



Prepared For:

Property Address: TX

Inspector:

Company: WIN Home Inspection

info@wini.com

Inspection Date: 2023

Services Included in this Report:

Standard Home Inspection



PROPERTY INSPECTION REPORT FORM

_____ <i>Name of Client</i>	2023 <i>Date of Inspection</i>
_____ <i>Address of Inspected Property</i>	
_____ <i>Name and License Number of Inspector(s)</i>	
_____ <i>Name and License Number of Sponsor (if applicable)</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 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

Notes:

Weather: %trec-general-information-general-information-weather% **Temperature:** %trec-general-information-general-information-temperature%

Structure: %trec-general-information-general-information-structure%

Foundation: %trec-general-information-general-information-foundation%

Floors: %trec-general-information-general-information-floors%

Bedrooms: %trec-general-information-general-information-bedrooms%

Bathrooms: %trec-general-information-general-information-bathrooms%

Cosmetic defects: Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws)

or odors). It is not the intent of this report to make the house new again.

The inspection company is not responsible for failure to properly maintain the property or damage that occurs or uncovered after taking possession of the home

Appliances are not moved limiting inspection of components behind them.

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house).

I=Inspected
NI=Not Inspected
NP=Not Present
D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab

Comments:

Comments:

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affect of adverse performance and I perceive the foundation to contain no significant unlevelness after walking the first level floors



Settlement cracks noted around the house. These are cosmetic and not structural deficiencies.

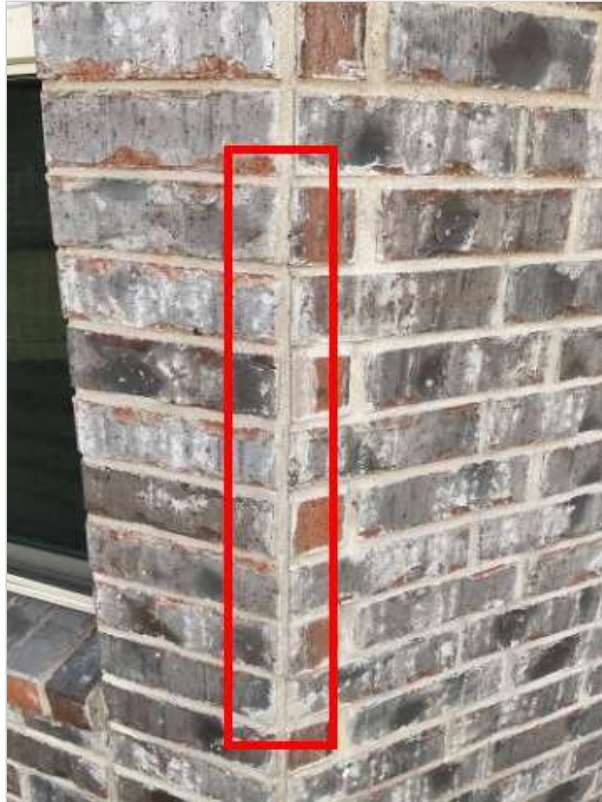
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I	NI	NP	D
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I noted a minor crack in the concrete components of this foundation called a "Corner pop". The crack is at the front corner of the home, this crack is consider to be a cosmetic crack and does not appear to be having an adverse effect on the structure.

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B. Grading and Drainage

Comments:

Comments:

South side of house. Gutter bolt has pulled away from house causing the gutter to shift. Recommend repair by gutter professional

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Back yard. Dogs have dug a small hole next to foundation. Recommend fill with dirt to prevent water pooling up against slab.



Back yard. Small depression has a French drain installed. Unable to determine the exit for this drain. Recommend verifying with current homeowner

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**C. Roof Covering Material**

Viewed From: Top of ladder

Type of Roof Covering: Combination

Comments:

Comments:

The shingles on top of the roof show normal signs of wear; and the composition shingles are functioning as intended shedding water away from the home.

*Note: This inspection does not cover insurability.

