



JLK INSPECTION  
281.344.2444  
info@JLKinspect.com  
<https://www.JLKInspect.com>



## INSPECTION REPORT

1234 Main Street  
Katy TX 77494

Buyer Name

07/08/2023 9:00AM



Inspector

**JUSITN JOSEPH**

TREC #25938

281.344.2444

[info@JLKinspect.com](mailto:info@JLKinspect.com)



Agent

**Agent Name**

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)



# PROPERTY INSPECTION REPORT FORM

Buyer Name <i>Name of Client</i>	07/08/2023 9:00AM <i>Date of Inspection</i>
1234 Katy TX 77494 <i>Address of Inspected Property</i>	
JUSITN JOSEPH <i>Name of Inspector</i>	TREC #25938 <i>TREC License #</i>
Justin Joseph, TREC # <i>Name of Sponsor (if applicable)</i>	25938 <i>TREC License #</i>

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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**

*In Attendance:* Buyer

*Occupancy:* Vacant

*Style:* Modern

*Temperature (approximate):* 86 Fahrenheit (F)

*Type of Building:* Single Family

*Weather Conditions:* Clear

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Monolithic Style Slab On Grade

*Foundation Statement:*

The foundation appeared to be in functional condition with no major signs of movement or settlement.

**Buyers Advisory Notice:**

These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinions expressed are of apparent conditions and not absolute fact and are only good on 05/06/2023.

*Comments:*

**1: Slab - Corner Crack/Pop**

👉 Recommendation

One or more of the foundation perimeter beams were observed to be cracked or sheared off. This is a common condition in slab-on-grade foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be necessary

Recommendation: Contact a qualified professional.



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**2: Metal bracket**

I=Inspected

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I	NI	NP	D
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 **Recommend Maintenance**

Metal bracket was observed at the rear patio door. Recommend removal.

Recommendation: Contact a qualified professional.



**B. Grading and Drainage**

*Gutters & Downspouts Material:* Metal

*Comments:*

**1: Missing downspout kick-out or extension**

 **Recommendation**

A missing downspout kick-out(s) or extension(s) was observed. Downspouts should discharge at least 5 feet away from the foundation; if not corrected, this could cause foundation issues. Recommend installing or extending out from the foundation.

Recommendation: Contact a handyman or DIY project



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**C. Roof Covering Materials**

*Roof Type:* Gable, Hip & Valley

*Types of Roof Covering:* Asphalt Composition Shingle - Architectural



*Viewed From:* Roof

*Number of Layers:* 1

*Vent Penetrations:* Plumbing Vents, Heating Vents

*Flashing Material:* Metal

*Skylight Types:* Not Installed

*Comments:*

**1: Roof – Racking shingles**

🔴 Recommendation

Racking shingle was observed at the right and rear of the roof. Recommend correcting.

Recommendation: Contact a qualified professional.

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**D. Roof Structures and Attics**

*Viewed From:* Partially Accessed - Due to Insulation

*Access Location:* Garage

*Approximate Average Depth of Insulation:* 13 Inches

*Roof & Ceiling Structure:* Rafters (2x6), Ceiling Joists (2x6)

*Sheathing Type:* Radiant Barrier - O.S.B.

*Insulation Type:* Loose Fill - Fiberglass

*Vapor Retarder:* Not Installed

*Air Ventilation Type:* Eave, Hooded

*Attic Fan:* Not Installed

*Comments:*

*Partially Accessed - Due to Insulation:*

A limited review of the attic was due to loose fill insulation covering the framing. The inspector did not disturb the insulation to traverse the ceiling joist. Suggest verifying the overall condition before the end of the contingency period.

**1: Loose framing member**



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**Recommendation**

A loose framing member was observed in the attic near the furnace. Recommend correcting.

Recommendation: Contact a qualified professional.



**E. Walls (Interior and Exterior)**

*Interior Wall Cladding:* Drywall/Sheetrock

*Exterior Wall Cladding:* Concrete Composition

*Comments:*

**1: Exterior - Siding Holes**

**Recommendation**

Unsealed holes were observed at the exterior wall cladding. Recommend repair.

