



# Your Inspection Report

123 Main Street  
McAllen, TX 78504

**PREPARED FOR:**  
JOHN DOE

**INSPECTION DATE:**  
Wednesday, February 24, 2016

**PREPARED BY:**  
Steven Tennison, TREC No. 21849



Accurate Inspections  
6801 N 14th Lane  
McAllen, TX 78504

956-624-2297

[www.accurateinspectionstx.com](http://www.accurateinspectionstx.com)  
[Accurateinspectionstx@gmail.com](mailto:Accurateinspectionstx@gmail.com)

The best home inspection experience available.



March 1, 2016

Dear John Doe,

RE: Report No. 1001, v.0  
123 Main Street  
McAllen, TX  
78504

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document, which is included at the end of the report for your perusal, defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection. We offer a full satisfaction guarantee, and will return your fee in full if you are not satisfied at any time.

Sincerely,

Steven Tennison, TREC No. 21849  
on behalf of  
Accurate Inspections

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# SUMMARY

123 Main Street, McAllen, TX February 24, 2016

Report No. 1001, v.0

[www.accurateinspectionstx.com](http://www.accurateinspectionstx.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

**Note:** For the purpose of this report the building is considered to be facing **East**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

### **SLOPED ROOFING \ Asphalt shingles**

**Condition:** • [Granule loss](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** South

**Task:** Replace

**Time:** Less than 1 year

## Electrical

### **SERVICE BOX, GROUNDING AND PANEL \ Distribution panel**

**Condition:** • [Double taps](#)

**Implication(s):** Fire hazard

**Task:** Service

**Time:** Immediate

## Interior

### **GARAGE \ Man-door between garage and living space**

**Condition:** • [Door not fire rated or exterior type](#)

**Implication(s):** Increased fire hazard

**Location:** First Floor Garage

**Task:** Replace

**Time:** Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

# ROOFING

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SUMMARY

ROOFING

EXTERIOR

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## Description

**Types of Roof Covering:** • Composition shingles • Modified bitumen membrane

**Viewed From:** • Walking the roof surface

**Sloped roofing material:**

- [Asphalt shingles](#)
- Composition shingles



1. *Composition shingles*

**Sloped roof flashing material:** • Metal • Metal

**Flat roofing material:** • [Modified bitumen](#)

**Flat roof flashing material:** • Metal

**Probability of leakage:** • Low

## Limitations

**Inspection performed:** • By walking on roof

## Recommendations

### **SLOPED ROOFING \ Asphalt shingles**

1. **Condition:** • [Granule loss](#)

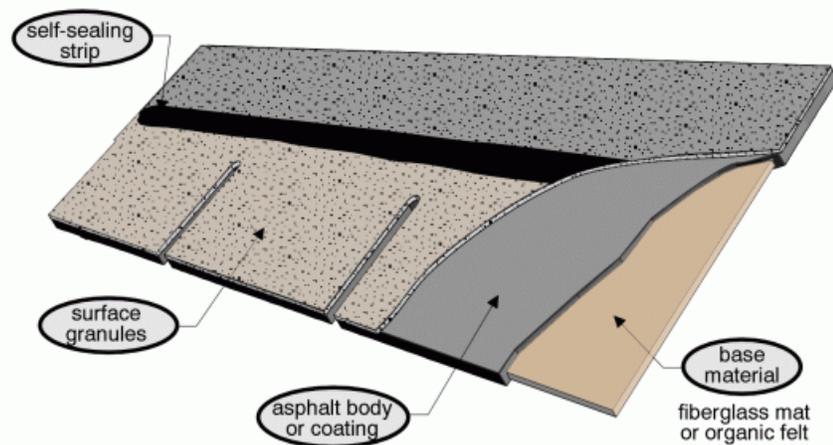
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** South

**Task:** Replace

**Time:** Less than 1 year

## Asphalt shingle composition



2.