I=Inspected				NI=Not Inspected				NP=Not Present				D=Deficient			
I	NI	NP	D	I	NI	NP	D	I	NI	NP	D	I	NI	NP	D



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I	NI	NP	D
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D. Roof Structures and Attics

Viewed From: Inside the attic

Approximate Average Depth of Insulation: 12-15"

Comments:

Comments:

Attic. Damaged roof decking. No signs of leak but this is a weak spot that could leak in the future. Recommend repair by roofer

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I	NI	NP	D
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Attic. Roof decking in two locations should have been cut with a saw but was smashed with a hammer. The ridge vent on top of this is hand nailed into the decking, but there are loose nails here. Recommend repair by roofer.



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I	NI	NP	D
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E. Walls (Interior and Exterior)

Comments:

Comments:

South side window. Window needs sealant around edges to protect from water penetration

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D



Back of house. Windows need sealant around edges to protect from water penetration

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

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I	NI	NP	D
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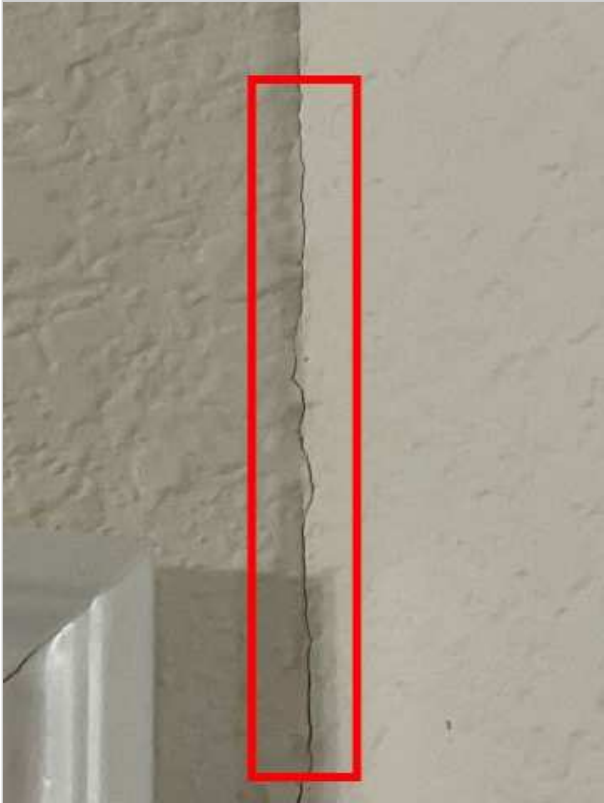


Guest bathroom. Shower tile wall is not sealed at top to prevent water penetration. Recommend sealant applied by handyman.



Guest bathroom. Drywall crack in corner behind door. Repair if necessary

I=Inspected NI=Not Inspected NP=Not Present D=Deficient				
I	NI	NP	D	



Dining room. Settlement crack at window sill. Repair if necessary



Laundry room. Previous repair over sub panel. Recommend asking current owner for explanation of repair.

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I	NI	NP	D
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F. Ceilings and Floors

Comments:

Comments:
Master toilet closet. Trim behind toilet needs to be sealed and painted.

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I	NI	NP	D
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Master bedroom. Drywall crack in corners of room. Repair if necessary



