

AAA Home and Termite Inspections

Property Inspection Report



12200 Inspectors Dr, El Paso, TX 79938
Inspection prepared for: John Doe & Jane Doe
Date of Inspection: 12/17/2012 Time: 8a
Age of Home: 2012 Size: 2000sq ft
Weather: 43deg F

Inspector: Isaac Quezada
TREC License #20422
4008 TIERRA SANTA PL, EL PASO, TX 79922
Phone: 915 261-3231 Fax: 915 249-6402

Email: AAAHOMETERMITE@GMAIL.COM
PESTAAA.COM

PROPERTY INSPECTION REPORT

Prepared For:	John Doe	
	(Name of Client)	
Concerning:	12200 Inspectors Dr, El Paso TX, 79938	
	(Address or Other Identification of Inspected Property)	
By:	Isaac Quezada, TREC License #20422	12/17/2012
	(Name and License Number of Inspector)	Date

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.state.tx.us.

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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7-2 (8/09)

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. 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Foundations
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Type of Foundation(s): Slab Foundation

Comments:

- Slab was functioning as intended

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Grading & Drainage
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Comments: Grading was functional

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Roof Covering Materials
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Type(s) of Roof Covering: Asphalt shingles • Rolled roofing over rear porch

Viewed From: Roof

Comments:

- **Certain areas of roof were unsealed, or needed more weather proofing via tar and granulars, recommend correction by licensed professional**



Certain areas of roof were unsealed, or needed more weather proofing via tar and granulars, recommend correction by licensed professional

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I	NI	NP	D
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Certain areas of roof were unsealed, or needed more weather proofing via tar and granulars, recommend correction by licensed professional

4. Roof Structure & Attic

Approximate Average Depth of Insulation: Insulation is 7 inches deep
 Approximate Average Thickness of Vertical Insulation: Vertical insulation within walls were inaccessible or not visible

Comments:

• Viewed From: Attic

- Exterior light was visible from attic, wood member within attic was crooked and didnt seem to be braced correctly, recommend further evaluation by licensed professional
- Insulation in certain areas of attic were not sufficiently covering living space areas, may allow loss of heat or cooling from conditioned air, recommend correction by licensed professional



Recommend sealing

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I	NI	NP	D
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Exterior light was visible from attic, wood member within attic was crooked and didnt seem to be braced correctly, recommend further evaluation by licensed professional

Insulation in certain areas of attic were not sufficiently covering living space areas, may allow loss of heat or cooling from conditioned air, recommend correction by licensed professional

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Walls (Interior and Exterior)
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Wall Materials: Interior walls are made of Drywall. Exterior walls were made of EFIS system
 Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Ceilings & Floors
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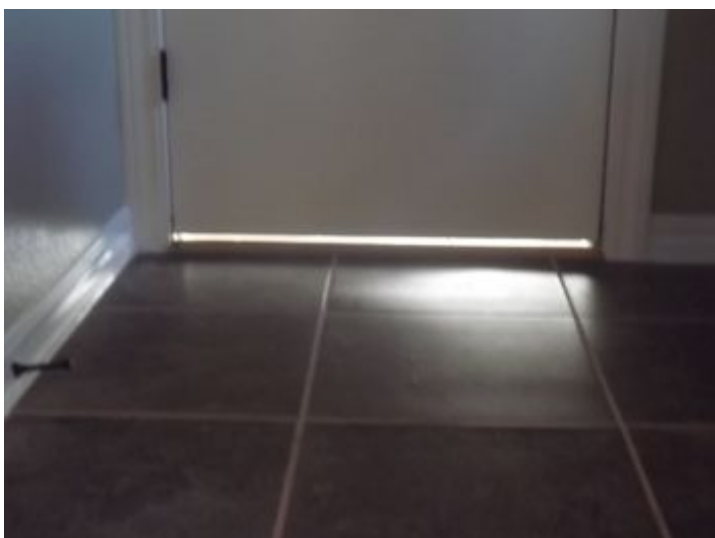
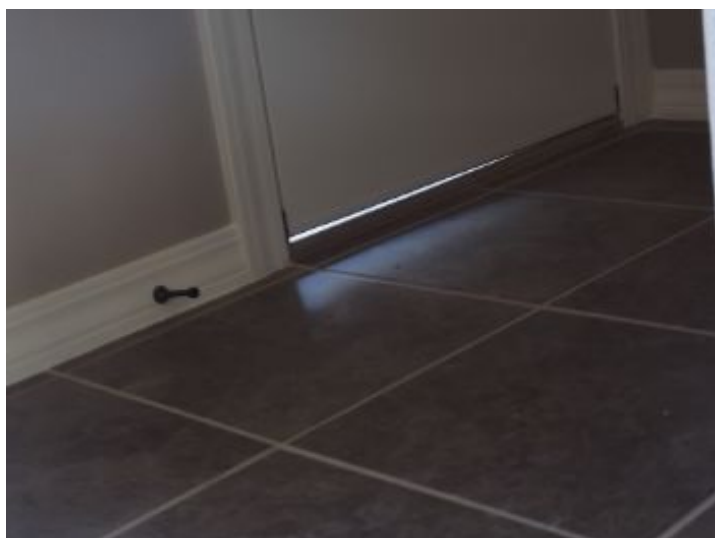
Ceiling & Floor Materials: Ceiling is made of drywall
 Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Doors (Interior & Exterior)
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Comments: All doors were functional. **Both doors that lead into the garage seemed to have a gap from underneath allowing the escape of conditioned air to escape, recommend correction by licensed professional**

