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INSPECTED FOR

**Sample Report
1234 Any Street
Anytown, TX 12345**

February 28, 2020

PROPERTY CONDITION REPORT

Prepared For: Sample Report
(Name of Client)

Concerning: 1234 Any Street, Anytown, TX 12345
(Address of Inspected Property)

By: Joshua Gibson, Lic #23054 02/28/2020
(Name of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property condition 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.

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 inspection does NOT imply insurability or warrantability of the structure or its components.

This inspection is not an exhaustive inspection of all of the systems or components and is intended to help discover major defects. The inspection may not reveal all deficiencies. An inspection helps to reduce some of the risk involved in building a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance.

When a deficiency is reported, it is the client's responsibility in having the repairs performed by those parties reasonable for the repairs. Any such follow-ups or repairs should take place before the project progresses to a point that make the repairs impossible or impractical. Evaluations by other qualified tradesmen may lead to the discovery of additional deficiencies.

The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not

represented with digital imaging.

Building Orientation (For Purpose Of This Report Front Faces): **North**
Weather Conditions During Inspection: **Sunny**
Outside temperature during inspection: **70 ° to 80 ° Degrees**
Parties present at inspection: **Buyer, Buyers Agent, Contractors**

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THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

STRUCTURE TYPE: Two Story

FOUNDATION TYPE: Slab on Ground

FRAMING

Bottom Plate Anchorage Type: **Bolts, Straps**
Does the bottom sill plate have decay preservative treated?: **Yes**
Exterior walls double platted and joints offset?: **Yes**
Type of exterior wall bracing: **Let-in Braces (secured to top plate, bottom plate & intervening studs), Structural Sheathing**
Baring wall stud size: **2 x 4, 2 x 6**
Baring Wall Stud Spacing: **16-inch on center**
Do notching & boring of load baring walls meet requirements?: **Yes**
Lintels properly installed above windows and doors?: **No**
Exterior masonry in place at the time of this inspection. **No**
Is the exterior wall flashing properly installed?: **No**

Non-Bearing walls Size: **2 x 4, 2 x 6**
Non-Bearing wall Spacing: **16-inch on center**
Do drilling & notching of non-load walls meet requirements?: **Yes**
Are windows and doors framed with Jack Studs and Trimmers?: **Yes**

ROOF STRUCTURE DESIGN TYPE: Rafter Assembly

RAFTER:

Size: **2 x 8, 2 x 10, 2 x 12**
Spacing: **16-inch, 24-inch on center**

PURLINS

Size: **2 x 6, 2 x 8**
Purlins properly supported: **Yes**

RIDGE BOARD

Size: **2 x 10, 2 x 12**

HIP RIDGE BOARD

Size: **Engineered Lumber, 2 x 12, 2 x 10**

CEILING JOISTS

Size: **2 x 8, 2 x 10, 2 x 12**
Spacing: **16-inch, 24-inch on center**

ROOF SHEATHING

Material Type: **Ply-wood Sheathing with Radiant Barrier**
Thickness: **7/8-inch**

ATTIC VENTILATION

Does roof ventilation meet current building standards?: **Yes**

ROOFING MATERIAL TYPE: Composition

FLASHING

Drip edge flashing in place?: **Yes**
Drip edge flashing properly installed under felt?: **Yes**
Rack flashing details properly installed over the felt?: **Yes**

ELECTRICAL

Service provided to structure by: **Underground Wire Service**
Service Size: **Inaccessible at the time of the inspection**
Panel Box Location: **Garage**
Number of Panels: **1**
Are the branch service wires properly separated in the wall cavity?: **Yes**
Are the branch wires properly entering into the panel box?: **Yes**

HEATING, COOLING AND VENTILATION COMPONENTS

Heating Equipment

Energy Source: **Gas**
Number of Units: **2**
Location of units: **Attic**

Central Cooling:

Condenser / Coil in place: **No**

Attic mounted: Walkway decked to unit (Min. 22" Wide): **Yes**
Attic mounted: 30" work clearance on control side of unit: **Yes**
Attic mounted: Service Light & Receptacle: **Yes**

Ductwork

Type: **Flexible Duct System**
Is the ductwork properly installed?: **No**

PLUMBING

Water Supply: **Public Supply**
Waste: **Public System**

Water distribution material: **PEX**
Plumbing Properly Vented: **Yes**
Are roof level vent stacks painted to help protect from UV breakdown?: **No**
Water lines properly secured to studs or ceiling joists to help prevent knocking and banging?: **Yes**
Water lines and waster pipes properly protected from fastener "nail" damage?: **Yes**

WATER HEATING EQUIPMENT

Energy Source: **Gas**
Number of units: **1**
Size: **Tankless Water Heater**
Location: **Garage**

MECHANICAL EXHAUST SYSTEM

Are bathroom and utility mechanical exhaust vents terminated to the exterior of the house?: **Yes**

DRYER EXHAUST SYSTEM

Does the dry exhaust system meet current mechanical installation standards?: **No**

I. STRUCTURAL SYSTEMS

A. Foundations

- The poly bond breaker / flashing detail for the foundation veneer ledge does not properly cover the veneer edge on the south side of the structure.



