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***We pride our self on customer service and satisfaction.  
Our philosophy for the home buying experience is  
simple, we treat you like family. We are here for you  
before, during and after the inspection process.***

**Alpine Inspections...  
your home inspector for life!**

# PROPERTY INSPECTION REPORT

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**Prepared For:** Sample Client  
(Name of Client)

**Concerning:** 1234 Sample Address, Somewhere, Texas 76000  
(Address or Other Identification of Inspected Property)

**By:** Tod Brooks TREC # 9842 02/22/08  
(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 which 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

(continues at the end of this inspection report)

Additional attachments provided by Alpine Inspections that make this inspection report complete are listed but not limited to the following: Inspection Agreement, Invoice, Report Summary, and Home Care Tips.

The Client, by accepting the Property Inspection Report, or relying upon it in any way, expressly agrees to the Limitations, Departures and Disclaimers attached at the end of this inspection report.

Please read the report in its entirety. Remember this is a cursory limited visual inspection and does not warrant or guarantee all defects to be found. If you have questions or are unclear regarding our findings, please feel free to call before you buy the property.

This report contains technical information. If you were not present during or at the conclusion of this inspection, please call Alpine Inspections at 817.368.4663 and arrange for a verbal consultation. If you choose not to consult with us, Alpine Inspections cannot be held liable for your understanding or misunderstanding of the reports content.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property. This report is not intended to be used for determining insurability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.

The digital pictures in this report are a sampling of the damages and/or findings in place and should not necessarily 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.

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
I	NI	NP	R	Inspection Item	

**I. STRUCTURAL SYSTEMS**

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

Type of foundation: Slab-on grade; post tension cable

Method of inspection: Visual inspection of exterior

*Comments (An opinion on performance is mandatory.):*

At the time of the inspection, the foundation appears to be performing as intended. No significant problems were observed.

At the front left and right rear corners of the house, the foundation wall has cracks in it, but has not broken completely off. It is not significant at this time, however it should be monitored. It is recommended to patch with some type of concrete caulking to not allow water to penetrate the cracks and worsen. If this condition were to worsen, it could lead to instability of the brickwork. If movement occurs, re-supporting of the brick would be advisable.



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**B. Grading & Drainage**

*Comments:*

In general, the overall slope of the yard from the house looks good. It is recommended to maintain a minimum of 4" to 6" of clearance from the brick veneer to the soil, which this house clearly has. The key is to not allow water to stand or pond at or near the foundation wall.

I	NI	NP	R	Inspection Item
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The left side of the house has plenty of brick veneer to soil clearance, and the slope away from the house is about as good as can be due to the adjacent house on the left being on a higher lot. There is a rock retaining wall that separates the two lots, which also minimizes the amount of effort or changes that can be made.



All gutter downspouts should discharge at least 3 feet away from the foundation so that excessive water is not allowed to stand or pond near the foundation. All storm water should be encouraged to flow away from the structure at the points of discharge. Below is only a representation of the gutter downspouts. Also, the concrete water diverters should be turned to allow the water to run away from the structure. Several are turned backwards and are sloped toward the foundation.



The air conditioning units on the left side of the exterior of the house should have the pads that they sit on leveled and dirt filled in underneath them. If the soil continues to erode away, then the air units could become unstable and cause worse damage. Simply make sure that they sit level and that there is dirt under the pad they sit on.



I	NI	NP	R	Inspection Item
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**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)

Type of roof covering: Asphalt composition shingle

Method of inspection: Viewed from ladder at eave level in several spots, and with binoculars from the ground level.

*Comments:*

There are exposed nail heads at most, if not all, roof flashings. This nail heads should be caulked with clear silicone to avoid rusting and allowing the nail head to pop off and potentially allow the flashing to not be secured to the roof.



There are several nails in the roof covering at the back of the house above the back door area, unknown as to why. They should be removed and caulked to not allow water penetration. Also, at the back of the house, there is a shingle that has turned under. It appears to somehow been folded back under. It should be straighten out and checked to see how damaged it may or may not be.



I	NI	NP	R	Inspection Item
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The pvc roof vents should be painted to help protect them from the UV sunlight, which can cause them to weather faster and become brittle and break. They appears to have been painted originally, but it is faded and wearing off. This is a maintenance issue, and not an immediate repair.



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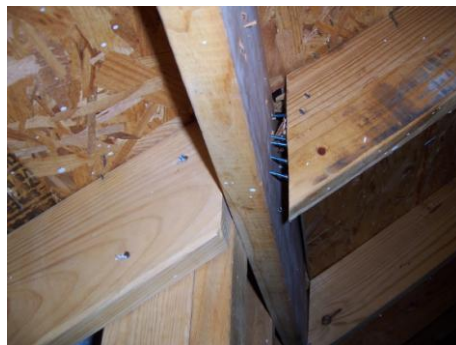
**D. Roof Structure & Attic** (If the attic is inaccessible, report the method used to inspect.)

