



# Inspection Report

## Condominium Sample Report

**Property Address:**  
2600 Stutz Rd #200  
Dallas TX 75235



**Spec-Pro Inspection Services, LLC**

**Kevan Brent Giles TREC # 7297**  
**P.O. Box 4328**  
**Cedar Hill, TX 75106**  
**817-247-6819**

# PROPERTY INSPECTION REPORT

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**Prepared For:** Condominium Sample Report  
\_\_\_\_\_  
(Name of Client)

**Concerning:** 2600 Stutz Rd #200, Dallas, TX 75235  
\_\_\_\_\_  
(Address or Other Identification of Inspected Property)

**By:** Kevan Brent Giles TREC # 7297 / Spec-Pro Inspection Services, LLC 4/27/2010  
\_\_\_\_\_  
(Name and License Number of Inspector) (Date)  
\_\_\_\_\_  
(Name, License Number and Signature of Sponsoring Inspector, if required)

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](http://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 warrant ability 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.

ITEMS IDENTIFIED IN THIS 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.

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#### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

Termite-WDI (Wood Destroying Insect or Organism) Inspection is NOT provided in this report. This report is NOT a complete list of repairs and is limited to those items that are readily accessible at time of inspection. Paint, Floor coverings, and other Cosmetic Items are specifically excluded from this report. This Inspection-Report does NOT include Mold Testing, Microbial and/or Bio-growth Identification. This inspection does NOT include any form of Heating and Cooling System(s) warranty and/or guarantee. This report cannot, and does NOT represent operational performance, warranties, or condition(s) of any items after the date and time of inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

**Type of Foundation:** SLAB

**Vantage point from which the crawlspace space was inspected:** NO CRAWL SPACE

*Comments:*

**FOUNDATION PERFORMANCE OPINION:** The visible portions of the concrete slab foundation appeared to be in serviceable condition at the time of the inspection. Most of the slab was not visible due to floor coverings.

**Note:** *Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely and/or can occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*

### B. Grading & Drainage - *Comments:*

(1) The gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.

(2) **NOTE:** PROPER DRAINAGE AND SOIL MOISTURE CONTENTS SHOULD BE MAINTAINED AROUND THE BASE OF STRUCTURE TO HELP MINIMIZE FOUNDATION RELATED PROBLEMS.

### C. Roof Covering Materials

**Type (s) of Roof Covering:** ASPHALT COMPOSITION

**Viewed From:** Ground, Binoculars, Balcony access

**Roof Ventilation:** Continuous soffit-vents, Thermostatically controlled, Power ventilator(s)

*Comments:*

Because of the many variables which affect the lifespan of roof-covering materials, the Inspector does not provide an estimate of the expected long-term service life of any roof-covering materials. This is in accordance with all inspection industry Standards of Practice.

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The following factors affect the lifespan of roof-covering materials:

- Roofing material quality: Better quality materials generally last longer.
- Installation method: Improper installation may reduce lifespan.
- Number of layers: Roofs installed over existing roofs will have reduced lifespan.
- Structure orientation: South-facing roofs will have shorter lifespans.
- Degree of roof slope: Flatter roofs will have shorter lifespans.
- Climate zone (snow & rain): Harsh climates shorten roof lifespans.
- Temperature swings: climates with large daily temperature differentials (within 24-hour cycles) will shorten roof lifespans.
- Homesite conditions (overhanging tree branches, wind, etc.)
- Roof color: Darker roofs absorb more heat which shortens roof lifespan.
- Elevation: Homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan.
- Home orientation: Roofs which receive more sun deteriorate more quickly than roofs which receive less sun.
- Roof structure ventilation: Poor ventilation shortens roof lifespans.
- Quality of maintenance: Poor maintenance will reduce lifespan.