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I	NI	NP	D
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Both doors that lead into the garage seemed to have a gap from underneath allowing the escape of conditioned air to escape, recommend correction by licensed professional

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Windows
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Window Types: Windows are made of alluminum
 Comments: All windows are functional

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Stairways (Interior & Exterior)
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Fireplace/Chimney
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Locations:
 Types:
 Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Porches, Balconies, Decks, and Carports
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Other
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Materials:
 Comments:

II. ELECTRICAL SYSTEMS

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I	NI	NP	D
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1. Service Entrance and Panels

Panel Locations: Electrical panel is located on the south side of the building
 Materials & Amp Rating: Copper wiring • 100 amp
 Comments:

• Breakers appear to be loose in main panel (exterior) may cause branch circuits to not function properly, recommend correction by licensed electrician



2. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper wiring, 100 Amp service panel
 Comments: Outlets in single car garage were not functional, should be GFCI when functional, recommend correction by licensed professional, Exterior outlet (by main panel) was not functional, recommend correction by licensed professional, Outlet in attic was missing cover plate, recommend correction

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I	NI	NP	D
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Exterior outlet (by main panel) was not functional, recommend correction by licensed professional



Outlets in single car garage were not functional, should be GFCI when functional, recommend correction by licensed professional



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Heating Equipment
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Type of System: AC is located in the exterior south area of the property

Energy Source: AC compressor is gas powered

Comments:

- Furnace was functional as need be
- Tray under furnace in attic seemed to have cellulose type insulation in it, this may cause the drain on tray to become clogged. This may lead to an overflow of water. Recommend correction.
- Recommend rubber grommet around gas line entering furnace

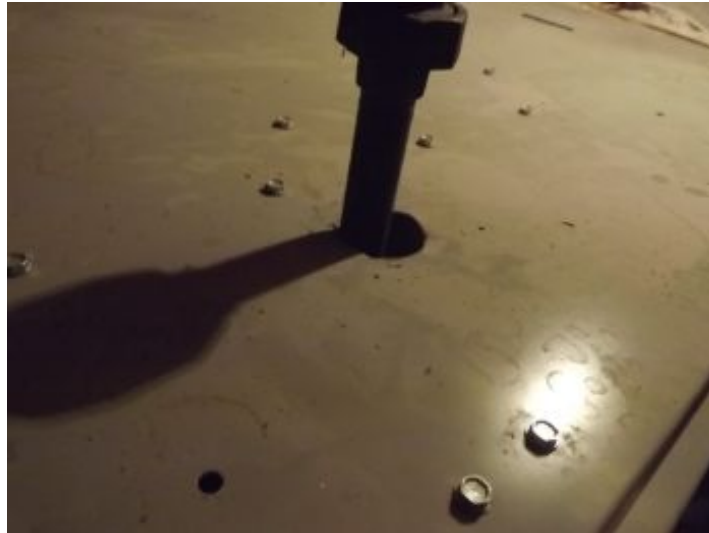
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I	NI	NP	D
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2. Cooling Equipment

Type of System: AC is located in the exterior south area of the property
 Comments: Due to the nature of freon/refrigerant, AC unit was not run, Temperature was below 65d F.

