



CROSS COUNTRY HOME INSPECTIONS, LLC

9723108320

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<https://www.xcinspections.com>



TREC REI 7-6

1234 Main Street
Blessing TX 77419

Buyer Name

07/17/2023 9:00AM



Inspector

Jason Lewis

TREC License #25963

9723108320

jason@xcinspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com



PROPERTY INSPECTION REPORT FORM

Buyer Name <i>Name of Client</i>	07/17/2023 9:00AM <i>Date of Inspection</i>
1234 Blessing TX 77419 <i>Address of Inspected Property</i>	
Jason Lewis <i>Name of Inspector</i>	TREC License #25963 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: None

Occupancy: Vacant

Style: Contemporary

Temperature (approximate): 75 Fahrenheit (F)

Type of Building: Attached, Single Family

Water Source: Public

Sewer Type: Public

Weather Conditions: Cloudy, Recent Rain

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Concrete, Slab on Grade

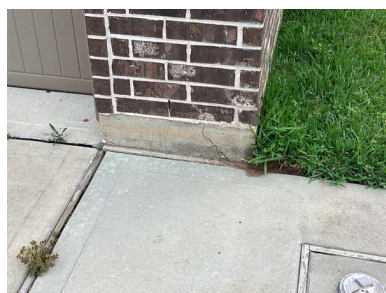
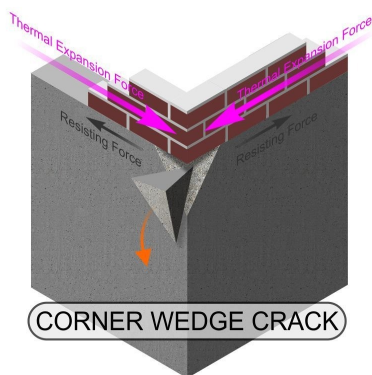
Comments:

1: Corner Pop

 Maintenance Item

One or more of the foundation perimeter corners were observed to be sheared off (corner pop). This is a common condition and is due to thermal expansion and contraction of the different building materials. This condition does not adversely affect the foundation performance. However, in some cases, some cosmetic improvements may be necessary.

Recommendation: Contact a qualified concrete contractor.



2: Heaving/Settling

 Recommendation

The floor slab and exterior masonry shows some minor signs of movement/settling due to soil movement. No signs of movement were apparent in the drywall at the time of the inspection. I recommend monitoring for further movement and hiring a qualified structural engineer to evaluate and advise on how to remedy.

Recommendation: Contact a qualified structural engineer.

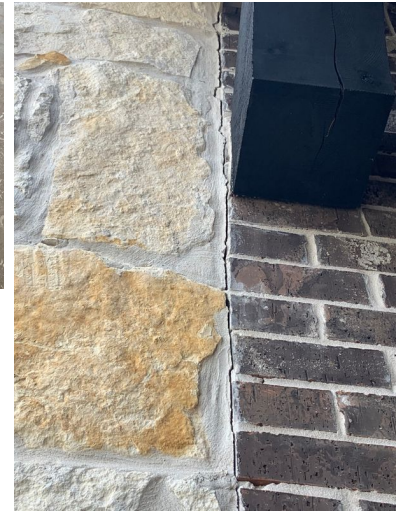
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3: Planting Beds Near Foundation

Recommendation

Watering of plants installed along the home exterior walls will introduce moisture in the soil next to the foundation. This home is located in an area known to have expansive soils. Expansive soils are soils that expand in volume as soil moisture content rises. This expansion has the capacity to damage foundations if building methods to accommodate it have not been used. The Inspector recommends removal of the planters and replacement of existing plants with plants have low water requirements.

Recommendation: Contact a qualified landscaping contractor

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I	NI	NP	D
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B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Asphalt



Viewed From: Ground, Ladder

Comments:

D. Roof Structures and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 14 Inches

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Comments:

1: Poor Rafter Top Cuts

🔴 Recommendation

Plumb cuts where some rafters connect to the ridge were badly cut, leaving gaps. This condition reduces the strength of these connections. An evaluation and improvements should be made by a qualified framing contractor.

Recommendation: Contact a qualified general contractor.



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E. Walls (Interior and Exterior)

Comments:

Vegetation Too Close to Structure:

Vegetation around the exterior walls was overgrown and needed to be cut back. This condition limited the ability to perform a thorough inspection in this area of the structure.

1: Mold

🔴Recommendation

Observed signs of previous water intrusion/mold on the east wall of the garage. No active leaks were identified at the time of inspection. Recommend monitoring for active leaks and identifying source of moisture intrusion and sending samples to a lab for testing.

Recommendation: Contact a qualified mold inspection professional.



2: Vegetation Too Close to the Building

🔵Maintenance Item

Vegetation around the exterior walls was overgrown and needed to be cut back. Chance of water damage, finishes and contents. Chance of pests entering the building. I recommend trimming back all vegetation a minimum of 1 foot from the exterior walls.

Recommendation: Contact a handyman or DIY project

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3: Caulking Missing

 Maintenance Item

All exterior electrical boxes and vents should be caulked to prevent water intrusion.

Recommendation: Contact a handyman or DIY project

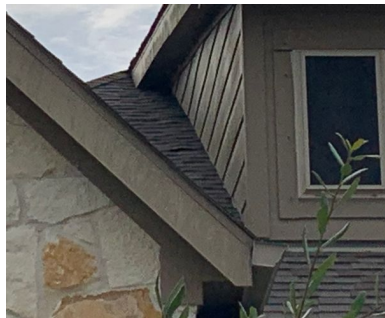


4: Inadequate Clearance From Roof

 Recommendation

The exterior wall-covering material terminated too close to the roof-covering material at headwalls. Good building practice requires a gap of 1.5 inches minimum between the bottom of exterior wall-covering material and the top of the roof-covering material.