**NOTE:** BE ADVISED, THAT IT IS A GOOD IDEA TO CONSULT WITH YOUR INSURANCE UNDERWRITER FOR INSURABILITY OF THIS ROOF COVERING AND/OR RELATED COMPONENTS BEFORE PURCHASING AND/OR MOVING INTO HOME. THE HOME INSPECTOR MAKES EVERY EFFORT TO DELIGENTLY OBSERVE AND REPORT DAMAGE, IMPROPERLY INSTALLED MATERIALS, AND UNSAFE CONDITIONS ON THE ROOF COVERING. SOME AREAS THAT ARE NOT VISIBLE OR ACCESSIBLE CAN GO UNDETECTED AND CAN POSSIBLY LEAK AFTER THE INSPECTION, EVEN IF THE ROOF COVERING APPEARS TO BE FUNCTIONING NORMALLY. THEREFORE, NO REPRESENTATION OF WARRANTIES ARE IMPLIED ON THIS ROOF COVERING. IT IS ENTIRELY UP TO THE HOME OWNER TO HIRE EXPERTS KOWLEGABLE AND ABLE TO MAKE APPROPRIATE REPAIRS IF NECESSARY.

**D. Roof Structure & Attic**

**Viewed From:** Walked

**Approximate Average Depth of Insulation:** 12-14 Inches

**Approximate Average Thickness of Vertical Insulation:** NOT VISIBLE (Behind walls)


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**Attic info:** Pull Down stairs

*Comments:*

 (1) Insulation missing between ceiling joists inside attic space. Lack of insulation can affect efficiency of heating and cooling levels if not present at recommended locations. Recommend adding insulation as necessary by a qualified expert.(Picture 1)



D. Picture 1

 (2) The pull down stairs have loose hardware. Injury could result if not repaired. A qualified person should repair or replace as necessary.(Picture 2)



D. Picture 2

(3) **FYI (For your information):** Insulation missing at back of attic stair access. Energy loss can occur from this location that can affect heating and cooling efficiency levels within the structure if not corrected. Recommend adding insulation as necessary for efficiency reasons.

**NOTE:** INSULATION BEHIND ATTIC STAIRS MAY NOT HAVE BEEN A REQUIRED STANDARD AT TIME THIS HOME WAS CONSTRUCTED.




D. Picture 3

**E. Walls (Interior & Exterior) - Comments:**

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-  (1) Deterioration in wood trim at right side (Facing front) of structure. Recommend replacing rotted wood and sealing these areas as necessary to prevent further deterioration.(Picture 1)




E. Picture 1

-  (2) Caulking separation between seams on horizontal siding around outside of structure. Open penetrations may allow moisture, insects, and/or pests to enter if not corrected and maintained as needed.(Picture 2)




E. Picture 2

**F. Ceilings & Floors - Comments:**

-  (1) Nail-pops on ceiling drywall in back bedroom at third floor level. Nail-pops are common due to natural settlement, which is considered cosmetic, and can be corrected if necessary.(Picture 1)



F. Picture 1

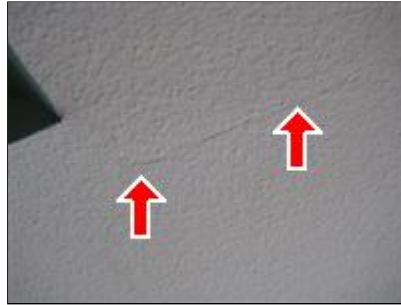
-  (2) Small stress-crack(s) in ceiling drywall at second floor living area. Settlement crack(s) are common in newer homes during the natural settlement process, and can be corrected if necessary.(Picture 2)

**NOTE:** If further concerns arise, or the crack(s) become larger, it is recommended that additional evaluation(s) and/or services be performed by a qualified expert.


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F. Picture 2

 (3) Uneven spots under carpet where padding build up may be present, or is not properly installed, at master bedroom. Opinions on this type of condition may vary and can be corrected if necessary.(Picture 3)



F. Picture 3

**G. Doors (Interior & Exterior) - Comments:**

 Deadbolt missing hardware and may need service or replacement at second floor level patio access.(Picture 1)



G. Picture 1

**H. Windows - Comments:**


(1) Most window exteriors appeared to be in serviceable condition at the time of the inspection. Inspection of window exteriors typically includes examination of exterior sash and sill condition, flashing above window (presence and condition), steel lintils or brick-ledge (where applicable), moisture-intrusion integrity.

