

PROPERTY INSPECTION REPORT

File #:1025

Prepared For:

Sample Inspection

(Name of Client)

Concerning:

123 Anywhere, Texas

(Address or Other Identification of Inspected Property)

By:

Steven L. Reeves Lic # 9219

10/29/2009

(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 535.227-535.231 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 particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacture'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 items 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 the 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, renovations, remodeling, additions, or other 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 action, 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 additional deficiencies which may involve additional repair cost. 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 cost. 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 and 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



Report Identification:

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I	NI	NP	D	Inspection Item	Comments
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General Information

00 Structure
1

Single Family Dwelling, 2 story, Framed, 100 Brick Veneer

00 Estimated/Reported Age
2

Approx. 7 Years, based on the MLS Listing # 6521306

00 Weather Conditions
3

80 Degrees, Cloudy 70% chance of rain

00 Occupied
4

No

00 Present During Inspection
7

Clients, Agent

STRUCTURAL SYSTEMS

Foundation

01 Description

Slab on grade. Foundation seems to be performing as intended. Some of the cement underpinning needs touching up from where it looks like a lawn mower may have hit the corners.

04 First & Second Floor Design

Single Family Dwelling, 2 story, Framed, 100% Brick Veneer

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Site Conditions/Exterior Drainage

11 **Grade/Slope** Grade and Slope around foundation is sufficient

12 **Grade Clearance at Walls** Adequate

13 **Downspout Drainage**

17 **Driveway**

Driveway has settlement cracks. Recommend sealing expansion joints with elastomeric caulk



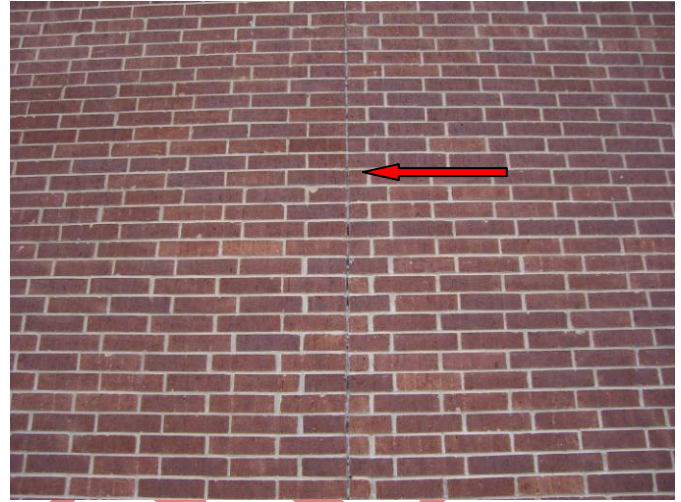
18 **Walkways**

↓

-
-
-
-

20 Walls

Expansion joints at Brick Veneer are showing signs of needing re-caulked. Settlement crack on bay window in the brick veneer needs to be caulked and monitored.



-
-
-
-

20 Door Bell

Doorbell works

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Attic Ventilation & Insulation

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20 Attic Accessed at:	Top of stairs in hallway.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	21 Attic type	Full attic.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	22 Structure	Engineered roof truss system
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23 Decking	Plywood. Has (Tec shield) foil back plywood decking.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24 Attic Ventilation	Soffit vents, Gable vent and ridge vents
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25 Attic Insulation	Approx. 10"- 15" of blown insulation. Approx. an R30 value.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	26 Electrical Conditions	

Roofs, Flashing & Chimneys

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30 Method of Inspection	On the ground with binoculars
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	31 Main Roof	Composition Shingle approx 7 years old.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	32 Roof Design	Gable, Hip

36 Flashings

No drip edge flashing on any of the freeze board.



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Porches, Steps & Decks

40 Porch

41 Back Patio/Deck

Exterior Walls & Gutters

50 Exterior Finish

100% Brick Veneer

51 Soffits/Fascia/Trim

52 Guttering

54 Electric/Outlets

55 Hose bibs

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General Plumbing

60 Main Water Service

Main water service is city utility. Water Meter located at North East Property line.