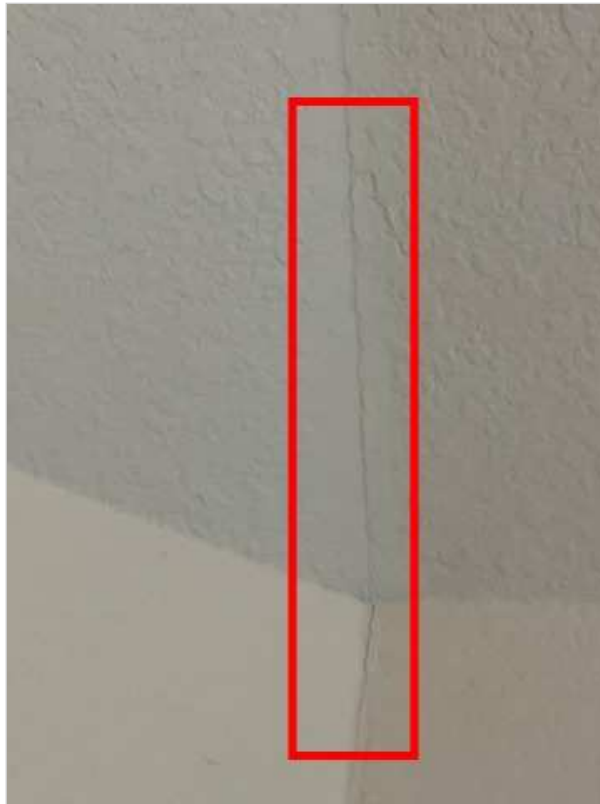
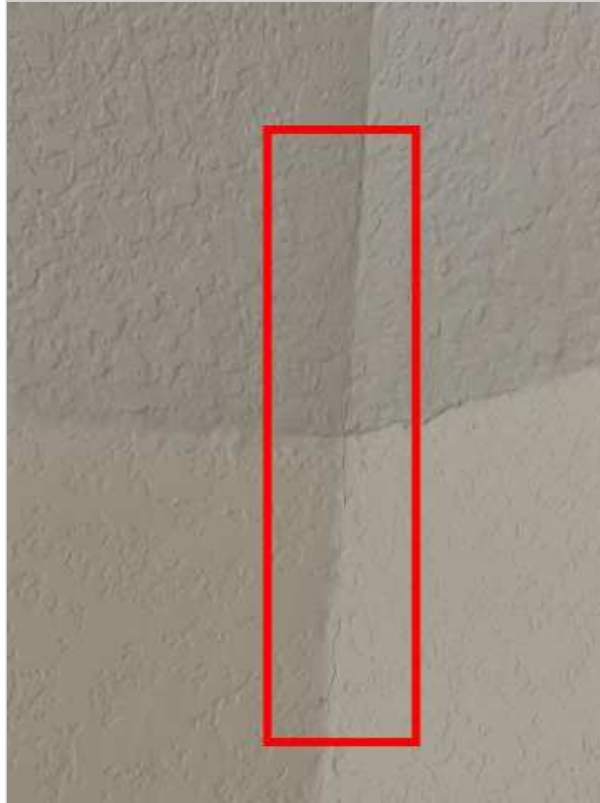
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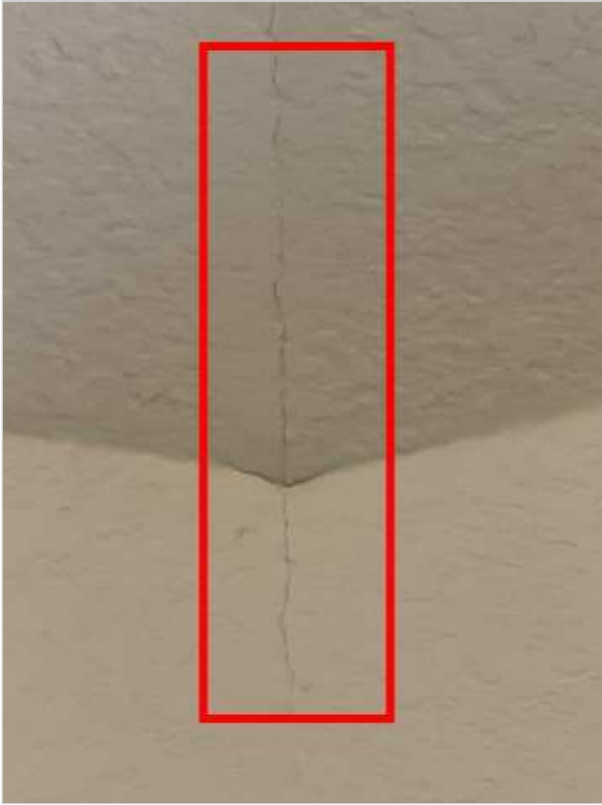
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I	NI	NP	D
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G. Doors (Interior and Exterior)

Comments:

Comments:

Pink bedroom. Door stopper damaged door. Recommend repair by handyman.