Recommendation: Contact a qualified professional.



**2: Exterior - Siding Clearance to Grade**

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🚫 Recommendation

Inadequate clearance was observed between the wall cladding and the grade. Recommend correcting.

Recommendation: Contact a qualified Grading/Drainage Contractor



**3: Exterior - Trim voids**

🚫 Recommendation

The window trim was incorrectly installed; it observed all the windows. Recommend correcting.

Recommendation: Contact a qualified professional.



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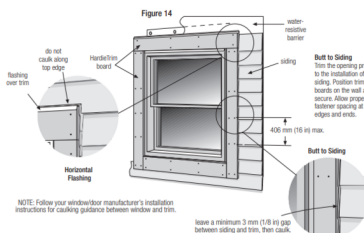
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TRIM APPLICATION FOR WINDOWS, DOORS & OTHER OPENINGS  
Flashing over trim is required per code for all installation methods. (Figure 14)



**4: Exterior – Deteriorated caulking**

🔴Recommendation

Deteriorated/missing caulking was observed in a number of areas on the exterior. Recommend caulking.

Recommendation: Contact a qualified professional.



**5: Exterior – Overdriven siding nails**

🔴Recommendation

Overdriven siding nails were observed on the right side near the rear fence. Recommend correcting.

Recommendation: Contact a qualified professional.

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

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

**H. Windows**  
*Comments:*

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

**J. Fireplaces and Chimneys**  
*Comments:*

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**K. Porches, Balconies, Decks, and Carports**

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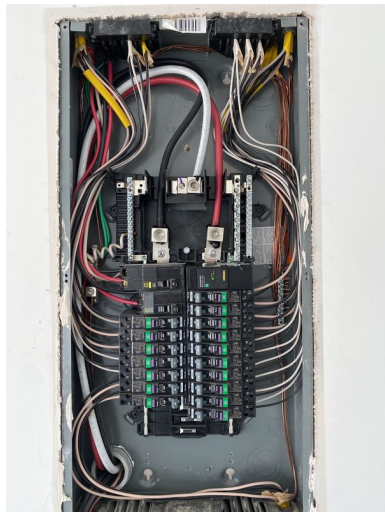
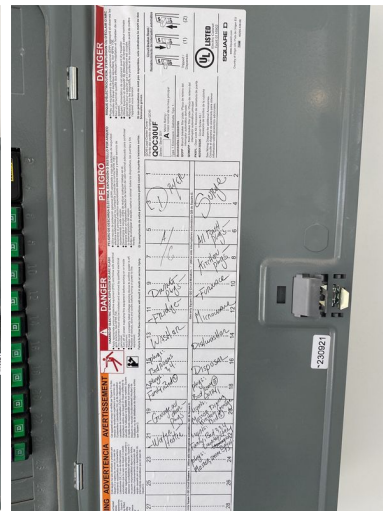
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## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Electrical Service Entrance: Below Ground*



*Main Disconnect Amperage: 125 amp  
Main Disconnect Location: Left side  
Main Disconnect Manufacturer: Square D  
Sub Panel Disconnect Location: Garage  
Sub Panel Disconnect Manufacturer: Square D  
Comments:*