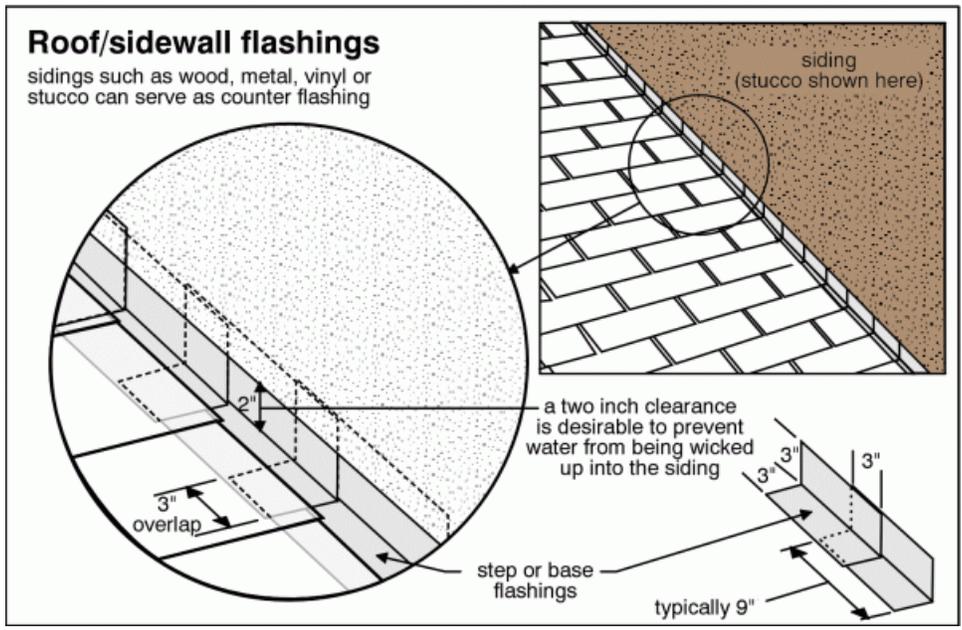
### **SLOPED ROOF FLASHINGS \ Roof/sidewall flashings**

**2. Condition:** • [No step or counter flashings](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Task:** Further evaluation Service

**Time:** Immediate



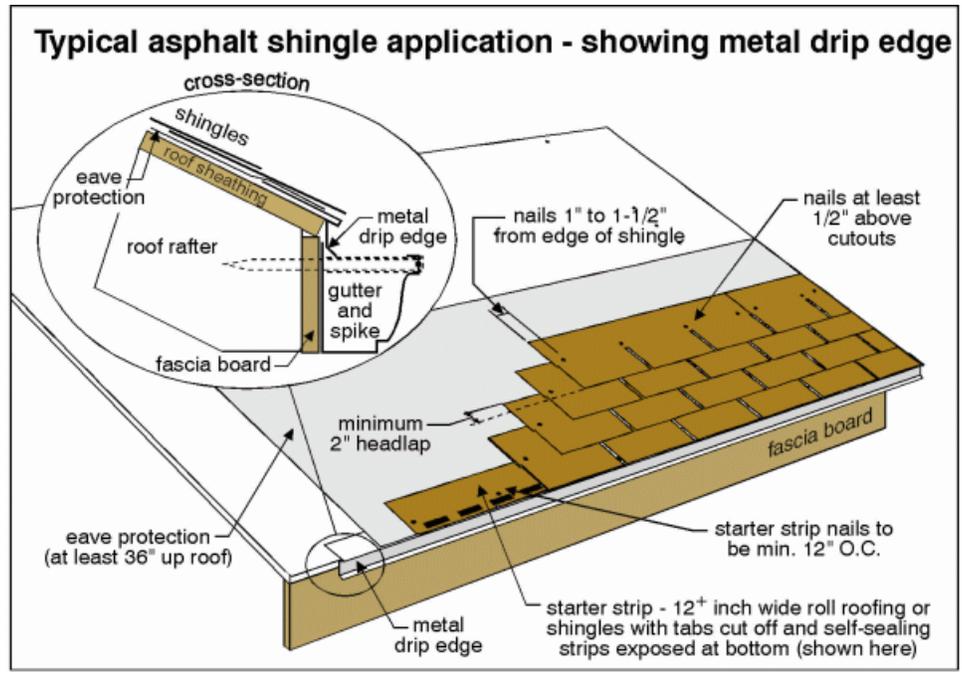
**SLOPED ROOF FLASHINGS \ Drip edge flashings**

