

**Assurance Inspection Services, Inc.**  
**5906 Charles Schreiner Trail, Austin, TX 78749-1931**  
**(512) 751-0389 Fax: (512) 301-9624**

## PROPERTY INSPECTION REPORT

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**Prepared For:** Mr. and Mrs. John Doe  
(Name of Client)

**Concerning:** 1234 Main Street, Austin, TX  
(Address or Other Identification of Inspected Property)

**By:** Sam B. Guynes Prof. Insp #5486 9/12/06  
(Name and License Number of Inspector) (Date)

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

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The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions that are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or In Need of Repair	Inspection Item
I	NI	NP	R			

**I. STRUCTURAL SYSTEMS**

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**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

Type of foundation: Pier and beam

Method of inspection: Visual inspection of exterior and entered crawl space-(3) incl. (2) garages

*Comments (An opinion on performance is mandatory.):* FYI to Purchaser of Service: Your Inspector is a **Generalist**, and his opinion is based on apparent visual conditions and evidence as they exist at the time of Inspection only; if a more detailed and measured opinion on this foundation is desired/required, a Licensed Foundation Contractor and/or Structural Engineer should be consulted

The foundation is performing as intended. No significant problems were observed

Minor earth to wood contacts and near earth to wood contacts at various areas along foundation perimeters; boards in question appear to be pressure-treated wood.

No perimeter solid concrete foundations in place-concrete piers.



A moisture barrier should be installed on the crawl space floor.

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**B. Grading & Drainage**

*Comments:*

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**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)

Type of roof covering: Fiberglass composition shingle

Method of inspection: Viewed from ladder at eave-93 deg F at time of Inspection

*Comments:*

I	NI	NP	R	Inspection Item
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Debris should be removed from the roofing in various locations, e.g. front.

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**D. Roof Structure & Attic** (If the attic is inaccessible, report the method used to inspect.)

Method of inspection: Viewed attic from access hatch

Approximate depth of insulation: 10 inches

*Comments:*



No attic access hatches at detached garages (very small attic areas).

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

*Comments:* FYI - this structure is FULLY furnished and occupied; 100% access to all surfaces/areas/doors/windows/switches/outlets/etc-is not practical during the course of a normal Home Inspection.

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**F. Ceilings & Floors**

*Comments:* No safety pan with drain to exterior below washing machine in laundry room.

I	NI	NP	R	Inspection Item
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**G. Doors (Interior & Exterior)**

*Comments:*



**No proper door stops at sub area entry doors.**



**No hasp in place at north side garage sub area entry door.**

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**H. Windows**

*Comments:*

Safety glass etchings were not observed on the glass within the window(s) in various locations. This glass is required for windows close to the floor or in hazardous locations and is generally identified by an etching in the corner of the glass pane.

**It may be desirable to replace window screens in various locations where missing. The owner should be consulted regarding any screens that may be in storage.**

FYI - rollout windows (e.g.- bathrooms) have been known to be somewhat problematic unless they are regularly used and maintained.

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**I. Fireplace/Chimney**

*Comments:*

I	NI	NP	R	Inspection Item
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**J. Porches, Decks and Carports (Attached)**

*Comments:*



Minor earth to wood contacts at various areas of porch and step areas (wood members appear to be pressure treated wood);



**No steps off rear porch for easier access/safety.**



**Overhead trellis wood members in rear appear due for preparation/primer/paint/caulk.**

**II. ELECTRICAL SYSTEMS**

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**A. Service Entrance and Panels**

*Comments:* 200 amp main disconnect

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**B. Branch Circuits - Connected Devices and Fixtures** (Report as in need of repair the lack of ground fault circuit protection where required.):

I	NI	NP	R	Inspection Item
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Type of branch circuit wiring: Copper

Comments: FYI - exterior GFCI protected outlets re-set in laundry room; bathroom GFCI-protected outlets re-set in master bathroom.

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

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#### A. Heating Equipment

Type And Energy Source:

Type of heating system: Heat Pump-(2) independent units

Energy source: Electricity

Comments:

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#### B. Cooling Equipment

Type And Energy Source:

Type of cooling system: Central Forced Air System -(2) independent 2 1/2 T units

Energy source: Electricity

Comments:



FYI - cooling differential (both units) (temp F at warm air return less temp F at cool air supply) measured within acceptable range.

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#### C. Ducts and Vents

FYI to Purchaser of Service: Interiors of ductwork, or concealed areas of ductwork (by Framing/Insulation) are not inspected or evaluated.

Comments:

### IV. PLUMBING SYSTEM

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#### A. Water Supply System and Fixtures

Comments:

I	NI	NP	R	Inspection Item
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**B. Drains, Wastes, Vents**

FYI to Purchaser of Service: Laundry Supply/Drains not inspected or evaluated.  
 Comments:



**Broken metal retaining strap at PVC drain line in sub area.**

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**C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Energy Source:

Energy source: Gas-tankless system

Comments:

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**D. Hydro-Therapy Equipment**

Comments:

**V. APPLIANCES**

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**A. Dishwasher**

Comments:

**The dishwasher soap door is in poor condition and may not be functioning as intended. This item should be repaired**

The dishwasher lacks an airgap device. Air gaps are now standard equipment to assure a separation between supply and wastewater. It is advised that one be installed.