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

*Type of Wiring: Copper*

*Comments:*

**1: Light Switch Use (Interior)**

Recommend Maintenance

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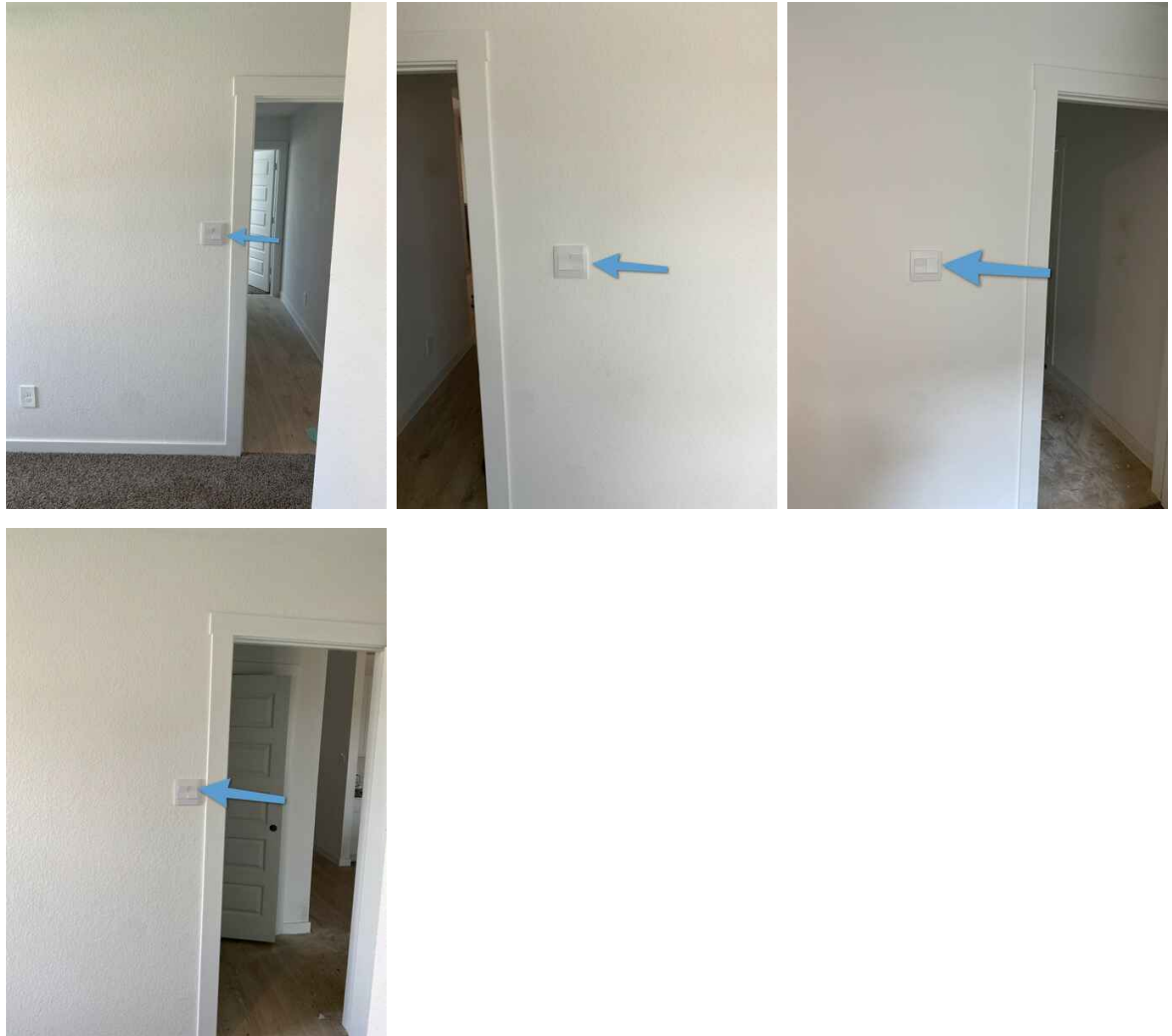
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Unable to determine use for light switch at the guest bedrooms.

Recommendation: Contact a qualified professional.



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**2: Fixture - Missing lightbulb**

[🔧 Recommend Maintenance](#)

Missing lightbulb was observed in the attic. Recommend installing.

Recommendation: Contact a qualified professional.

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C. Other

Comments:



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

**A. Heating Equipment**

*Type of Systems:* Gas-Fired Heat



*Energy Sources:* Gas

*Comments:*

**B. Cooling Equipment**

*Type of Systems:* Central Air Conditioner



*Comments:*

**1: Unit Not Level**

Recommendation

Concrete pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

Recommendation: Contact a qualified HVAC professional.

