensing agency (TREC) to note this on reports as a defect and *In Need of Repair*.

In Need of Repair:

- ␣ GFCI does not reset in bathroom, suggest licensed electrician to replace
- ␣ GFCI plugs do not have covers in back of house, these must be covered to avoid possible breakers from tripping
- ␣ Smoke detectors need batteries replaced



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type and Energy Source: Central, Electric

Comments:

Note: It is recommended that the heating system be completely serviced before each heating system. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters, and proper airflow is not included in the inspection. Only the emergency heat mode is checked on heat pump systems when the outside temperature is above 80 degrees F.

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B. Cooling Equipment:

Type and Energy Source: Central, Electric

Comments:

Note: It is recommended that the cooling system be completely serviced each cooling season and the primary condensate line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging. Cooling equipment is not checked when the outside temperature is below 60 degrees F because of possible damage to the compressor.

Inspector Notes:

" The cooling system responded to control. Supply air was measured at 71 degrees F, and return air was measured at 89 degrees F. This represents a temperature difference that is within the acceptable range of 15 to 21 degrees F.

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C. Ducts and Vents

Comments:

In Need of Repair:

- ␣ Found various leaks in ductwork, recommend HVAC technician to reseal
- ␣ Found no air filter, recommend HVAC to check duck work for dirt residue



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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:

Note: Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls, in or under concrete slabs, or concealed y personal possessions are not included in this inspection. Water purification systems are not inspected. Laundry equipment is not operated to check the drain systems.

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B. Drains, Wastes, Vents

Comments:

Note:only visible and accessible waste lines are checked

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C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized by TREC rules.)

Energy Source: Electric

Comments:

.. .. Ⓟ ..

D. Hydro-Therapy Equipment

Comments:

V. APPLIANCES

.. .. Ⓟ ..

A. Dishwasher

Comments:

.. .. Ⓟ ..

B. Food Waste Disposer

Comments:

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C. Range Hood

Comments:

.. .. Ⓟ ..

D. Ranges/Ovens/Cooktops

Comments:

.. .. Ⓟ ..

E. Microwave Cooking Equipment

Comments:

Note: Microwave ovens are not checked for radiation leakage

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F. Trash Compactor

Comments:

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G. Bathroom Exhaust Fans and/or Heaters

Comments:

In Need of Repair:

Ⓟ Exhaust vents are venting into the attic, These are now required to vent to the exterior and per the TREC Standards & Practice, this item as to be noted as In Need of Repair.

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H. Whole House Vacuum Systems

Comments:

Note: Hoses and attachments are not checked/inventoried.

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I. Garage Door Operators

Comments:

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J. Door Bell and Chimes

Comments:

Inspector Notes:

" The doorbell did respond to test and made an audible sound.

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K. Dryer Vents

Comments:

Note: Laundry equipment is not moved to check vents.

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L. Other Built-in Appliances

Comments:

Structural Systems

Roof Covering

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Walls (Interior and Exterior)

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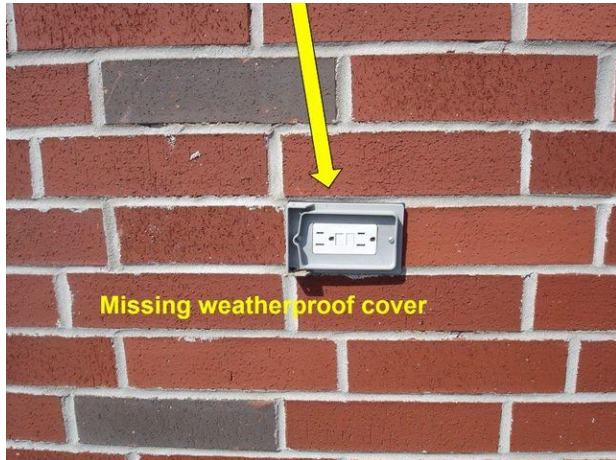


Electrical Systems
Electrical Branch Circuits

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Heating, Ventilation, A/C Systems
Ducts and Vents

In Need of Repair:

- Found various leaks in ductwork, recommend HVAC technician to reseal
- Found no air filter, recommend HVAC to check duck work for dirt residue



Appliances

Bathroom Exhaust Fans and/or Heaters

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