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I	NI	NP	D
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☒ ☐ ☐ ☐ **H. Windows**
Comments:

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

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

☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks and Carports**
Comments:

☐ ☐ ☒ ☐ **L. Other**
Comments:

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ **A. Service Entrance and Panels**
Comments:
Comments:

Residential electrical system. Surge protector present

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I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper/Aluminum

Comments:

Comments:

Car charger. Breaker turned off. Add on breaker to sub panel not grounded correctly. Recommend evaluation and repair by electrician.

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D=Deficient

I	NI	NP	D
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Attic. Light in attic is required to have protective cover. Recommend adding cover



Master bathroom. Electrical outlet is loose. Recommend repair by electrician

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NP=Not Present

D=Deficient

I NI NP D


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C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Furnace

Comments:

Energy Source: Gas

Comments:

Note: Specific Limitations. The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician is recommended .

- The heating system(s) was operated using normal thermostat controls for approximately 10 minutes. The unit(s) appeared to heat properly with a measured temperature rise of over 30 degrees between the return and supply air registers.

I=Inspected

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D=Deficient

I	NI	NP	D
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**B. Cooling Equipment**

Type of Systems: Split System

Comments:

Comments:

Note: Specific Limitations. The system fan and evaporative coil are not readily accessible for inspection without disassembly of each unit. Because we do not disassemble the equipment, the condition of the system interior is unknown. If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician is highly recommended. We do not pressure test the system coolant or determine the presence of leaks.

- The cooling system(s) was operated for approximately 60 minutes using normal thermostat controls. The cooling unit(s) appeared to cool properly with measured temperature differences between 14 and 22 degrees between a return and supply air vent.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐ C. **Duct Systems, Chases, and Vents**
Comments:

☐ ☐ ☒ ☐ D. **Other**
Comments:

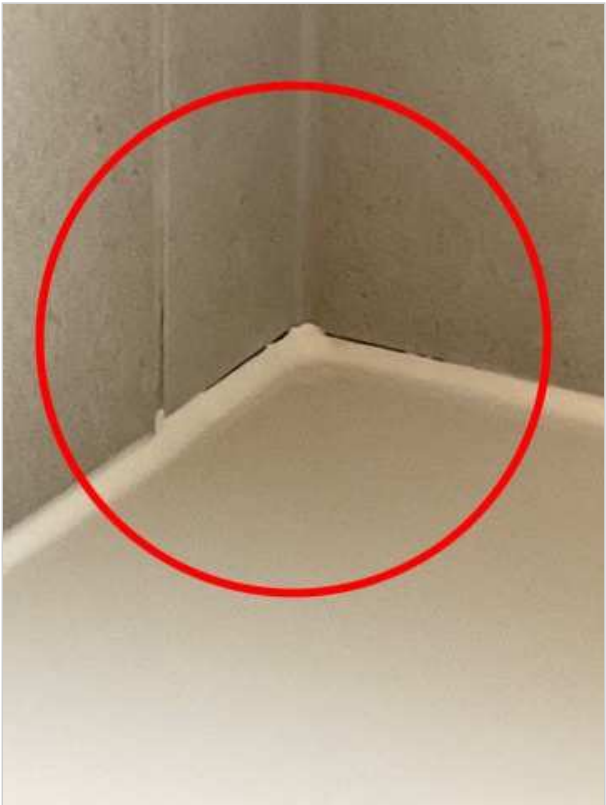
IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ A. **Plumbing Supply, Distribution Systems and Fixtures**
 Location of Water Meter: Yard
 Location of Main Water Supply Valve: Yard
 Static Water Pressure Reading: 45 PSI
 Comments:
 Type of Supply Piping Material: Pex, pvc and copper
 Comments:
 Water meter and shut off at front yard.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D



Master bathroom. Tub to tile needs to be resealed in the corner.



