



Inspection Report

Pre-Sheetrock Sample Report

Property Address:
Sample
Missouri City TX 77459



ABET Home Services

**TREC#'s 288, 21245, 21907
4434 Bluebonnet Drive Suite 153
Stafford, TX 77477
281-242-1300**

PROPERTY INSPECTION REPORT

Prepared For: Pre-Sheetrock Sample Report

(Name of Client)

Concerning: Sample, Missouri City, TX 77459

(Address or Other Identification of Inspected Property)

By: TREC#'s 288, 21245, 21907 / ABET Home Services 8/12/2019

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard 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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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 may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

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.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) 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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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:

Present At Inspection:

Inspector Only

Type Of Structure:

Single Family (2 Story)

Approximate Age Of Structure:

New Construction

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Utilities:

Gas Off, Water Off, Electricity Off

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

I NI NP D

I. Structural Systems

☒ ☐ ☐ ☒ C. Roof Covering Materials

Roof Covering Materials:

Approximate Age Of Roof:

Roof Viewed From:

Comments:

(1) *Roof surface was viewed from ground level and from attic space unless noted otherwise due to possible roof surface damage caused by walking on roof and damage to inspector. The roof was visually inspected for excessive wear, damaged or lifted shingles, unusual or abnormal deflection and sagging or roof surface. Flashing and roof jacks were inspected for proper installation, damage and deterioration. Unless otherwise stated, the roof surface was viewed from ground level. The roof was inspected for leakage by viewing readily accessible areas of decking visible from the attic space. Visible and accessible flashing and roof penetration points such as plumbing vent pipes, water heater vent pipes and furnace vent pipes were also inspected from the attic. A roofing specialist should be contacted if any concerns exist regarding the current condition of the roof covering, life expectancy or the potential for future problems. The client is advised that the opinions related to the roof are based upon limited, visual inspection and should not be considered a guarantee or warranty against future leaks.*

(2) Drip edge flashing is damaged at the rear porch corner



C. Item 1(Picture)

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

I NI NP D

☒ ☐ ☐ ☒ E. Walls (Interior and Exterior)

Exterior Wall Materials:

Comments:

- (1) *The interior and exterior wall surfaces of the home were visually inspected from ground level. Interior walls were checked for sheet rock damage, cracking and signs of water penetration. Minor cosmetic flaws and deficiencies are not normally noted. Exterior walls were inspected for deteriorated wood, brick cracks, warping, levelness, proper flashing, caulking and proper installation of materials. Again, cosmetic deficiencies are not normally noted. The type of exterior wall material is listed below.*
- (2) Three ceiling joists are Not nailed to rafters at the garage west wall



E. Item 1(Picture)



E. Item 2(Picture)

- (3) Clean sheathing of mud throughout house

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



E. Item 3(Picture)

(4) The nail guard is missing over the main gas line at the second floor closet

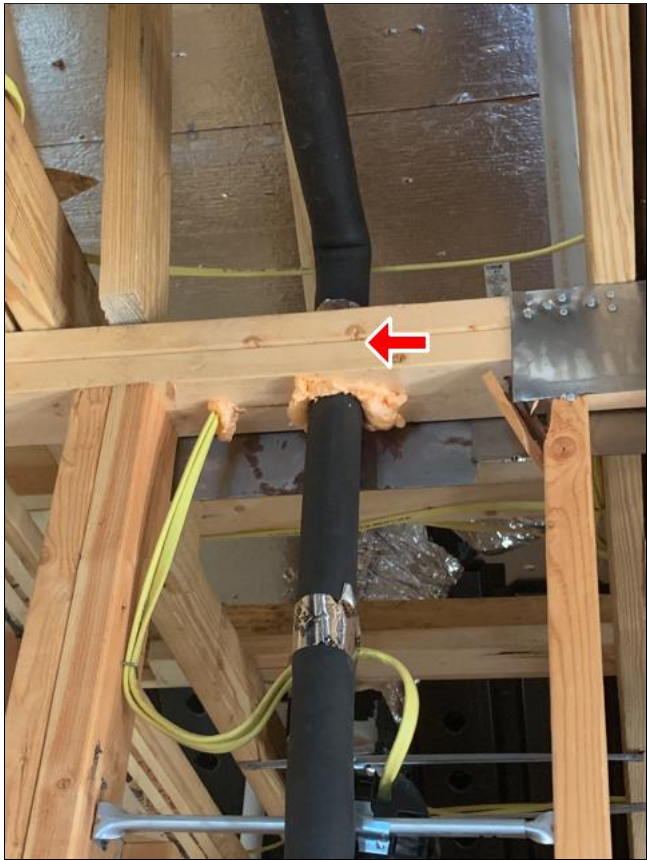
I	NI	NP	D
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E. Item 4(Picture)