B. Roof Covering Materials

Roof Covering

- Damaged shingles were observed on the north side of the roof structure.
- The roof install is not complete at the time of inspection.

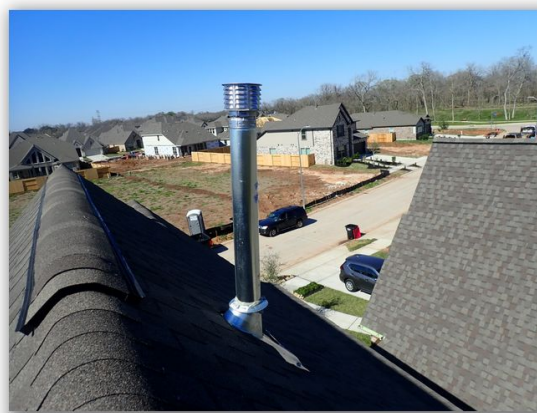




The flashing details needs to be checked, reset or repaired as necessary. The observations made to support the rendering of this opinion are listed but may not be limited to:

- The drain vent flashing details were observed to be missing on the north, east, west and south sides of the roof structure. This condition could allow water penetration at this point.
- Drip edge flashing details were observed to be missing on the north side, west side of the roof structure. This condition could allow water penetration at this point.





C. Roof Structure and Attics

Roof Structure

- The fascia board material has some deterioration and/or damage on the north side of the roof structure.
- The soffit material has some deterioration and/or damage on the north side of the roof structure.



D. Exterior Surfaces

- The holes and/or openings (utility, doors, windows, etc.) in the exterior sheathing / weather barrier should be properly sealed (mastic or tape) on the north, east, west and south sides of the structure.
- The exterior wall moisture barrier is not properly installed at and around the windows on the north side of the structure.
- The fasteners (nails) in the fiber cement siding have been under-driven in various locations on the west side of the structure.
- The fasteners (nails) in the fiber cement siding have been over-driven in various locations on the east side,

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west side of the structure. This has caused some damage to the cladding material.

- The tape flashing is poorly installed at and around the doors and/or windows on the south side of the structure.
- The weather barrier is damaged/pulling loose on the east, west sides of the exterior.
- The weather barrier is missing on the east, west sides of the exterior.



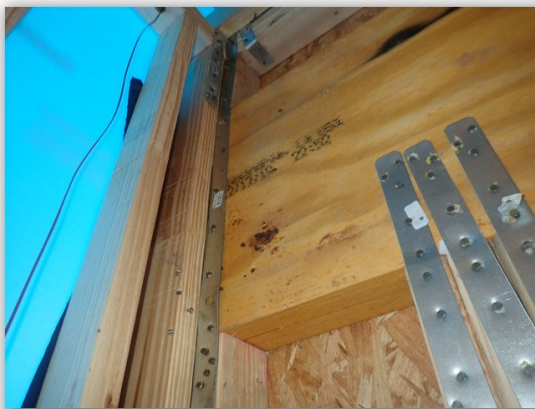


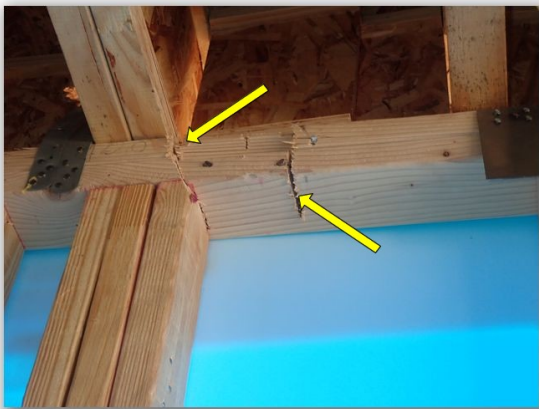




E. Framing

- One or more joist hanger(s) were observed to be missing over the garage, living room.
- One or more joist hanger(s) do not have enough fasteners (nails) installed in the front porch.
- The joist hanger above the kitchen is not properly installed.
- One or more of the wall studs was observed to be damaged in the garage, upstairs front corner bedroom. This condition should be corrected prior to installing the drywall finish.
- Several studs were observed to be bowing. It is recommended to correct this condition prior to drywall installation.
- There does not appear to be enough support for brick/masonry veneer above the front porch.
- The ceiling of two different ceiling heights in front entrance area, garage, master bedroom are not properly fireblocked. This condition needs to be corrected prior to installing the drywall.
- All wind straps around doors/windows should have a nail in every nail hole.
- It is recommended to add straps to better secure the valley support above the living room.







F. Windows

- All holes/openings in the window pan flashing should be properly sealed.