Method of inspection: Entered attic and performed a visual inspection. Only partially entered attic due to limited decking/catwalk, and existing home owner's personal storage.

Approximate depth of insulation: 12+ inches of blown in insulation.

*Comments:*

The roof structure is of rafter type construction, and appears to be in satisfactory condition on the day and time of the inspection. Only one rafter was noticed to be pulled away from the purlin. This should be reinforced.



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

*Comments:*

Interior Walls

All interior wall and surfaces were found to be in satisfactory condition on the day and time of the inspection.

I	NI	NP	R	Inspection Item
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Exterior Walls

Exterior Cladding is brick veneer, and wood siding.

The expansion joint on the right side of the house at the kitchen bay window needs to be caulked. Also, any other stress cracks or separation in the brick veneer should be caulked to not allow moisture penetration. Especially at window ledges, where moisture could get in behind the wall and into the interior.

There are several stress cracks found in the brick veneer. This is typical and does not pose a significant structural problem. If the cracks get bigger or open up more, then sealing those areas will be important. As well, you will want to continually monitor those areas in the future.



The lintels (metal angle iron) above all windows and exterior doors used to support and hold up the brick veneer above are showing signs of rust. Recommend regular priming and painting of these lintels so that extensive rusting does not occur.



I	NI	NP	R	Inspection Item
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**F. Ceilings & Floors**

*Comments:*

Ceilings:

There were a few settlement cracks found in the interior, primarily in the crown molding and a few drywall nail pops. Below is only a representative sampling of the cracks and nail pops. The drywall nail pops were in the front living and dining area and in the upstairs boy's room.



Floors:

All floor components were found to be in satisfactory condition on the day and time of the inspection.

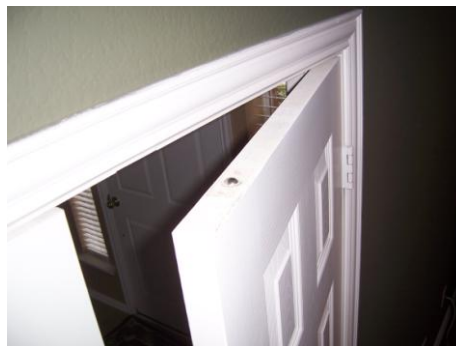
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**G. Doors (Interior & Exterior)**

*Comments:*

Interior:

All interior doors were found to be in satisfactory condition on the day and time of the inspection. However, several of the twin closet doors (in the study, in the first bedroom on the left as you get to the top of the stairs, and the pink girls room) do not stay closed because of the ball catch at the top of the door. They simply need adjusting.



I	NI	NP	R	Inspection Item
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Exterior Doors:

All exterior doors were found to be in satisfactory condition on the day and time of the inspection.

The garage door does not have a release rope attached to disconnect the door from the opener.



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**H. Windows**

*Comments:*

Windows:

Not every window was accessible because of existing furniture. I was able to check the majority throughout the house and they were found to be in satisfactory condition on the day and time of the inspection.

Screens:

The only screens of concern were on the large double window at the upstairs game room over the garage. One was removed and on the inside, and the other was slightly bent and damaged.



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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:*

## II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels  
*Comments:*

The main service wires come in underground and to the panel box located in the garage. The main electrical panel is located in the garage and contains the main shutoff breaker and also houses the subpanel for all branch circuits. The panel box is rated for up to a 225 amp service, and it currently has a 200 amp main breaker installed. That is ok.



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

Type of branch circuit wiring: Copper

*Comments:*

There was one broken receptacle cover plate in the first bedroom on the left at the top of the stairs.



I	NI	NP	R	Inspection Item
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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

*Type And Energy Source:*

Type of heating system: Central Forced Air Furnace

Energy source: Gas

*Comments:*

The heating equipment and components were found to be in satisfactory condition on the day and time of the inspection.

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#### B. Cooling Equipment

*Type And Energy Source:*

Type of cooling system: Central Forced Air System

Energy source: Electricity

*Comments:*

A visual inspection only was performed. The air conditioning system was not tested the day of the inspection due to the outside temperature being below 60 degrees F. At these temperatures the oil in the system will not be distributed evenly and could damage the compressor.

The secondary drain pans mounted underneath the air handlers in the attic need to make sure that any debris is cleaned out. In the event of a stopped up primary drain line, then the secondary would drain into the pan and out the drain line. Any debris in the pan could clog up that line as well.