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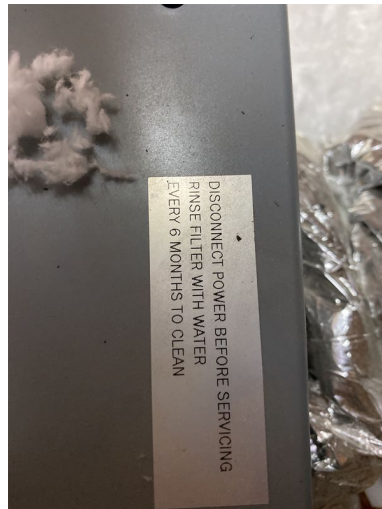


**C. Duct Systems, Chases, and Vents**  
*Comments:*

**D. Other**  
*Comments:*

*Limited review - fresh air controller:*

A fresh air venting system was observed in the attic. This is beyond the inspection scope.



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### IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution Systems, and Fixtures**

*Location of Water Meter: Exterior*

*Location of Main Water Supply Valve : Garage*



*Static Water Pressure Reading: 60*



*Type of Supply Piping Material: PEX*

*Comments:*

**1: Meter - Flooded Crock**

**🔴Recommendation**

Water meter crock was flooded at time of inspection. Recommend further review by a qualified plumber, prior to the end of the contingency period.

Recommendation: Contact a qualified professional.

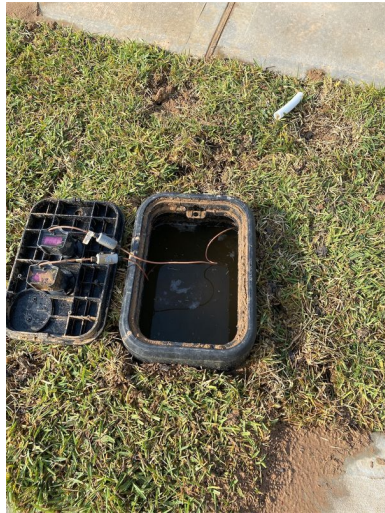
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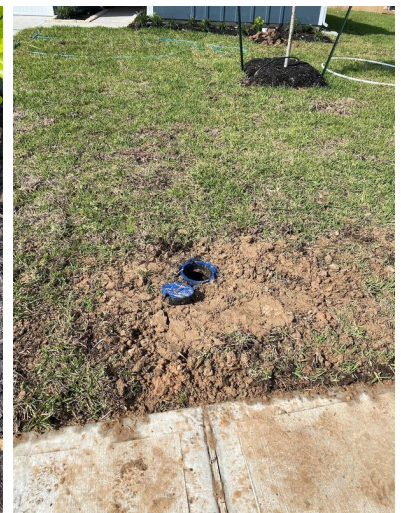
- B. Drains, Wastes, and Vents**  
*Type of Drain Piping Material: ABS*  
*Comments:*

**1: Sewer clean out clogged**

**🔴 Recommendation**

Standing water was observed at the sewer cleanout. Recommend further review by qualified plumber prior to the end of the contingency.

Recommendation: Contact a qualified professional.



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**C. Water Heating Equipment**

*Energy Sources: Gas*

*Comments:*

**1: Condensation line missing**

🔴 **Recommendation**

Exhaust vent condensation line was not installed. Recommend installing with a neutralizing filter.

Recommendation: Contact a qualified professional.



**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Gas Distribution Systems and Gas Appliances**

*Location of Gas Meter: Right side*

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*Type of Gas Distribution Piping Material: Cast Iron*  
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## V. APPLIANCES

**A. Dishwashers**  
*Comments:*

**B. Food Waste Disposers**  
*Comments:*

**1: Splash guard**

[🔧Recommend Maintenance](#)

Splash guard is damaged/missing. Suggest repair.

Recommendation: Contact a qualified professional.

**C. Range Hood and Exhaust Systems**  
*Comments:*

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

**E. Microwave Ovens**  
*Comments:*

**F. Mechanical Exhaust Vents and Bathroom Heaters**  
*Comments:*

**G. Garage Door Operators**  
*Comments:*

**H. Dryer Exhaust Systems**  
*Comments:*

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## VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

**1: Exposed low-voltage wires**

🟡 **Recommendation**

Expose low-voltage wires observed. Recommend correcting.

Recommendation: Contact a qualified professional.