NOTABLE EXCEPTIONS TO INSPECTING THESE WINDOWS ARE LIMITED TO IDENTIFYING, ISOLATING, AND/OR DETERMINING LIFE EXPECTANCY OF DOUBLE-PANED WINDOWS OR IF THEY WILL BECOME FOGGED OR ARE VOIDED. SOME DOUBLE OR THERMAL-PANE WINDOWS MAY LOSE THEIR SEALS LATER ON DOWN THE LINE, WHERE FOGGING

## I N I N P D

AND/OR CONDENSATION BUILD-UP MAY APPEAR AND DISAPPEAR AS TEMPERATURE AND HUMIDITY CHANGES OCCUR. SOME WINDOWS WITH LOST SEALS MAY NOT HAVE BEEN EVIDENT AT THE TIME OF THE INSPECTION. THEREFORE, WINDOWS ARE ONLY CHECKED FOR OBVIOUS FOGGING. IF SOME SEALS ARE NOTED, RECOMMEND ALL WINDOWS BE CHECKED BY A SPECIALIST FOR ANY FURTHER LOST SEALS BETWEEN PANES

**NOTE:** SIGNS OF LOST SEALS IN THERMAL PANE WINDOWS MAY APPEAR AND DISAPPEAR AS TEMPERATURE AND HUMIDITY CHANGES. SOME WINDOWS WITH LOST SEALS MAY NOT HAVE BEEN EVIDENT AT THE TIME OF THE INSPECTION. THEREFORE, WINDOWS ARE ONLY CHECKED FOR OBVIOUS FOGGING. IF SOME SEALS ARE NOTED, RECOMMEND ALL WINDOWS BE CHECKED BY A SPECIALIST FOR ANY FURTHER LOST SEALS BETWEEN PANES.

 (2) Window screens detached or are removed at front and back of structure. Screens are located in garage closet under stairs. Recommend service as necessary.(Picture 1)(Picture 2)


**NOTE:** We do not make an exhaustive list of the amount of defective windows and which is considered to be above and beyond a General Home Inspection.



H. Picture 1




H. Picture 2

 (3) Inside window pane cracked at upstairs master bedroom. Recommend replacement as necessary.(Picture 3)



H. Picture 3

I. **Stairways (Interior & Exterior) - Comments:**

 (1) A concrete riser appears to have been installed under the threshold at back door entry into garage. This may have been added in order to protect structure from water intrusion. A step should now be installed on both sides of the riser to avoid a tripping hazard. Recommend correction as necessary for safety.(Picture 1)(Picture 2)


I NI NP D



I. Picture 1



I. Picture 2

 (2) Hand railing does not terminate properly against wall at the top of each staircase location. Purse straps are known to snag on hand railing(s) possible causing a tripping hazard. Recommend correction as necessary for safety.(Picture 3)



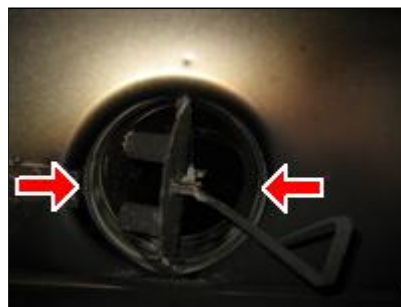
I. Picture 3

J. Fireplace / Chimney

**Operable Fireplaces:** One

*Comments:*

Fire-place and chimney-flue should be cleaned by a licensed chimney sweeper professional and evaluated for leakage as needed for safety before further usage.(Picture 1)



J. Picture 1

K. Porches, Balconies, Decks and Carports - *Comments:*

The patio appeared to be in serviceable condition at the time of the inspection. Inspection of the patio typically includes examination of the surfaces for poor installation, deterioration, damage, cracks, heaving or settling of supporting structure.