61 Main Shut-off Valve

Gate Valve at meter located at the East property line is Static water pressure is 75PSI

62 Supply Piping

63 Drainage Piping

PVC

64 Clean-out

Located on North side of house.

65 Fixture Venting

PVC

67 Waste Water

Engineered Aerobic Treatment System. Septic Tank.

69 Laundry Washer Hookups

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Water Heater

70 **Manufacturer**

A. O. Smith
 Model # EES66T917
 Ser# GD02-05967-917
 66/Gal.

71 **Energy Source**

Electric / Located in Laundry Room.

72 **Operations/Connections**

73 **Venting**

74 **Relief Valve Piping**

Leaking T&P Valve On Water Heater. Needs Replacing



75 **Overflow Pan / Drain Line**

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Heating System

80 Heating Type

Central Heating, Forced Air System.

81 Manufacturer (heating)

Trane #1 (Upstairs Hallway Closet)
Model #TVF036A140A1
Serial #22953FC6V

Trane #2 (Upstairs Hallway Closet)
Model #TWE030P130B0
Serial #Z37722JJ2V

83 Fuel Supply

Electric

87 Filter

Disposable Type, Located at unit. Filters are dirty, Needs changing.

88 Ductwork

Duct System is flex duct.

SAMPLE

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Cooling System

80 Location of unit

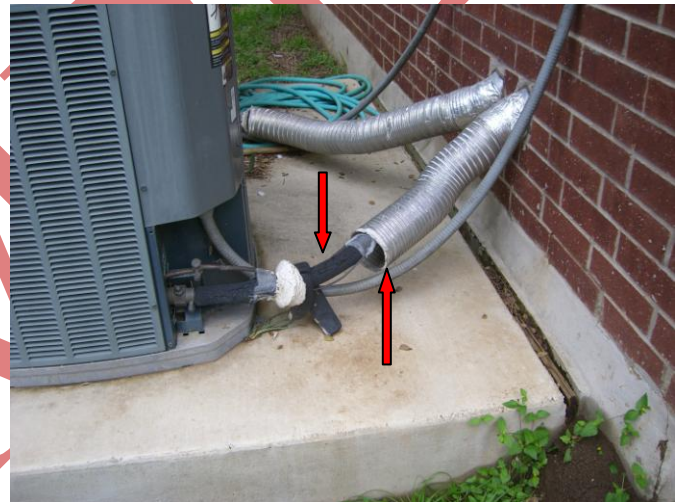
Condensing unit located on the West side of house.

81 Manufacturer (cooling)

Trane XR-12 Unit #1
Model #2TWR2030A1000AA
Serial #2245W3y1F

Trane XR-12 Unit #2
Model # 2TWR2036A1000AA
Serial # 23066FH2F

Insulation on Freon lines showing signs of replacement. The flex chase for the Freon lines needs to be re-sealed.



82 Cooling System

Central Air, Force Air Split system

84 Thermostat

1 Located in hallway upstairs. 2nd located on the wall, first floor living room.

85 Air Filters

Disposable Type, Located at unit. Filters are dirty, Needs changing.

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Kitchen/Breakfast Area

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 Sink/Faucet	Double Stainless Sink.
				91 Disposal	Badger 5 - Model # Not accessible.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	92 Dishwasher	No Dishwasher.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	93 Range	Whirlpool Model # RF362BXXV, Serial # RM4510649. Temperature set at 350 Degrees, Actual Temperature 325 Degrees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	95 Microwave Oven	Whirlpool Microwave and it heats water. - Model #GH8155XJB-0 Serial #TRM2112246
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	98 Electrical Outlets	GFCI outlets present.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	99 Windows	Vinyl insulated windows.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	99 Walls	Painted Drywall
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	99 Ceiling	Painted Drywall.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	99 Floor	Ceramic Tile.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	99 Door	

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Formal Dining Room

10 Floor

Carpet

10 Windows

Vinyl insulation windows.

10 Walls

Painted drywall

10 Ceilings

Painted Drywall.

Entry

10 Floor

Ceramic Tile

10 Windows

Vinyl insulation windows.