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**B. Food Waste Disposer**

Comments:

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**C. Range Hood**

Comments: (2)- one at microwave above cook top and one downdraft unit discharging along N exterior.

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**D. Ranges/Ovens/Cook tops**

Comments: FYI- Basic functions (cook top/broil/bake) Inspected only.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>E. Microwave Cooking Equipment</b> <i>Comments:</i> FYI - Basic function only inspected.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>F. Trash Compactor</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>G. Bathroom Exhaust Fans and/or Heaters</b> FYI to Purchaser of Service: Ducting to exterior (if any) not fully traced through framing or insulation. <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>H. Whole House Vacuum Systems</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>I. Garage Door Operators</b> <i>Comments:</i>
				
<p><b>Locks on garage OH doors equipped with automatic openers should be removed/disabled to prevent accidental damage due to attempt to open locked door.</b></p>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>J. Door Bell and Chimes</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>K. Dryer Vents</b> FYI to Purchaser of Service: Interior of Dryer Vents not inspected for clogs, or fully traced through inaccessible areas, such as insulation or framing. <i>Comments:</i> <b>Cleaning may be due at dryer vent.</b>
<b>VI. OPTIONAL SYSTEMS</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Lawn Sprinklers</b> <i>Comments:</i> OBSERVATIONS: Very minor seasonal head adjustments due at various sprinkler heads

I	NI	NP	R	Inspection Item
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e.g.- station #3-north side shrubs.

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**B. Swimming Pools and Equipment**

*Comments:*

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**C. Outbuildings**

*Comments:* Garages- wood floored/pier and beam-see prior remarks under Foundation/Attic, and Porches sections.

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**D. Outdoor Cooking Equipment**

*Comments:*

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**E. Gas Lines**

*Comments:*

I	NI	NP	R	Inspection Item
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AGREEMENTS AND LIMITATIONS

This agreement only covers the items on the report, unless specifically requested. We tell you whether each item we inspect is performing the function for which it was intended. If you have questions, we will explain what we saw about the item. We do not inspect any item, which we cannot see in a normal inspection. For example, we do not move insulation, furniture, rugs, paintings, or appliances. We do not uncover buried pipes or items we cannot see that are covered by wall or floor coverings. Repairs or remodeling may hide evidence of prior damage or defects. We do not dismantle equipment (other than inspection panels) to inspect component parts. We do not inspect for building codes, soil analysis, adequacy of design, capacity efficiency, size, value, floor plain location, pollution or habitability. Please remember that older houses may not meet the same standards as new hoses, even though items in both might be performing functions for which they are intended. We do not inspect for insurability of any roof, nor do we offer opinion on remaining life of any system or appliance. WE DO NOT INSPECT FOR MOLD.

The following items are not inspected, unless specifically requested and listed on the report. Any item not considered real property, appliances not built in, fences, gates, draperies, blinds, shutters, hardware, formica, marble, tile, floor or wall coverings, air conditioning system when outside temperature is below 60 degrees, refrigerant leaks in system, leaks in condensate drain, sprinkler system in automatic mode or when outside temperature is below 32 degrees, washing machine drain, cosmetic condition of structure, swimming pool cosmetics or leakage, pool sweep, alarm systems, sewer lines or septic system, water well, solar heating system, water conditioning system, asbestos, radon gas, lead paint, and smoke detector. Inspection company may receive referral fees from vendors such as alarm companies.

The inspection of swimming pools and spas is limited to the above ground accessible equipment and plumbing. Buried plumbing leaks may not be determinable at the time of inspection. The water level of the pool/spa may have been altered before the inspection to conceal a problem. Freeze protection equipment and anti-siphon equipment is not evaluated.

The following items are common problems found after a house has been vacant for a week or more, and this company will not be responsible for: (1) Sewer and drain line stopping up. (2) Seals, or washers drying out and causing leaks in faucets, dishwashers, valves or any other plumbing fixture. (3) Garbage disposals locking up. (4) Gas water heaters and gas furnaces – if gas has been turned off thermocouple (pilot generators) fail. (5) Electric water heaters, which have been drained, but power left on, may have damage to heating elements and thermostats. (6) Foundations should be watered if house is vacant, we recommend at lease once a week and twice a week in the hot dry season. IF THIS SUGGESTION IS NOT FOLLOWED, FOUNDATION PROBLEMS CAN EASILY DEVELOP IN A VERY SHORT PERIOD OF TIME.

We do not make guarantees or warrant the performance or condition of any item. If you want a warranty or guarantee, contact a home warranty or insurance company.