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I NI NP D

L. Other - Comments:

Not Applicable.

I=Inspected

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I NI NP D

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

**Electrical Service Conductors:** BELOW GROUND, ALUMINUM

**Panel Capacity:** 150 AMP, 120 / 240 Volt

**Panel Type:** CIRCUIT BREAKERS

*Comments:*

Service panel box is located at inside garage location and appears to be properly labeled. Main shut-off switch to the service panel at garage is located outside right (Facing front) of structure at the meter location.

### B. Branch Circuits - Connected Devices, and Fixtures

**Branch wire 15 and 20 AMP:** COPPER

**Type of Wiring:** "ROMEX" WIRE CONDUCTORS

**GFCI (Ground Fault Circuit Interruptors) locations:** BATHROOM(S), GARAGE, OUTDOOR, KITCHEN COUNTERTOP

**AFCI (Arch Fault Circuit Interruptors) locations:** Master bedroom, Smoke detector(s), Bedroom #2

*Comments:*

(1) The indoor smoke detector(s) should have new battery back-up installed and tested at common hallway to bedrooms and inside living areas as necessary for safety.(Picture 1)

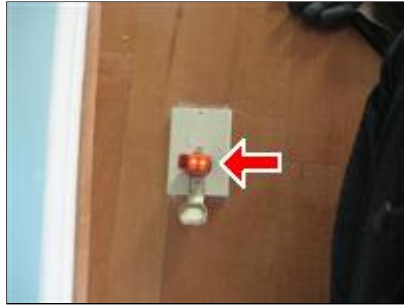


B. Picture 1

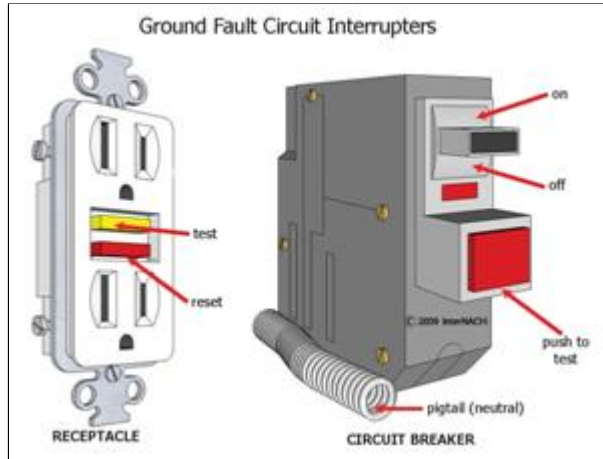
(2) No GFCI protected outlet at electrical floor plug at upstairs living room location(s).(Picture 2)(Picture 3)

**NOTE:** All other Ground Fault Circuit Interrupter (GFCI) outlets are present at required locations and properly responded to the testing device and appeared to be in serviceable condition at the time of the inspection.


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B. Picture 2 Floor Receptacle



B. Picture 3 GFCI Receptacle

 (3) Light fixtures and recessed lighting in various locations did not function when tested and/or may need light bulb replacement.(Picture 4)(Picture 5)



B. Picture 4



B. Picture 5

(4) The electrical system does have AFCI (Arc-fault circuit interrupters) protection at both upstairs bedrooms and in smoke detectors, but NOT in dining & living areas, hallways, and recreation room(s). **This standard was not enforced and may not have been required when this home was constructed.** AFCI Protected outlets were effectively introduced January 1st, 2002, and was mandated by the NEC (National Electric Code) to protect 15 and 20 amp branch circuits servicing bedrooms in new construction. This is not a new home, so simply consider the benefits of installing them as necessary for safety.(No photo)

**NOTE:** AFCI breakers are now required to be installed in all living and bedroom circuits. These safety devices are intended to detect the kinds of electrical arcs that can cause fire and/or personal injury. An AFCI breaker is designed to trip when it detects a dangerous arc, either in the house wiring, when hot's and neutrals are accidentally crossed, defects in an extension cord, and/or appliance.(Picture 6)

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I NI NP D

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B. Picture 6 Arc Fault protects from this!

