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PROPERTY INSPECTION REPORT

Prepared For: Commercial Customer
(Name of Client)

Concerning: Somewhere in Texas, 7XXXX
(Address or Other Identification of Inspected Property)

By: Ronnie Wiggin #6321 /2005
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In the event of any complaint with this inspection, the Client must notify AccuSpec Home Inspections in writing within (10) days of the date of inspection of an undisclosed problem and must thereafter allow a prompt re-inspection of the home; otherwise all claims for the damages arising out of such complaint are waived by the client. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee. The Client, by accepting the Report, or relying upon it in any way, expressly agrees to these Limitations and Disclaimers. Any item not noted as inspected on this report will be considered not inspected, and no opinion rendered about its condition or presence in the property. If any questions exist regarding our service or this inspection, please call us immediately at the above numbers. This is a visual inspection. While diligent, it is not technically exhaustive nor does it imply that every defect will always be discovered.

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
Method of inspection: Visual inspection of exterior

Comments (An opinion on performance is mandatory.):

The foundation is performing as intended. No significant problems were observed

Common minor cracks were observed in the foundation walls of the house along the east side of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.



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B. Grading & Drainage

Comments:

The grading should be improved at the north east corner of the building to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.



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C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Type of roof covering: Metal

Method of inspection: Walked on roof

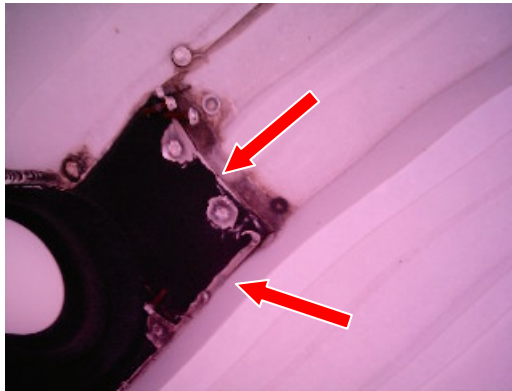
Comments:

Minor repairs to the roofing are recommended. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.

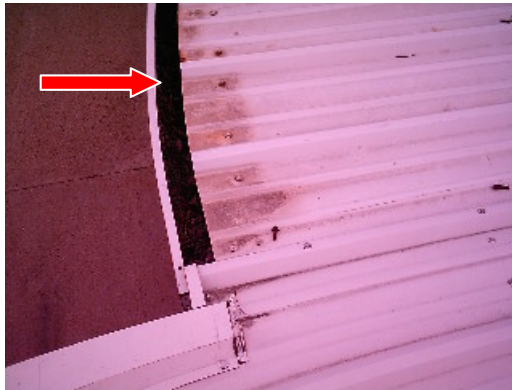
- Openings noted around screw heads at various locations and should be sealed



- Openings were noted around the plumbing vent boot and should be sealed



- Dirty rain gutters were observed along the rear/front slope and should be cleaned out to allow for proper drainage



Report Identification:

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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
Approximate depth of insulation: 4-8 inches

Comments:

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E. Walls (Interior & Exterior)

Comments:

Minor cracks were noted in the front small office. This condition is mainly cosmetic in nature and should be patched.

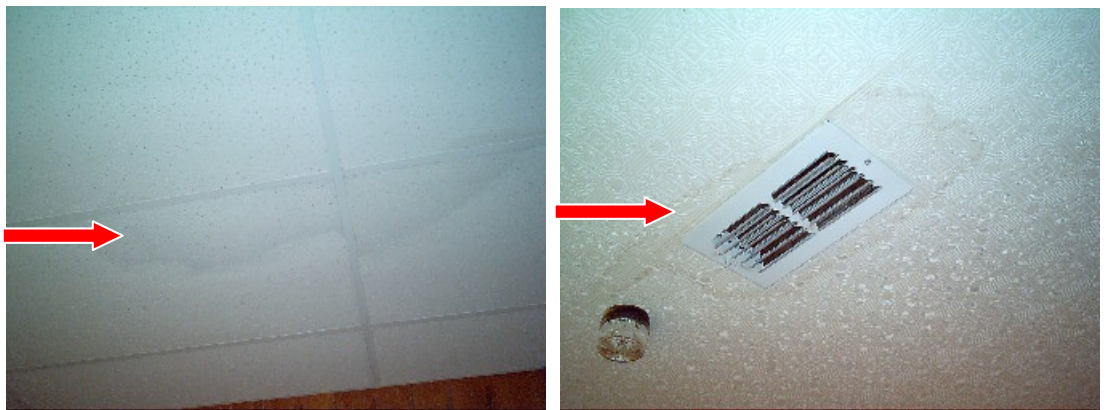


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F. Ceilings & Floors

Comments:

Previous water stained ceiling tiles were observed at various locations



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G. Doors (Interior & Exterior)

Comments:

Damage was observed along the bottom of the center bay door making it difficult to open and close. Adjustments should be made to improve the operation

I	NI	NP	R	Inspection Item
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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments: 200 +main located in the north closet of the old part of the building

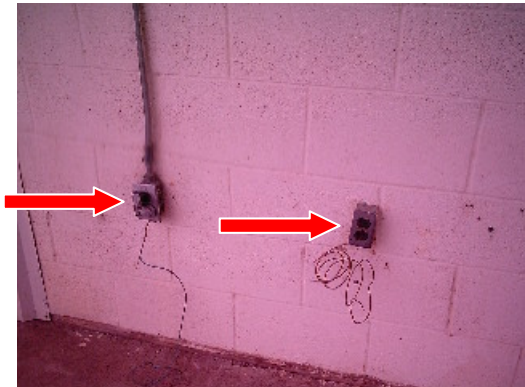
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B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Type of branch circuit wiring: Copper

Comments:

Ungrounded outlets were noted at the front of the building. Alternatively, a grounded cable could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided.