Recommendation: Contact a qualified professional.



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F. Ceilings and Floors

Comments:

No flooring installed in any of the bedrooms or office.

G. Doors (Interior and Exterior)

Comments:

1: Door Doesn't Latch

 Maintenance Item

Garage

Garage entry door is self closing but doesn't latch properly. Recommend handyman adjust latch and/or strike plate.

Recommendation: Contact a qualified handyman.

2: Door Doesn't Latch

 Maintenance Item

Front Entry

Front door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation: Contact a qualified handyman.

3: Door Doesn't Latch

 Maintenance Item

Office

Double Doors to office don't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation: Contact a qualified handyman.

H. Windows

Comments:

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:



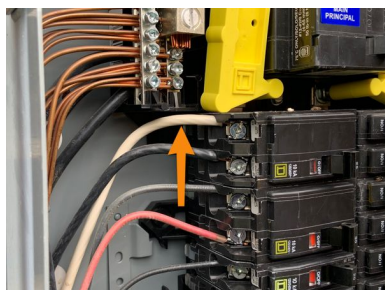
Service Entrance Rating: 125 Amps

1: Improper Color Coding

🔴 Recommendation

The hot (energized) conductors in a branch circuit are only allowed to be black or red. I recommend a qualified electrician properly identify the conductors inside the main panel and auxiliary panels.

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper, Romex

Comments:

1: Exposed Ends & Splices

⚠️ Safety Hazard

North Exterior Wall

All wire connections & energized wires with exposed ends and splices should be covered in junction boxes for safety. Exposed energized wires were found on the north exterior wall. I recommend a qualified electrician correct this safety concern.

Recommendation: Contact a qualified electrical contractor.

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Energized electrical wires

2: Light Fixture - Exposed to Mechanical Damage (No Cage or Protective Lens)

🔴Recommendation

Kitchen Pantry

Recommendation: Contact a qualified professional.



3: Light Fixture/Ceiling Fan - Inoperable

🔧Maintenance Item

,Front Porch

The light fixture and ceiling fan in the living room is not operating. The light flickers when the switch is operated but does not stay on. I recommend a licensed electrician evaluate and repair.

Recommendation: Contact a qualified electrical contractor.

4: Light Fixture - Inoperable

🔧Maintenance Item

,Front Porch

One or more lights are not operating. New light bulb possibly needed.

Recommendation: Contact a qualified electrical contractor.

C. Other

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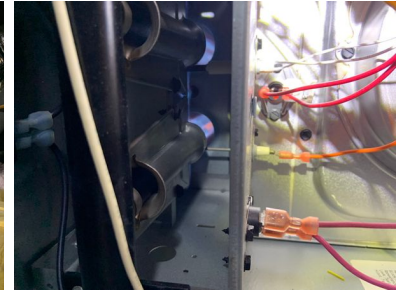
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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Gas-Fired Heat



Energy Sources: Natural Gas

Comments:

Supply Temperature: Fahrenheit - 99.3



99.3

B. Cooling Equipment

Type of Systems: Electric, Central Air Conditioner

Comments:



1: Temperature Split Across Cooling Coil Less Than 15 degrees Fahrenheit

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 Maintenance Item

Recommendation: Contact a qualified HVAC professional.



70 degrees at return



59.4



58.6



59.4

C. Duct Systems, Chases, and Vents
Comments:

D. Other
Comments:

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Exterior

Front yard on the left (north) side of the lot.

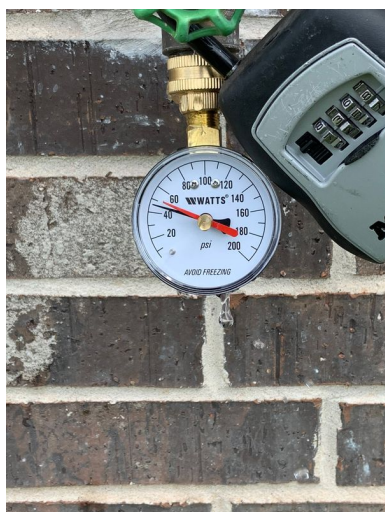
Location of Main Water Supply Valve : North Exterior Wall



Type of Supply Piping Material: PVC

Comments:

Static Water Pressure Reading: 48 psi



B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments:

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 Gallons

Comments:

1: Discharge tube missing 6" metal lead-out

🔴 Recommendation

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The T&P (Test and Pressure) valve on water heater needs a 6 inch metal pipe lead-out immediately after the valve before being connected to CPVC pipe. In it's current state the PVC will detach from the unit if a discharge occurs. CPVC T&P valve discharge piping cannot withstand today's standards. The max temperature rating for CPVC piping is 180 degrees F, the T&P will lift/discharge at 210 degrees. Due to this process it is recommended that the first 6-12" of discharge from the T&P valve should be plumbed with copper piping which is better equipped to handle the temperature of discharge. Recommend having licensed plumber evaluate.

Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: South Exterior Wall

Type of Gas Distribution Piping Material: Steel

Comments:

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V. APPLIANCES

A. Dishwashers
Comments:

B. Food Waste Disposers
Comments:

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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