Buyer agrees to notify Assurance Inspection Services, Inc. in writing of any complaints within thirty (30) days of the date of inspection and must thereafter allow prompt re-inspection of the item; otherwise, buyer waives all claims for damages arising out of such complaint.

You agree that, any damages for breach of this contract or report are limited to the amount of the inspection fee. YOU AGREE THAT ANY CONTROVERSY OR CLAIM BETWEEN YOU AND THE COMPANY ARISING OUT OF OUR RELATING TO THE INTERPRETATION, PERFORMANCE OR BREACH OF ANY OF THIS AGREEMENT SHALL BE SETTLED EXCLUSIVELY BY ARBITRATION. SUCH ARBITRATION SHALL BE CONDUCTED IN ACCORANCE WITH THE COMMERCIAL ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION. THE ARBITRATION AWARD SHALL BE FINAL AND BINDING ON BOTH PARTIES. JUDGMENT UPON SUCH ARBITRATION AWARD MAY BE ENTERED IN ANY COURT HAVING JURISDICTION. If you sue or bring an arbitration claim on this contract, but do not prevail, you agree to pay our reasonable attorney's fees.

The inspection has been performed for the person or company named on the report and is not transferable. You may not allow anyone else to use or rely on this report without our prior written consent.

NOTICE: YOU THE BUYER HAVE OTHER RIGHTS AND REMEDIES UNDER THE TEXAS DECEPTIVE TRADED PRACTICES-CONSUMER PROTECTION ACT WHICH ARE IN ADDITION TO ANY REMEDY WHICH MAY BE AVAILABLE UNDER THE CONTACT. FOR MORE INFORMATION CONCERNING YOUR RIGHTS, CONTACT THE CONSUMER PROTECTION DIVISION OF THE ATTORNEY GENERAL'S OFFICE, YOUR LOCATION DISTRICT OR COUNTY ATTORNEY OR THE ATTORNEY OF YOUR CHOICE.

Any event of waiver by this company of any right herein, shall not constitute a continuing waiver or subsequent waiver of other rights. This report constitutes, the sole and only agreement of parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the subject matter within. Buyer agrees not to purchase the structure unless the buyer understands this complete report both front and back pages and any attachments.

Buyer has read and understands and by accepting this Report, or relying on it in any way, expressly agrees to the foregoing Agreements and Limitations.

\_\_\_\_\_  
Buyer's Signature  
Date: 09/12/06  
Temperature: 93  
Weather Conditions: clear

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Inspector's Signature  
Inspection Fee: \$365.00  
(This report is our invoice)

I	NI	NP	R	Inspection Item
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## ADDENDUM: REPORT SUMMARY

*The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.*

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Minor earth to wood contacts and near earth to wood contacts at various areas along foundation perimeters; boards in question appear to be pressure-treated wood.

No perimeter solid concrete foundations in place-concrete piers.

Debris should be removed from the roofing in various locations - e.g. front.

No attic access hatches at detached garages (very small attic areas).

FYI - this structure is FULLY furnished and occupied; 100% access to all surfaces/areas/doors/windows/switches/outlets/etc-is not practical during the course of a normal Home Inspection.

No safety pan with drain to exterior below washing machine in laundry room.

A moisture barrier should be installed on the crawl space floor.

Safety glass etchings were not observed on the glass within the window(s) in various locations. This glass is required for windows close to the floor or in hazardous locations and is generally identified by an etching in the corner of the glass pane.

It may be desirable to replace window screens in various locations where missing. The owner should be consulted regarding any screens that may be in storage.

Minor earth to wood contacts at various areas of porch and step areas (wood members appear to be pressure treated wood); no steps off rear porch for easier access/safety.

FYI - exterior GFCI protected outlets re-set in laundry room; bathroom GFCI-protected outlets re-set in master bathroom.

Overhead trellis wood members in rear appear due for preparation/primer/paint/caulk.

FYI - cooling differential (both units) (temp F at warm air return less temp F at cool air supply) measured within acceptable range.

The dishwasher soap door is in poor condition and may not be functioning as intended. This item should be repaired

The dishwasher lacks an airgap device. Air gaps are now standard equipment to assure a separation between supply and wastewater. It is advised that one be installed.

Range Hood: (2) - one at microwave above cook top and one downdraft unit discharging along N exterior.

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Locks on garage overhead doors equipped with automatic openers should be removed/disabled to prevent accidental damage due to attempt to open locked door.

Cleaning may be due at dryer vent.

FYI - Rollout windows (e.g.- bathrooms) have been known to be somewhat problematic unless they are regularly used and maintained.

No proper door stops at sub area entry doors.

Lawn Sprinklers: OBSERVATIONS: Very minor seasonal head adjustments due at various sprinkler heads- e.g.- station #3-north side shrubs.

No hasp in place at north side garage sub area entry door.

Broken metal retaining strap at PVC drain line in sub area.