10 Walls

Painted drywall

10 Ceilings

Painted Drywall.

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Formal Living Room

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10 Floor	Carpet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10 Windows	Vinyl insulation windows.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10 Walls	Painted drywall.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10 Ceilings	Painted Drywall.

Family Room

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10 Floor	Carpet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10 Windows	Vinyl insulation windows.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10 Walls	Painted drywall.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10 Ceilings	Painted Drywall.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10 Fireplace	

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Master Bathroom

10 Sink/Basin

Double vanity with separate sinks. Right hand sink stopper will not drain water.



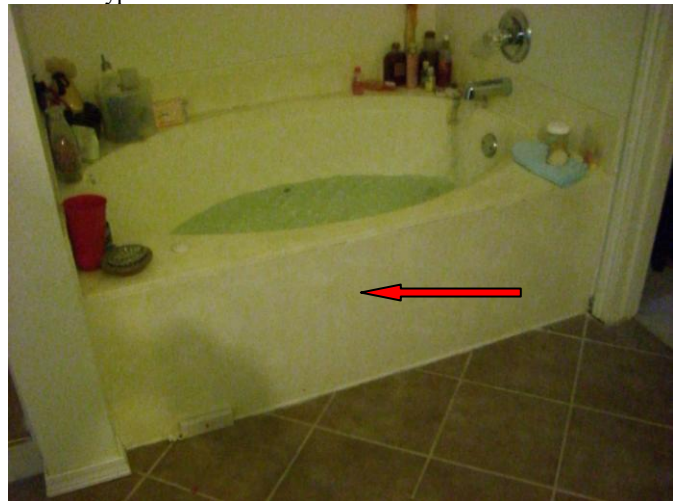
10 Faucet

10 Toilet

Tank Type

10 Garden Tub

Jacuzzi Type. Motor not accessible.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10 Separate Shower/Door	Light above shower doesn't work. (May need Lamp)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10 Ventilation	Exhaust Fan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10 Outlets/Switches	GFCI Protected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10 Walls Electrical Outlets	Painted Drywall GFCI Protected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11 Ceiling	Painted Drywall
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11 Floor	Ceramic tile
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11 Door	Masonite Door

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Hall Bathroom Central Upstairs

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10 Sink/Basin #2	Single sink
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10 Faucet #2	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10 Toilet #2	Tank Type
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10 Bathtub/Shower #2	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10 Ventilation #2	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10 Outlets/Switches #2	GFCI protected.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10 Windows #2	

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10	Walls #2	Painted Drywall GFCI Protected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11	Ceiling #2	Painted Drywall
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11	Floor #2	Ceramic Tile
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11	Door #2	Masonite door.

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Half Bathroom / First Floor

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10	Sink/Basin #3	Single Lav.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10	Faucet #3	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10	Toilet #3	Tank Type
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10	Ventilation #3	Exhaust Fan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10	Outlets/Switches #3	GFCI protected.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10	Windows #3	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10	Walls #3	Painted Drywall
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11	Ceiling #3	Painted Drywall
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11	Floor #3	Ceramic tile
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11	Door #3	Masonite door.

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Southeast Bathroom Upstairs

10 Sink/Basin #4

Single sink. Stopper will not hold water.



10 Faucet #4

10 Toilet #4

Tank Type

10 Bathtub/Shower #4

10 Ventilation #4

Exhaust Fan Inoperative

10 Outlets/Switches #4

GFCI protected.

10 Windows #4

10 Walls #4

Painted Drywall

Electrical Outlets/Switches

GFCI Protected

11 Ceiling #4

Painted Drywall

11 Floor #4

Ceramic Tile

11 Door #4

Masonite door.

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Electrical Service

14 Exterior Service

Overhead service.

14 Service Entrance Cable

Copper

14 Grounding

14 Electrical Main panel

On North side of house

14 Service Amperage & Voltage

120/240 Volt Service

Sub Panel Box

14 Panel Location

Located in utility Room.