Master bathroom. Shower faucet has low flow. Recommend changing to a different faucet for a better shower

I=Inspected		NI=Not Inspected		NP=Not Present		D=Deficient	
I	NI	NP	D				



Hose bib pressure gauge.



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B.

Drains, Wastes, and Vents

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Type of Drain Piping Material: PVC

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Gas

Capacity: 50 Gallons

Comments:

Comments:

Good working order.


☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

☒ ☐ ☐ ☐ **E. Gas Distribution System and Gas Appliances**

Comments:

Location of Gas Meter: Side yard

Type of Gas Distribution Piping Material: Steel and csst

Comments:

Gas meter photo. Bonding wire and bonding clamp present.

I=Inspected
NI=Not Inspected
NP=Not Present
D=Deficient

I	NI	NP	D
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F. Other

Comments:

V. APPLIANCES

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A. Dishwashers

Comments:

Comments:

I noted the dishwasher was run through the normal cycle and in good working order at the time of inspection.

I=Inspected
NI=Not Inspected
NP=Not Present
D=Deficient

I	NI	NP	D
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B. Food Waste Disposers

Comments:

Comments:

The food waste disposer is in good working order.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments:

Comments:

The range hood is in good working condition. The lights and fan work and it is vented to the outside.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:

Comments:

Range cooktop and or oven is in good working condition.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Microwave Ovens

Comments:

Comments:

Microwave tester shows good working condition.

I=Inspected
NI=Not Inspected
NP=Not Present
D=Deficient

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters
 Comments:

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G. Garage Door Operators
 Comments:
Comments:

NOTE: Keypad and remote controllers are beyond the scope of this inspection. All safety features tested and in good working condition

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

Comments:

The dryer vent connection has been verified. The inspector recommends cleaning the dryer vent piping at the time of move in. Excessive lint build up can be a potential fire hazard if not periodically cleaned out. The functionality of the vent for exhausting dryer air cannot be verified within the scope of this inspection.

I=Inspected
NI=Not Inspected
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I	NI	NP	D
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☐ ☐ ☒ ☐
I. Other

Comments:

VI. OPTIONAL SYSTEMS

☐ ☒ ☐ ☐
A. Landscape Irrigation (Sprinkler) Systems

Comments:

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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: In Ground Concrete

Comments:

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C. Outbuilding

Comments:

☐ ☐ ☒ ☐
D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump: N/A

Type of Storage Equipment: Steel water pressure Tank

Comments:

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Private Sewage Disposal Systems

Type of System: N/A

Location of Drain Field: N/A

Comments:



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I	NI	NP	D
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F. Other Built-in Appliances

Comments:

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G. Other

Comments:

SUMMARY SECTION

Home Inspection Summary Report

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

1. I. STRUCTURAL SYSTEMS - B. Grading and Drainage

- 1 South side of house. Gutter bolt has pulled away from house causing the gutter to shift. Recommend repair by gutter professional



Back yard. Dogs have dug a small hole next to foundation. Recommend fill with dirt to prevent water pooling up against slab.

Home Inspection Summary Report



Back yard. Small depression has a French drain installed. Unable to determine the exit for this drain. Recommend verifying with current homeowner



Home Inspection Summary Report

2. I. STRUCTURAL SYSTEMS - D. Roof Structures and Attics

1
Attic. Damaged roof decking. No signs of leak but this is a weak spot that could leak in the future. Recommend repair by roofer



Attic. Roof decking in two locations should have been cut with a saw but was smashed with a hammer. The ridge vent on top of this is hand nailed into the decking, but there are loose nails here. Recommend repair by roofer.