II. ELECTRICAL SYSTEMS

A. Branch Circuit Wiring / Boxes / Devices

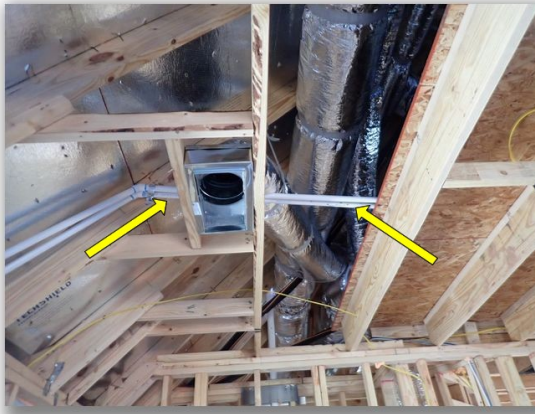
- Striker plates are needed to help protect the electrical branch circuit wiring from fastener (nail or screw) damage in the garage, kitchen.



III. MECHANICAL SYSTEMS

A. Heating & Cooling Equipment

- The slope of the condensate drain line appears to be insufficient. Under current mechanical standards, the condensate drain line should have a minimum slope of 1/8-inch per foot.



B. Duct System, Chases, and Vents

- The flex ducts are turned too sharply in the front entry hallway. This condition does not meet current manufacturers installation standards. This condition should be corrected to help improve proper air balance and flow to the different areas of the structure.
- Several of the ducts are not connected to the plenum box.
- Ductwork insulated covering was observed to be damaged and/or pulling loose.



C. Dryer Exhaust System

- The dryer duct is damaged/crimped as it passes through the top plate. This condition will cause clogging of the dryer duct line. Repairs are recommended.



INSPECTION AGREEMENT
PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. SCOPE OF SERVICES

1. In exchange for the Inspection Fee paid by Sample Report, the Inspector agrees to provide the Client with an property condition report setting out the Inspector's professional opinions concerning the condition of the property further described in the report. The inspection will be performed with the use of Generally Accepted Trade Practices, the International Residential Code for One- and Two-Family Dwellings (IRC), and National Electrical Code (NEC) NFPA-70. The Inspector will attempt to identify major defects and problems with the property. However, Client acknowledges that the property condition report may not identify all defects or problems.
2. It is Client's duty to exercise reasonable care to protect himself or herself regarding the condition of the subject property, including those facts which are known to or within the diligent attention and observation of Client. The inspection is based upon the inspector's training, experience and professional judgment. Every building is different and the inspectors must rely upon their skills as inspectors to make decisions taking into account field conditions, which may include, but not limited to, completeness of the construction at the time of the inspection, site conditions, uniqueness of special architectural designs or construction, type of construction and visual accessibility.
3. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector, without hazard or harm to the inspector, at the time of the inspection as set out in the property condition report. The Inspector will not remove walls, floors, wall coverings, floor coverings, insulation or other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the property condition report are excluded.
4. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
 - The item is performing its intended function at the time of the inspection;
 - The item is in need of replacement or repair; or
 - Further evaluation by an expert is recommended.

II. PROPERTY CONDITION REPORT

1. The property condition report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. By accepting the property condition report, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or 100% compliance with all codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
2. The property condition report is not a substitute for disclosures by builders or sub-contractors. Said disclosure and statements should be carefully considered for any material facts that may influence or effect the desirability and/or market value of the Property.
3. As noted above, the property condition report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By excepting this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. DISCLAIMER OF WARRANTIES

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

By accepting the property condition report, The Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing phase inspection services if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. Client acknowledges being given the opportunity to have this Agreement reviewed by counsel of his or her own choosing and further acknowledges the opportunity of hiring a different Inspector to perform the Inspection. By accepting this Agreement,

Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

V. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

Excluded from this inspection are any of the building's systems, structure, or components, which are inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of the inspector, or the Client(s) have agreed to not be inspected. The following are excluded from the scope of this real estate inspection unless specifically agreed otherwise between the Inspector and Client(s).

1. Determining compliance with: installation guidelines, manufacturers' specifications, 100% code compliance, local ordinances, zoning regulations, Americans With Disabilities Act, covenants, or other restrictions, including local interpretations thereof.
2. Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers information, (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, vendors, consultants, homeowner or similar association, attorneys, agents or brokers.
3. Geotechnical, engineering, structural, architectural, design, geological, hydrological, seismic, land surveying or soils-related examinations.
4. Examination of conditions related to animals, birds, rodents, insects, wood destroying insects, organisms, bio-organic growth, mold, and mildew or damage caused thereby.
5. Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties or neighbors.
6. Certain factors relating to any systems, structures, or components of the building, including, but not limited to: adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, applicability, marketability, quality, or advisability of purchase.
7. Environmental hazards or conditions, including, but not limited to, the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; or toxic, reactive, combustible, corrosive contaminants, wildfire, windstorm, geologic, floods or damage caused thereby.
8. Examining or evaluating inaccessible fire resistive/proofing, damp/waterproofing or weather-protection characteristics of any system, structure or component of the building.
9. Systems, structures, or components not specifically identified in the written inspection report.
10. Negotiating with builders, contractors or any other person acting as the owner's representative unless specifically contracted and incorporated into a separate agreement and fees schedule for such service.

VI. DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

VII. ATTORNEY FEE'S

The Inspector and Sample Report agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

VIII. EXCLUSIVITY

The Property Condition Report is to be prepared exclusively for Sample Report and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with the builder, sub-contractor, real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Property Condition Report may be released with written consent of both contractual parties.