I=Inspected

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NP=Not Present

D=Deficiency

I NI NP D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

**Type of System:** FORCED AIR, FURNACE, WHOLE HOUSE

**Energy Source:** ELECTRIC

**Number of Heat Systems (excluding wood):** One

*Comments:*

(1) Heat temperature readings with the thermostats set on heat mode from read 103-108 downstairs and 124-126 degrees upstairs, and is heating within temperature(s) allowed for normal operation.

(2) Protective cover, that goes over circuitry-board and wire conductors to the changeover-unit, is detached and/or not properly in place inside attic space. The Changeover Controller allows you to operate two or more thermostats on one air handler (Furnace) from different locations inside the structure at different operating temperatures.(Picture 1)

**NOTE:** The Auto-Changeover Controller with LAT Air Sensors are in place and appear to be performing the function intended for normal use at time of this inspection.



A. Picture 1

#### B. Cooling Equipment

**Type of System:** CENTRAL, SPLIT SYSTEM (Evaporator-coils / Condensing Unit)

**Number of AC Only Units:** One

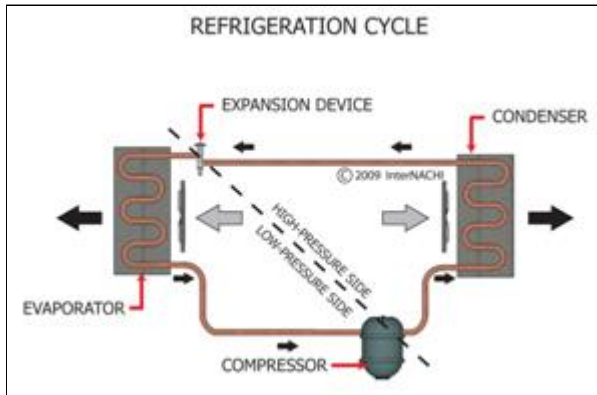
*Comments:*

(1) The air conditioning equipment is a split system, in which the cabinet housing, the compressor, cooling fan, and condensing coils, were located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior, so that the heat is collected or absorbed from inside the home and then released to the outside by conduction. The indoor evaporator coils are designed to collect heat from the interior, cool it down with refrigerant (Conduction), and then return the conditioned-cooler air back into the room by convection.(Picture 1)

## I N I N P D

The ambient air test was performed by using thermometers on the air handler portion of Air conditioner units, to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the units are cooling as intended fro normal operation.

x Unit #1 - Supply Air Temp: 58-63 Return Air Temp: 71-74 Temp. Differential: 16 Degrees F **(Normal)**



B. Picture 1 Cooling Cycle Diagram

(2) **FYI (For your information):** No auxiliary drain line present at the evaporator coil location. But, a sensor has been installed, which is acceptable by standards, and should automatically shut the system down in case primary drain blockage occurs. This will protect your home from water intrusion while the cooling equipment is running. **Please keep in mind, this may, or may not have been required by standards when the air handler and evaporator coils were installed.**(Picture 2)

**NOTE:** A secondary means to detect and/or direct water (Condensate) away from the structure is necessary and is needed in case primary drain line failure and/or back up was to occur from slime deposit.



B. Picture 2 Water Overflow Sensor

C. Duct System, Chases, and Vents

**Ductwork:** Insulated, Flex ducting

**Filter Type:** Disposable


**Filter Size:** 20x25

**Comments:**

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**I N I N P D**

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-  (1) Excessive vibration and noise coming from the vent register(s), when heating and cooling equipment are in use, at inside master bedroom location.(Picture 1)(Picture 2)



C. Picture 1



C. Picture 2

-  (2) Improper location and/or installation of a air-return register behind closet door. Air flow is reduced at this location when door is in the closed position. Recommend further evaluation(s) and/or service be performed by a licensed heating and cooling expert.(Picture 3)