Home Inspection Summary Report



3. I. STRUCTURAL SYSTEMS - E. Walls (Interior and Exterior)

1

South side window. Window needs sealant around edges to protect from water penetration

Home Inspection Summary Report



Back of house. Windows need sealant around edges to protect from water penetration

Home Inspection Summary Report



Home Inspection Summary Report

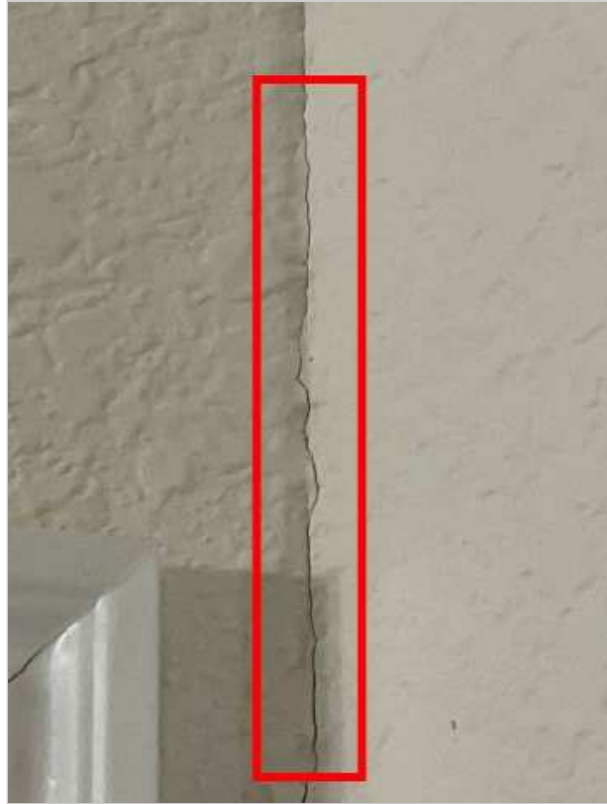


Guest bathroom. Shower tile wall is not sealed at top to prevent water penetration. Recommend sealant applied by handyman.



Home Inspection Summary Report

Guest bathroom. Drywall crack in corner behind door. Repair if necessary



Dining room. Settlement crack at window sill. Repair if necessary



Home Inspection Summary Report

Laundry room. Previous repair over sub panel. Recommend asking current owner for explanation of repair.



4. I. STRUCTURAL SYSTEMS - F. Ceilings and Floors

1

Master toilet closet. Trim behind toilet needs to be sealed and painted.

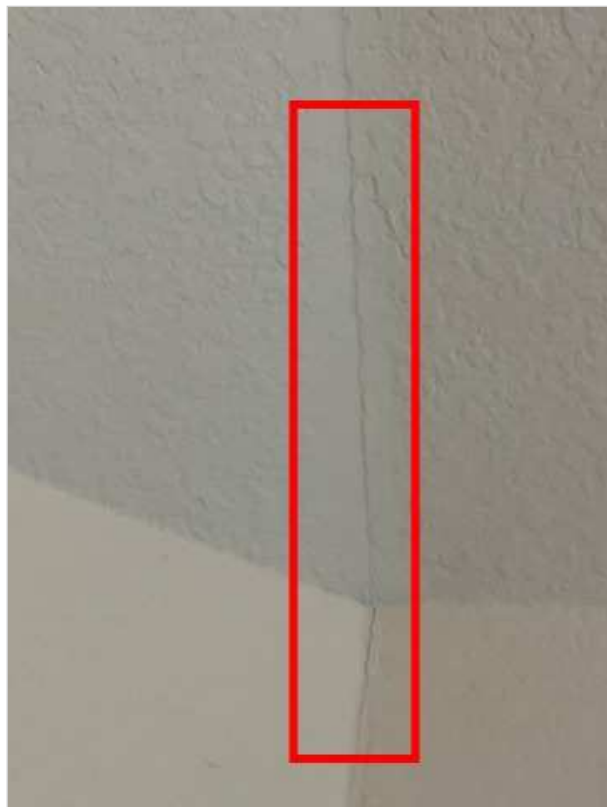
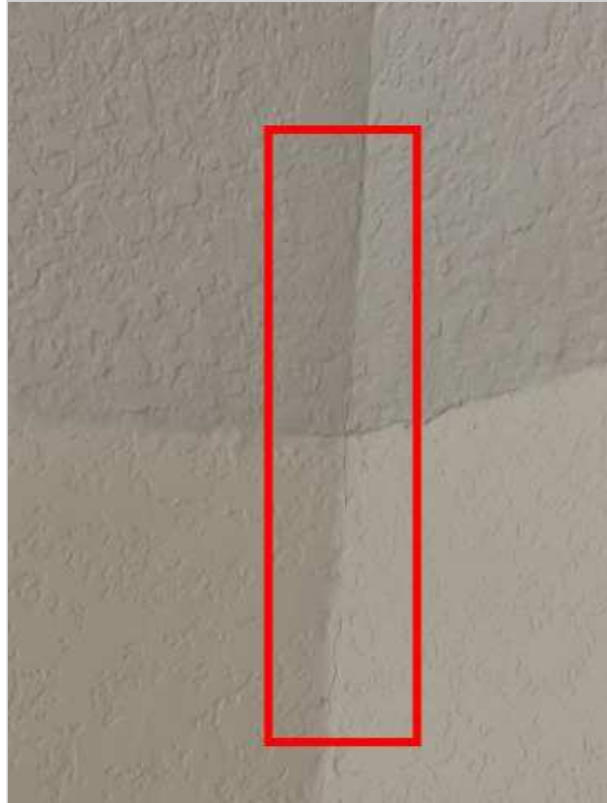
Home Inspection Summary Report