Missing outlet cover plates in various locations should be replaced.

A poorly mounted outlet was observed along the east warehouse wall and should be improved



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type And Energy Source:

Type of heating system: Heat Pump

Energy source: Electricity

Comments:

Dirty return air filters were noted and should be replaced. I always recommend the pleated style air filters that filter much better than the plain fiberglass type.



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B. Cooling Equipment

Type And Energy Source:

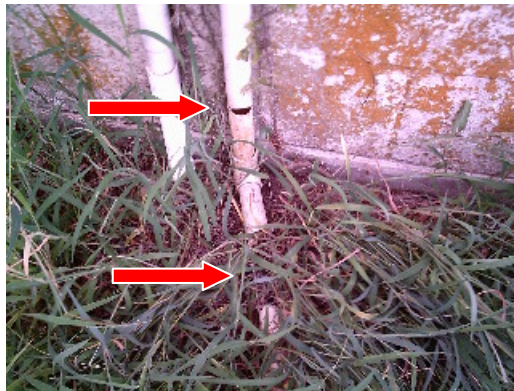
Type of cooling system: Heat Pump

Energy source: Electricity

Comments: 2 & 3 ton units

Damaged primary/secondary drain lines were observed along the north side of the building and should be repaired

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The outdoor unit(s) of the air conditioning system along the north side of the house requires cleaning.



Temperature drop was observed in the far east office. Improvements should be made to the size of the condensing unit to allow coverage of the square footage of the 2 combined office areas

The evaporator coils of the east unit located in the attic area were observed to be minor dirty and should be further evaluated by a HVAC professional to determine if cleaning is needed



IV. PLUMBING SYSTEM

- Plastic
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A. Water Supply System and Fixtures **Supply Piping Type** Copper, Iron and

Comments:

The old portion of the building bathroom sink was observed to drain slowly, suggesting that an obstruction may exist.

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B. Drains, Wastes, Vents Piping Type Iron and PVC
Comments:

C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)
Energy Source:
Energy source: Electricity
Comments:
Water heaters located under the kitchen sink area and bathroom sink

V. APPLIANCES

D. Ranges/Ovens/Cooktops
Comments:
No Anti-tip device was in place at time of inspection. This device prevents the unit from tipping over in the event the oven door was open and a child was to step onto it.

VI. OPTIONAL SYSTEMS

G. Septic Systems
Comments:
Type of system? **Conventional** or Aerobic
Size and number of tanks? 2 @ 500 gallons
Was there access to tank(s)? no (only inlet piping adjacent to the building)
Location of the tank(s)? along the east side of the building
When was the last time the tank(s) were pumped? Current owner stated that the tanks have never been pumped. The tanks have been in place for 5 years with approximately 6 people using the system 8 hours a day. I would recommend consulting with a septic professional to determine if pumping of the tanks is needed for the 5 years of use.
Location of drainfield/lateral lines:? Along the east side of the building
Good functional water flow at all fixtures throughout building.? yes
Were there any signs of effluent seepage above tank or lateral lines? Yes or **No**

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ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

Grading & Drainage

The grading should be improved at the north east corner of the building to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.

Roof Covering

Minor repairs to the roofing are recommended. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.

- Openings noted around screw heads at various locations and should be sealed
- Openings were noted around the plumbing vent boot and should be sealed
- Dirty rain gutters were observed along the rear/front slope and should be cleaned out to allow for proper drainage

Walls (Interior & Exterior)

Minor cracks were noted in the front small office. This condition is mainly cosmetic in nature and should be patched.

Doors (Interior & Exterior)

Damage was observed along the bottom of the center bay door making it difficult to open and close. Adjustments should be made to improve the operation

Branch Circuits - Connected Devices and Fixtures

Ungrounded outlets were noted at the front of the building. Alternatively, a grounded cable could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided.

Missing outlet cover plates in various locations should be replaced.

A poorly mounted outlet was observed along the east warehouse wall and should be improved

Heating Equipment

Dirty return air filters were noted and should be replaced. I always recommend the pleated style air filters that filter much better than the plain fiberglass type.

Cooling Equipment

Damaged primary/secondary drain lines were observed along the north side of the building and should be repaired

The outdoor unit(s) of the air conditioning system along the north side of the house requires cleaning.

Temperature drop was observed in the far east office. Improvements should be made to the size of the condensing unit to allow coverage of the square footage of the 2 combined office areas

The evaporator coils of the east unit located in the attic area were observed to be minor dirty and should be further evaluated by a HVAC professional to determine if cleaning is needed

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Septic Systems

When was the last time the tank(s) were pumped? Current owner stated that the tanks have never been pumped. The tanks have been in place for 5 years with approximately 6 people using the system 8 hours a day. I would recommend consulting with a septic professional to determine if pumping of the tanks is needed for the 5 years of use.