

*Your Company Name Here*



**Confidential Home Inspection Report**

85646 South Trout Avenue  
Bigcity  
Texas  
70707

TexTrexPro-14-Demo-02

14 June 2012

**By**

**George Wells**

**Your Company Name Here**

**98765 Hidden Away Drive**

**Mytown, Texas 78787**

**281-000-0000**

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# Your Company Name Here

## General Information

TexTrexPro-14-Demo-02

### Building Description

Attribute	Description / Type	Address / Comments
Age (approx.)	<u>26 Years (built 1986)</u>	<u>85646 South Trout Avenue</u>
Area (approx.)	<u>2640 Square Feet</u>	<u>Bigcity, Texas, 70707</u>
		<u>Date of Inspection: 14 June 2012</u>
Building type	<input type="checkbox"/> Single family, ranch	
	<input checked="" type="checkbox"/> Single family, 2-story	
	<input type="checkbox"/> Duplex	
	<input type="checkbox"/> See comments	
Construction	<input checked="" type="checkbox"/> Frame, wood	
	<input type="checkbox"/> Frame, stucco	
	<input type="checkbox"/> Brick	
	<input type="checkbox"/> See comments	

### Additional Building Description/ Comments

The lawn irrigation system has been winterized. Do not operate.

Note: red boxes throughout this report indicating damage or items marked as needing repair may result in further damage or may present a health or safety hazard if not repaired.

### Client and Real Estate Agents Information

Client Name	<u>George Biggen</u>
Address	<u>86974 Dusty Road, Midland, Michigan 40404</u>
Phone(s), e-mail	<u>313-920-0000, gbjr@mail.com</u>
Buyer's agent	
Phone(s), e-mail	
Seller's agent	
Phone(s), e-mail	

### Notes/ Special Instructions

Beware of the dog in the back yard. He hasn't eaten for days.

### Weather at the Time of the Inspection

Temperature	Start Time	General Conditions
<u>82° Fahrenheit</u>	<u>13:30</u>	<u>Clear</u>

Your Company Name Here

## PROPERTY INSPECTION REPORT

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**Prepared for: George Biggen**

(Name of Client)

**Concerning: 85646 South Trout Avenue Bigcity, Texas, 70707**

(Address or Other Identification of Inspected Property)

**By: George Wells 14 June 2012**

(Name and License Number of Inspector) (Date)

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

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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](http://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.

Your Company Name Here

## **PROPERTY INSPECTION REPORT**

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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.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Report Identification:

I=Inspected NI=Not Inspected NP=Not present D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

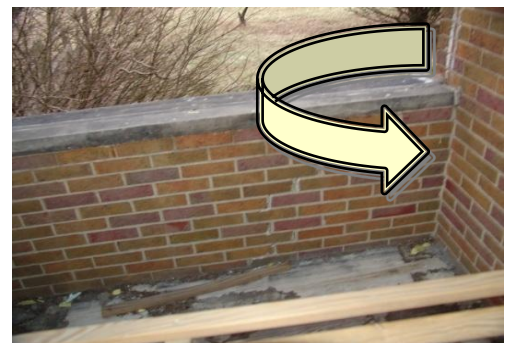
### A. Foundations

Type of Foundation(s): Brick

Comments:



Three Photos across with a circle, black and red arrows.



Or, you can have left and Right photos. Select Photos from the Photo Insertion Group on the Main Control Panel. Select annotation elements from the Annotate group on the Main Control Panel. The left photo uses a Cloud call-out annotation element and the right photo has a curved Ribbon Arrow. You can stretch, rotate, resize or change the color of your anotation elements.

### B. Grading and Drainage - Comments:

Report Identification:

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I NI NP D

**Format** the **text** any way you want.

Double left-click in a checkbox for a for a checkmark or right click for an X

## C. Roof Covering Materials

*Type(s) of Roof Covering: Asphalt Fiberglass Shingles on OSB Deck with Felts*

*Viewed from: Roof*

*Comments:*

Expand sections or make them smaller. Whether you need six pages, 60 pages or six hundred pages, **TexTrex Pro 14** will grow to fit your needs

All the annotations in this sample were done using the program. No additional software was used.

With **TexTrex Pro 14** , *if you can imagine it, you can do it.*

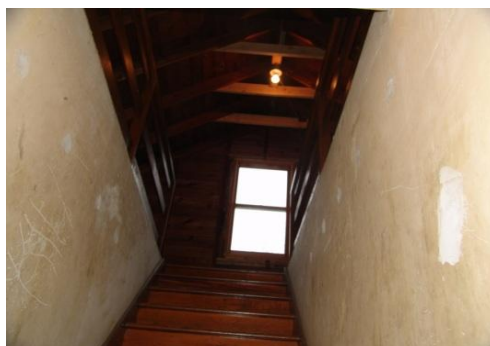
## D. Roof Structure and Attic

*Viewed From: Access port*

*Approximate Average depth of Insulation: 12"-14"*

*Approximate Average Thickness of Vertical Insulation: 06"*

*Comments:*





**Your Company Name Here**

**Your Logo**

Report Identification:

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**I NI NP D**



**E. Walls (Interior and Exterior) - Comments:**

**F. Ceilings and Floors - Comments:**

**G. Doors (Interior and Exterior) - Comments:**

**H. Windows - Comments:**

Report Identification:

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I NI NP D

**I. Stairways (Interior and Exterior) - Comments:**

**J. Fireplace/Chimney - Comments:**

**K. Porches, Balconies, Decks and Carports - Comments:**

**L. Other - Comments:**

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels - Comments:**

**B. Branch Circuits - Connected Devices and Fixtures**

*Type of wiring:*

*Comments:*



Report Identification:

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I NI NP D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

Type of System:

Energy source:

Comments:

#### B. Cooling Equipment

Type of System:

Comments:

#### C. Duct System, Chases, and Vents - Comments:

### IV. PLUMBING SYSTEM

#### A. Water Supply System and Fixtures

Location of Water Meter:

Location of Main Water Supply Valve:

Static Water Pressure Reading:

Comments:

Report Identification:

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I NI NP D

**B. Drains, Wastes, and Vents - Comments:**

**C. Water Heating Equipment - Comments:**

*Energy source:*

*Capacity:*

*Comments:*

**D. Hydro-Massage Therapy Equipment - Comments:**

## V. APPLIANCES

**A. Dishwasher - Comments:**

**B. Food Waste Disposer - Comments:**

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I	NI	NP	D
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**C. Range Exhaust Vent - Comments:**

**D. Ranges, Cooktops, and Ovens - Comments:**

**E. Microwave Oven - Comments:**

**F. Trash Compactor - Comments:**

**G. Mechanical Exhaust Vents and Bathroom Heaters - Comments:**

**H. Garage Door Operator(s) - Comments:**

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I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**I. Doorbells and Chimes - Comments:**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**J. Dryer Vents - Comments:**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## VI. OPTIONAL SYSTEMS

**A. Lawn and Garden Sprinkler Systems - Comments**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

*Type of Construction:*

*Comments:*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**C. Outbuildings - Comments**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**D. Outdoor Cooking Equipment**

*Energy source:*

*Comments:*



Report Identification:

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I	NI	NP	D
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**E. Gas Supply Systems - Comments:**

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

*Type of Pump:*

*Type of Storage Equipment:*

*Comments:*

**G. Private Sewage Disposal (Septic) Systems**

*Type of System:*

*Location of Drain Field:*

*Comments:*

**H. Whole-House Vacuum Systems - Comments:**

**I. Other Built-in Appliances - Comments:**