(5) A nail guard is missing over the air conditioning primary drain line above the upstairs bathroom

I	NI	NP	D
I	NI	NP	D



E. Item 5(Picture)

(6) A small section of sheathing is missing around the supply air duct above the master bedroom on the second floor

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



E. Item 6(Picture)

(7) Pex piping is not contained within the column at the corner of the rear porch

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



E. Item 7(Picture)

(8) The water line penetration is not properly sealed at the North East exterior wall

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



E. Item 8(Picture)

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

II. Electrical Systems

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

III. Heating, Ventilation and Air Conditioning Systems

☒ ☐ ☐ ☒ A. Cooling Equipment

Type of Cooling System:

Cooling System Brand:

Year of AC Unit:

Number of AC Only Units:

AC Tonnage:

Max Breaker Size:

Unit 1 Temperature Drop:

Unit 2 Temperature Drop:

Unit 3 Temperature Drop:

Unit 4 Temperature Drop:

Comments:

- (1) *The type of A/C units and sizes of units is noted. The number of A/C systems and areas of the home the systems are zoned to is also noted. A/C systems are operated when the external ambient temperature exceeds 60 degrees. The systems are inspected for adequate cooling and performance as determined by the inspector. In most cases a temperature drop of the system is used to measure performance. Temperature drop measurements are listed below. Systems are inspected for adequate clearance, access to equipment, adequate walkways and adequate service platform. Attic equipment is checked for excessive vibration, proper drainage and visible rust in drain pans. Condensing units are inspected for adequate clearances, cleanliness, physical condition, vibration, levelness and elevation above grade level. Electrical connections and condition of refrigerant lines is also inspected.*
- (2) Refrigerant lines are not contained within the wall space at the second-floor bedroom

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



A. Item 1(Picture)

☒ ☐ ☐ ☒ C. Duct Systems, Chases and Vents

Type Of Ducting:

Comments:

- (1) *Duct systems are inspected for general condition, damage, missing insulation, proper elevation and strapping. The type of ductwork is noted. Improper sizing of ductwork or return air openings may also be noted. Air filters and air registers are also inspected.*
- (2) A flex duct is folded over and restricted at the utility room ceiling

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



C. Item 1(Picture)

(3) Clean out sawdust and debris from all wall voids prior to sheet rock

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



C. Item 2(Picture)

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



C. Item 3(Picture)

(4) A flex duct is restricted at two locations above the half bath

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



C. Item 4(Picture)

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



C. Item 5(Picture)

(5) The flex duct to the master bedroom is restricted at the second floor ceiling

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



C. Item 6(Picture)

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

IV. Plumbing System

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution System, & Fixtures

Location Of Water Meter:

Location Of Main Water Supply Valve:

Static Water Pressure Reading:

Water Supply Piping Type:

Comments:

(1) *The location of the water meter, location of the house shut off valve, water pressure to the house and type of plumbing piping is noted. All faucets and plumbing fixtures were operated manually and inspected for proper operation and leakage where accessible. Visible plumbing beneath sinks or vanities was also inspected for general condition and leakage. In most cases shut-off valves beneath sinks were not operated due to the risk of causing leakage. Tub and shower enclosures were inspected for proper caulking, condition of tiles and water penetration*

(2) Insulation is not properly installed around the pex piping located at the media room exterior wall



A. Item 1(Picture)

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

V. Appliances

☒ ☐ ☐ ☒ C. Range Hood and Exhaust System

Exhaust/Range Hood Brand:

Comments:

- (1) *Vent hoods and exhaust systems were inspected for proper operation, mounting, and physical condition. The type, condition and termination point of the vent pipe was also inspected.*
- (2) Kitchen exhaust fan vent pipe is damaged in the ceiling area above the half bath



C. Item 1(Picture)