14 Main Service Wires

Copper

14 Main Disconnect

Breakers

14 Manufacturer

Siemens

14 Branch Wiring
7 Conductors

Copper. AFCI Protection

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Interior

17 **Doors**

Masonite

17 **Windows**

Vinyl insulated. Missing Screens several Windows



17 **Walls**

Painted Drywall

17 **Ceilings**

Painted Drywall

17 **Floors**

Carpet, ceramic tile

17 **Smoke Detectors**

Smoke detectors through-out in required locations is missing the heads that fit on the base plates. Battery back-up missing. Could not activate or test.

I	NI	NP	D	Inspection Item	Comments
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Laundry Room

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17 Doors	Masonite
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17 Walls	Painted Drywall
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17 Ceilings	Painted Drywall
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17 Floors	Ceramic tile
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17 Dryer Vents	

Upstairs Hallway

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18 Doors	Masonite
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18 Walls Electrical outlets/switches	Painted Drywall. Missing face plates on many outlets.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18 Ceilings	Painted Drywall.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18 Floors	Carpet

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Southeast Bedroom

18 Doors

Masonite

18 Windows

Vinyl insulated.

18 Walls

Painted Drywall.

Electrical outlets/switches

Missing outlet face plate



18 Ceilings

Painted Drywall

18 Floors

Carpet

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Northeast Bedroom

18 **Doors
Closet**

Masonite
Missing globe to light fixture



18 **Windows**

Vinyl insulated.

18 **Walls**

Painted Drywall.

18 **Ceilings**

Painted Drywall

18 **Floors**

Carpet

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Office / Setting room

18 **Doors**
Closet

Masonite
Wall opening missing door.



18 **Windows**

Vinyl insulated.

18 **Walls**

Painted Drywall

18 **Ceilings**

Painted Drywall

18 **Floors**

Carpet

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Master Bedroom

18 Doors

Masonite

18 Windows

Vinyl insulated

18 Walls

Painted Drywall

18 Ceilings

Painted Drywall

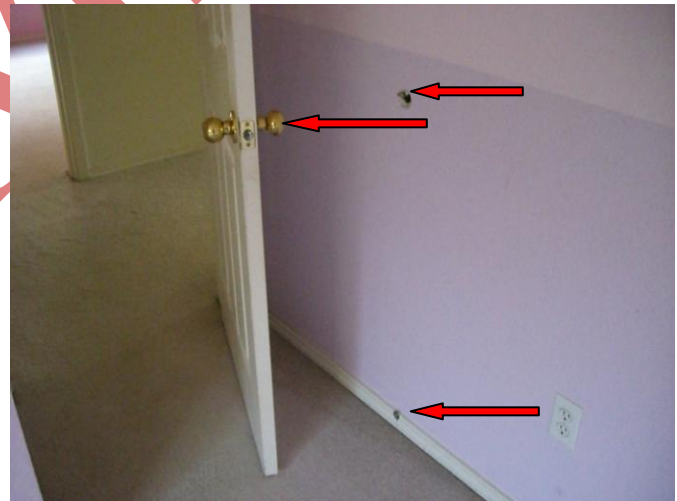
18 Floors

Carpet

Northwest Bedroom

18 Doors

Masonite Door. No door stop, door won't latch. Hole in the wall behind door.



18 Windows

Vinyl insulated.

18 Walls
Electrical outlet/switches

Painted Drywall. Hole in the wall behind door.
Missing switch plate



18 Ceilings

Painted Drywall

18 Floors

Carpet

Game Room (Upstairs- Southwest)

18 Doors

18 Windows

Vinyl insulated

18 Walls

Painted Drywall

18 Ceilings

Painted Drywall

18 Floors

Carpet

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West Bedroom

18 Doors

Closet doors missing, Entry door damaged.



18 Windows

Vinyl insulated

18 Walls

Painted Drywall

18 Ceilings

Painted Drywall

18 Floors

Carpet

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Garage

18 **Door**
18 **Closing Device**

Three car overhead metal. Garage full of furniture. No access to walls, Ceiling, Doors.

18 **Walls**
18 **Outlets**

18 **Ceilings**

18 **Floors**

Optional Systems

18 **Irrigation System**

18 **Hot Tub**

18 **Swimming Pool**