3. Duct System, Chases, and Vents

Comments: Filter is in the hall ceiling. Filter is located in the bedroom ceiling.
 There seemed to be an extra filter vent which didnt connect to anything, recommend further evaluation



There seemed to be an extra filter vent which didnt connect to anything, recommend further evaluation

IV. PLUMBING SYSTEMS

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I	NI	NP	D
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1. Water Supply System and Fixtures

Location of Water Meter: West side
 Location of Main Water Supply Valve: Front of structure
 Comments:
 • Static Water Pressure Reading: 78 PSI



Static Water Pressure Reading: 78 PSI

2. Drains, Wastes, and Vents

Comments:

3. Water Heating Equipment

Energy Source: Water heater is gas powered • Water heater is located in the garage
 Capacity: Unit is 40 gallons
 Comments:

4. Hydro-Massage Therapy Equipment

Comments:

V. APPLIANCES

1. Dishwasher

Comments: Dishwasher operated normally

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I	NI	NP	D
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2. Food Waste Disposer

Comments: Garbage disposal operated normally

3. Range Exhaust Vent

Comments:
• Unit operated normally

4. Ranges, Cooktops, and Ovens

Comments: Unit is gas powered. **Oven temperature was off by plus 25 Degrees, recommend correction by licensed professional**

5. Microwave Oven

Comments: Microwave operated normally

6. Trash Compactor

Comments:

7. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Bath fan operated normally

8. Garage Door Operator(s)

Door Type: Roll-up door
Comments: **Single garage door was not tested as electric was not available in area, Tension out of adjustment, recommend correction**

9. Doorbell and Chimes

Comments: Doorbell operated normally

10. Dryer Vents

Comments: Dryer vent is functional

VI. OPTIONAL SYSTEMS

1. Lawn and Garden Sprinkler Systems

Comments:

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I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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2. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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3. Whole-House Vacuum Systems

Comments:

Report Summary

STRUCTURAL SYSTEMS		
Page 3 Item: 3	Roof Covering Materials	<ul style="list-style-type: none"> • Certain areas of roof were unsealed, or needed more weather proofing via tar and granulars, recommend correction by licensed professional
Page 4 Item: 4	Roof Structure & Attic	<ul style="list-style-type: none"> • Exterior light was visible from attic, wood member within attic was crooked and didnt seem to be braced correctly, recommend further evaluation by licensed professional • Insulation in certain areas of attic were not sufficiently covering living space areas, may allow loss of heat or cooling from conditioned air, recommend correction by licensed professional
Page 5 Item: 7	Doors (Interior & Exterior)	Both doors that lead into the garage seemed to have a gap from underneath allowing the escape of conditioned air to escape, recommend correction by licensed professional
ELECTRICAL SYSTEMS		
Page 7 Item: 1	Service Entrance and Panels	<ul style="list-style-type: none"> • Breakers appear to be loose in main panel (exterior) may cause branch circuits to not function properly, recommend correction by licensed electrician
Page 7 Item: 2	Branch Circuits, Connected Devices, and Fixtures	Outlets in single car garage were not functional, should be GFCI when functional, recommend correction by licensed professional, Exterior outlet (by main panel) was not functional, recommend correction by licensed professional, Outlet in attic was missing cover plate, recommend correction
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 9 Item: 1	Heating Equipment	<ul style="list-style-type: none"> • Tray under furnace in attic seemed to have cellulose type insulation in it, this may cause the drain on tray to become clogged. This may lead to an overflow of water. Recommend correction. • Recommend rubber grommet around gas line entering furnace
Page 9 Item: 3	Duct System, Chases, and Vents	There seemed to be an extra filter vent which didnt connect to anything, recommend further evaluation
APPLIANCES		
Page 11 Item: 4	Ranges, Cooktops, and Ovens	Oven temperature was off by plus 25 Degrees, recommend correction by licensed professional
Page 11 Item: 8	Garage Door Operator(s)	Single garage door was not tested as electric was not available in area, Tension out of adjustment, recommend correction