3. Condition: • Missing

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Correct

Time: Less than 1 year



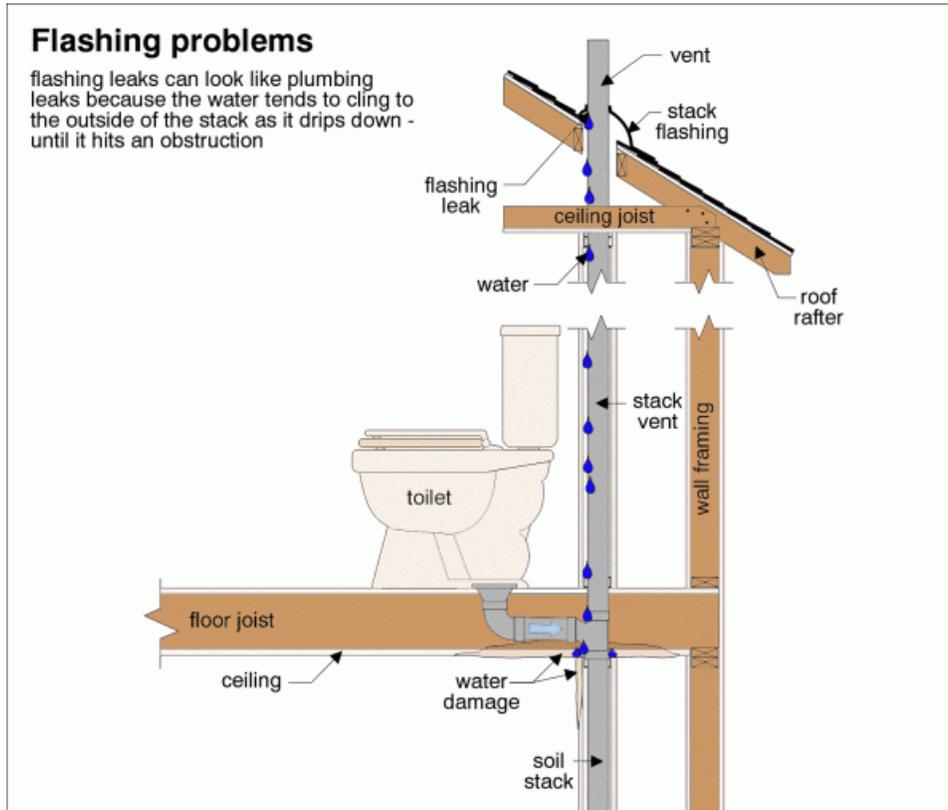
**SLOPED ROOF FLASHINGS \ Roof jacks**

4. Condition: • Installation poor

Implication(s): Chance of water damage to contents, finishes and/or structure

**Task:** Correct

**Time:** Less than 1 year



## FLAT ROOFING \ Modified bitumen

**5. Condition:** • [Blisters](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Roof

**Task:** Repair or replace

**Time:** Less than 1 year

# PROPERTY INSPECTION REPORT

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**Prepared For:** John Doe  
(Name of Client)

**Concerning:** 123 Main Street, McAllen, TX  
(Address or Other Identification of Inspected Property)

**By:** Steven Tennison, TREC No. 21849 Wed, Feb 24, 2016  
(Name and License Number of Inspector) (Date)

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(Name, License Number of Sponsoring Inspector)

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## 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](http://www.trec.texas.gov).

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 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. 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.

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

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.

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

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

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Poured concrete, Slab-on-grade

Foundation Performance Opinion: No deficiencies noted

Comments:

Foundation: **Typical minor cracks**

### B. Grading and Drainage

Comments:

Downspouts: **Downspouts end too close to building** Location(s): **Rear Left**

Lot grading: **Improper slope** Location(s): **Front**

### C. Roof Covering Materials

Types of Roof Covering: Composition shingles, Modified bitumen membrane

Viewed From: Walking the roof surface

Comments:

Asphalt shingles: **Granule loss** Location(s): **South**

Drip edge flashings: **Missing**

Roof jacks: **Installation poor**

Roof/sidewall flashings: **No step or counter flashings**

Modified bitumen: **Blisters** Location(s): **Roof**

Modified bitumen: **Ponding** Location(s): **Various Exterior Roof**

Modified bitumen: **Debris on roof**

### D. Roof Structures and Attics

Viewed From: Roof framing/attic viewed from attic

Approximate Average Depth of Insulation: 10 inches

Comments:

Insulation: **Gaps or voids**

Insulation: **Inadequate in knee wall areas**

### E. Walls (Interior and Exterior)

Comments:

Wood siding: **Too close to grade** Location(s): **West Exterior**

### F. Ceilings and Floors

Comments:

Wood/laminate floors: **Squeaks** Location(s): **Bedroom**

### G. Doors (Interior and Exterior)

Comments:

Man-door between garage and living space: **Door not fire rated or exterior type**

Location(s): **First Floor Garage**

Man-door between garage and living space: **No self closer**