C. Picture 3

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

#### IV. PLUMBING SYSTEM

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

**Water Source:** Public

**Location of water meter:** Street

**Location of main water supply valve:** Unable to locate

**Static water pressure reading:** 72 pounds/square inch

*Comments:*

(1) Chips in tub porcelain coating in bathroom should be sealed to avoid rusting and deterioration.(Picture 1)



A. Picture 1

(2) The control knob(s) on faucet(s) are loose at various locations inside structure.(Picture 2)



A. Picture 2

##### B. Drains, Waste, and Vents

**Washer Drain Size:** 2" Diameter

*Comments:*

The General Home Inspection is a visual inspection of the home systems and their visible, accessible components. I evaluate drain pipes by operating and observing each operable home plumbing fixture to ensure proper drainage at each fixture at the time of the inspection. Blockages can occur between the time the home is inspected and the time you move in, sometimes due to cleaning activities. Blockages will eventually occur, usually relative in severity to the age of the plumbing system, and will range from minor blockages of branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main sewer line. Minor blockages are usually easily cleared, either by chemical or mechanical means or by removing and cleaning the traps. The Inspector recommends that you ask the sellers if they have ever experienced any drainage problems. If the home is older, you may wish to have the main waste line

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**I N I N P D**

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video-scanned before the expiration of you Inspection Objection Deadline, as replacement can be expensive.

 **C. Water Heating Equipment**

**Energy Source:** Electric (slow recovery)

**Capacity:** 50 Gallon (2-3 people)

**Water Heater Location:** Second floor closet

*Comments:*

(1) The lifespan of water heaters depends upon the following:

- The quality of the water heater
- The chemical composition of the water
- The long-term water temperature settings
- The quality and frequency of past and future maintenance

**NOTE:** I recommend flushing the water heater once a year and replacing the anode every four years. You should keep the water temperature set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

(2) **FYI (For Your Information):**Your water heater does not have a "Thermal Expansion tank" installed, which can protect the storage tank (Inside water heater) from higher than normal water pressures. ***This is usually required, only when the static water pressure to the home is higher than 80PSI.*** Therefore, water pressure reading to your structure was 72 PSI, which is close to the high reading mark. But, it is still considered adequate by plumbing standards and is NOT required to be installed at this time. By installing an expansion tank later on down the line, can pro-long the life expectancy of the water heater if correctly applied. Therefore, it is entirely up to you as the homeowner if this is necessary or not.(No photo)

**NOTE:** There were NO leaks and/or drips detected at the T&P valve during the inspection and the water heater is installed properly and appears to be performing the function(s). Just keep in mind, if your water heater does begin to drip and/or leak, then a thermal expansion tank may be needed. It is also a good idea to install a "Circulation Pump" to help reduce water wastage, and is also NOT required on new or older homes.

 **D. Hydro-Massage Therapy Equipment - *Comments:***

Not present

I=Inspected

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D=Deficiency

I NI NP D

**V. APPLIANCES**

A. **Dishwasher** - *Comments:*

Dish washing unit performs as intended when set on normal cycle at time of this inspection.

**NOTE:** We do not inspect inside of unit for cleanliness.

B. **Food Waste Disposer** - *Comments:*

Food disposal unit performs as intended under normal operating conditions at time of this inspection.

C. **Range Exhaust Vent**  
**Exhaust/Range hood:** Re-circulate  
*Comments:*

Range exhaust unit performs as intended under normal conditions at time of this inspection.

D. **Ranges, Cooktops and Ovens** - *Comments:*

Temperature reading with thermostat set at 350 degrees, read 360 degrees, and is performing within the 20 degree margin allowed.

**NOTE:** IF PRESENT, DELAY TIMER AND SELF-CLEANING MODE ARE NOT TESTED.

E. **Microwave Oven** - *Comments:*

(1) Light not functioning at OTR (Over the range) microwave oven.(Picture 1)



E. Picture 1

(2) Microwave leak test reading indicates NO leakage present 0.0 - 0.0 MW/CM2 and is performing the function intended for normal use.