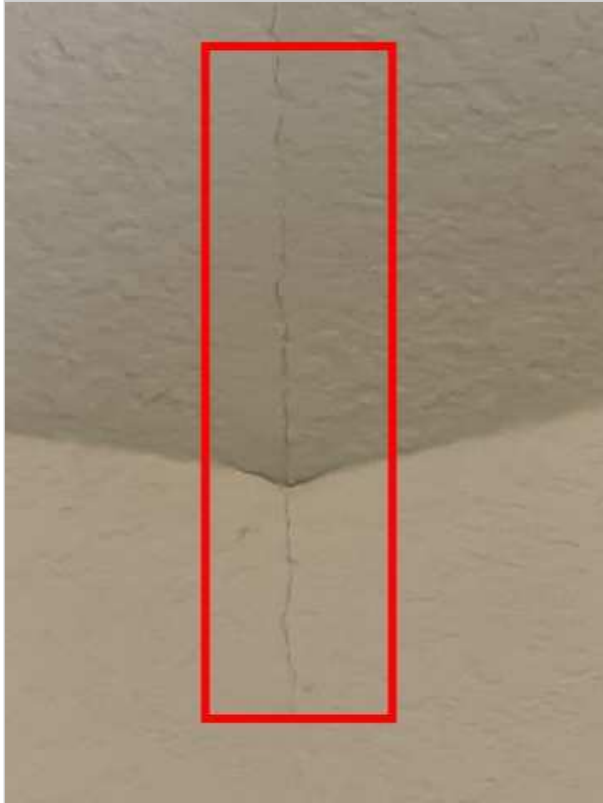
Master bedroom. Drywall crack in corners of room. Repair if necessary



Home Inspection Summary Report



Home Inspection Summary Report



5. I. STRUCTURAL SYSTEMS - G. Doors (Interior and Exterior)

1

Pink bedroom. Door stopper damaged door. Recommend repair by handyman.



Home Inspection Summary Report

6. II. ELECTRICAL SYSTEMS - B. Branch Circuits, Connected Devices, and Fixtures

- 1
Car charger. Breaker turned off. Add on breaker to sub panel not grounded correctly. Recommend evaluation and repair by electrician.



Attic. Light in attic is required to have protective cover. Recommend adding cover

Home Inspection Summary Report



Master bathroom. Electrical outlet is loose. Recommend repair by electrician



7. IV. PLUMBING SYSTEM - A. Plumbing Supply, Distribution Systems and Fixtures

Home Inspection Summary Report

Master bathroom. Tub to tile needs to be resealed in the corner.



Master bathroom. Shower faucet has low flow. Recommend changing to a different faucet for a better shower