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#### C. Ducts and Vents

*Comments:*

The ductwork and vents/grills all appear to be in satisfactory condition on the day and time of the inspection. The return air duct filters are located in the attic at each unit. The size is 20x25x1 pleated filter type. It is the same for both units.

I	NI	NP	R	Inspection Item
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#### IV. PLUMBING SYSTEM

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##### A. Water Supply System and Fixtures

*Comments:*

Exterior Faucets

The exterior faucets were found to be in satisfactory condition on the day and time of the inspection.

Kitchen Sink

The water supply and fixture were found to be in satisfactory condition on the day and time of the inspection.

Master Bathroom

All components were found to be in satisfactory condition on the day and time of the inspection, with the exception of the master shower. It appears that there is some type of leak at or under the shower base/pan. Considerable moisture was observed on the exterior wall at the brick veneer and slab joint line. I ran the tub and shower extensively, and it appears to be isolated to the shower.

**It is recommended that a licensed Plumbing specialist be contacted for further investigation as to the cause and solution of this issue prior to closing.**



I	NI	NP	R	Inspection Item
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Also, related to the master bath shower, there is a slight leak at the front left corner trim area that meets the marble, and water stands on the marble ledge.



**Both Upstairs Bathrooms**

All components were found to be in satisfactory condition on the day and time of the inspection.

The upstairs bathroom tub/shower ceramic tile surround need to be caulked at all corners to not allow moisture to penetrate.



**Laundry Connections**

All components appear to be in satisfactory condition on the day and time of the inspection. I was not able to access the actual connections due to the existing home owner's washer and dryer.

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**B. Drains, Wastes, Vents**

*Comments:*

All components appear to be in satisfactory condition on the day and time of the inspection. See comment above related to the master bath shower base/pan.

I	NI	NP	R	Inspection Item
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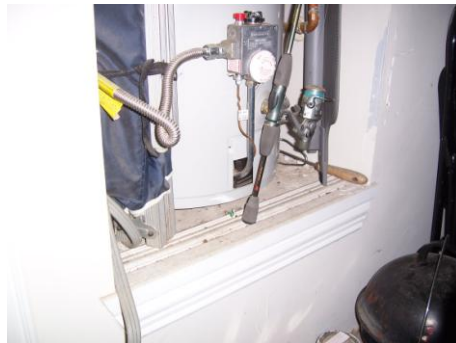
**C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

*Energy Source:*

Energy source: Gas

*Comments:*

There were (2) 50-gallon gas water heaters located in the garage. Both do not have emergency drain pans installed. This was typical of the time frame the house was constructed. However, they do not meet today's standard for that. Also, make sure that the area around the water heaters remains clear for safety reasons and to allow the gas draft hood to vent properly. At the ceiling on one unit, the draft vent pipe cover is loose and hanging down. This should simply be secured to the ceiling to cover the hole.



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**D. Hydro-Therapy Equipment**

*Comments:*

The jetted Jacuzzi tub in the master bathroom was working as intended.

**V. APPLIANCES**

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**A. Dishwasher**

*Comments:*

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**B. Food Waste Disposer**

*Comments:*

I	NI	NP	R	Inspection Item
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>C. Range Hood</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>D. Ranges/Ovens/Cooktops</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>E. Microwave Cooking Equipment</b> <i>Comments:</i>
<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> <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 type="checkbox"/>	<b>I. Garage Door Operators</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>J. Door Bell and Chimes</b> <i>Comments:</i> The door bell button at the front door was broken.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>K. Dryer Vents</b> <i>Comments:</i>
<b>VI. OPTIONAL SYSTEMS</b>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>A. Lawn Sprinklers</b> <i>Comments:</i> Due to the outdoor temperature being 38 degrees F, I did not test or run the sprinkler system.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>B. Swimming Pools and Equipment</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>C. Outbuildings</b> <i>Comments:</i>

I	NI	NP	R	Inspection Item
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**D. Outdoor Cooking Equipment**  
*Comments:*

**E. Gas Lines**  
*Comments:*  
Only visually looked at what I could see at the meter and in the house.

**F. Water Wells** (A coliform analysis is recommended.)  
*Comments:*

**G. Septic Systems**  
*Comments:*

**H. Security Systems**  
*Comments:*

**I. Fire Protection Equipment**  
*Comments:*  
Smoke detectors are covered under the electrical section, and there were no issues.

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**  
(continuation of information from page two)

Inspection Time In: 8:15am  
Time Out: 1:00pm  
Property was: Occupied  
House Orientation (for purposes of this report – front faces): Southwest  
Weather Conditions (at time of arrival to inspection): 38 degrees F, partly sunny  
Parties Present: Existing home owner during the inspection; Client arrived about 11:45 am.