F. **Trash Compactor** - *Comments:*

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**I N I N P D**

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Not present

 **G. Mechanical Exhaust Vents and Bathroom Heaters - Comments:**

Appear to be performing as intended, but I am still unable to determine if all of the exhaust fans vent outside of the structure due to inaccessibility. Recommend further evaluation(s) and/or repair as necessary by a qualified person or contractor.

 **H. Garage Door Operator(s) - Comments:**

- (1) The garage door will reverse when met with resistance.
- (2) The sensors are in place for garage door(s) and will reverse the door.

 **I. Doorbell and Chimes - Comments:**

Doorbell has a short, sticking, and/or did not work properly unless pressed in a certain way.(Picture 1)



I. Picture 1

 **J. Dryer Vents - Comments:**

Dryer vent cover damaged and is missing flapper valve assembly and/or louvers at rear of structure. Opening in dryer venting can allow weather and birds to enter into structure if not corrected.



J. Picture 1

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<b>Property:</b> 2600 Stutz Rd #200 Dallas TX 75235	<b>Customer:</b> Condominium Sample Report	<b>Real Estate Professional:</b>

### What Really matters in a Home Inspection

Congratulations on buying your new home.

*The process can be stressful.* A Home Inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes experience even more overwhelming. What should you do?

*Relax!* Most of your inspections will be maintenance recommendations and deficiencies from some minor imperfections. These are nice to know about. However, the issues that really matter will fall into categories:

1. Major defects. An example of this would be significant structural failure.
2. Things that may lead to major defects. For example; Small water leak from a piece of roof flashing.
3. Things that may hinder your ability to finance, legally occupy, or insure the home. For example; Structural damage caused by termite infestation.
4. Safety hazards. Such as lack of Ground Fault Circuit Interrupters(GFCI) at required locations.

Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (Especially in categories 2 and 4)

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under and no obligation to repair everything mentioned in the report. *No home is perfect.*

*Keep things in perspective.* Don't kill your deal over things that don't matter. For example, it is inappropriate to demand that seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

**NOTE:** Homes more than 4 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (I)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)**= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Not Functioning or in need of repair (D)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**

Texas Real Estate Commission (TREC 7A-1 / 7-2)

**In Attendance:**

Vacant (inspector only)

**Type of building:**

Condominium, (3 story)

**Approximate age of building:**

Under 5 Years

**Temperature:**

Over 65

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

No

## General Summary



Spec-Pro Inspection Services, LLC

P.O. Box 4328  
Cedar Hill, TX 75106  
817-247-6819

**Customer**  
Condominium Sample Report



**Address**  
2600 Stutz Rd #200  
Dallas TX 75235

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### I. STRUCTURAL SYSTEMS



#### D. Roof Structure & Attic

##### Inspected, Deficiency

-  (1) Insulation missing between ceiling joists inside attic space. Lack of insulation can affect efficiency of heating and cooling levels if not present at recommended locations. Recommend adding insulation as necessary by a qualified expert.(Picture 1)
-  (2) The pull down stairs have loose hardware. Injury could result if not repaired. A qualified person should repair or replace as necessary.(Picture 2)



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

##### Inspected, Deficiency

-  (1) Deterioration in wood trim at right side (Facing front) of structure. Recommend replacing rotted wood and sealing these areas as necessary to prevent further deterioration.(Picture 1)
-  (2) Caulking separation between seams on horizontal siding around outside of structure. Open penetrations may allow moisture, insects, and/or pests to enter if not corrected and maintained as needed.(Picture 2)


#### F. Ceilings & Floors

##### Inspected, Deficiency

-  (1) Nail-pops on ceiling drywall in back bedroom at third floor level. Nail-pops are common due to natural settlement, which is considered cosmetic, and can be corrected if necessary.(Picture 1)
-  (2) Small stress-crack(s) in ceiling drywall at second floor living area. Settlement crack(s) are common in newer homes during the natural settlement process, and can be corrected if necessary.(Picture 2)


## I. STRUCTURAL SYSTEMS

**NOTE:** If further concerns arise, or the crack(s) become larger, it is recommended that additional evaluation(s) and/or services be performed by a qualified expert.

-  (3) Uneven spots under carpet where padding build up may be present, or is not properly installed, at master bedroom. Opinions on this type of condition may vary and can be corrected if necessary.(Picture 3)

### G. Doors (Interior & Exterior)

#### Inspected, Deficiency


-  Deadbolt missing hardware and may need service or replacement at second floor level patio access.(Picture 1)

### H. Windows

#### Inspected, Deficiency



-  (2) Window screens detached or are removed at front and back of structure. Screens are located in garage closet under stairs. Recommend service as necessary.(Picture 1)(Picture 2)

**NOTE:** We do not make an exhaustive list of the amount of defective windows and which is considered to be above and beyond a General Home Inspection.

-  (3) Inside window pane cracked at upstairs master bedroom. Recommend replacement as necessary.(Picture 3)

### I. Stairways (Interior & Exterior)

#### Inspected, Deficiency

-  (1) A concrete riser appears to have been installed under the threshold at back door entry into garage. This may have been added in order to protect structure from water intrusion. A step should now be installed on both sides of the riser to avoid a tripping hazard. Recommend correction as necessary for safety.(Picture 1)(Picture 2)
-  (2) Hand railing does not terminate properly against wall at the top of each staircase location. Purse straps are known to snag on hand railing(s) possible causing a tripping hazard. Recommend correction as necessary for safety.(Picture 3)


## II. ELECTRICAL SYSTEMS

### B. Branch Circuits - Connected Devices, and Fixtures

#### Inspected, Deficiency

-  (2) No GFCI protected outlet at electrical floor plug at upstairs living room location(s).(Picture 2)(Picture 3)


**NOTE:** All other Ground Fault Circuit Interrupter (GFCI) outlets are present at required locations and properly responded to the testing device and appeared to be in serviceable condition at the time of the inspection.

-  (3) Light fixtures and recessed lighting in various locations did not function when tested and/or may need light bulb replacement.(Picture 4)(Picture 5)

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



### A. Heating Equipment

#### Inspected, Deficiency



-  (2) Protective cover, that goes over circuitry-board and wire conductors to the changeover-unit, is detached and/or not properly in place inside attic space. The Changeover Controller allows you to operate two or more thermostats on one air handler (Furnace) from different locations inside the structure at different operating temperatures.(Picture 1)

**NOTE:** The Auto-Changeover Controller with LAT Air Sensors are in place and appear to be performing the function intended for normal use at time of this inspection.

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS****C. Duct System, Chases, and Vents****Inspected, Deficiency**

-  (1) Excessive vibration and noise coming from the vent register(s), when heating and cooling equipment are in use, at inside master bedroom location.(Picture 1)(Picture 2)
-  (2) Improper location and/or installation of a air-return register behind closet door. Air flow is reduced at this location when door is in the closed position. Recommend further evaluation(s) and/or service be performed by a licensed heating and cooling expert.(Picture 3)

**IV. PLUMBING SYSTEM****A. Water Supply System and Fixtures****Inspected, Deficiency**

-  (1) Chips in tub porcelain coating in bathroom should be sealed to avoid rusting and deterioration.(Picture 1)
-  (2) The control knob(s) on faucet(s) are loose at various locations inside structure.(Picture 2)


**V. APPLIANCES****E. Microwave Oven****Inspected, Deficiency**

-  (1) Light not functioning at OTR (Over the range) microwave oven.(Picture 1)

**I. Doorbell and Chimes****Inspected, Deficiency**

-  Doorbell has a short, sticking, and/or did not work properly unless pressed in a certain way.(Picture 1)

**J. Dryer Vents****Inspected, Deficiency**

-  Dryer vent cover damaged and is missing flapper valve assembly and/or louvers at rear of structure. Opening in dryer venting can allow weather and birds to enter into structure if not corrected.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(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.