

ACE INSPECTORS

208 Montego Bay Dr | El Paso, TX 79912 | Tel 915-539-7193 | Fax 915-585-7195

Property Inspection Report



Mr. Customer

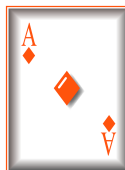
(Client's Name)

2009 Client Dr.

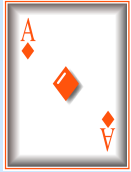
(Client's New Street Address)

El Paso, Texas 79938

(Client's New City, State and Zip Code)

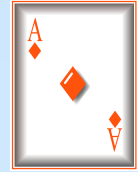


www.AceInspectors.com



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Property Inspection Report

Prepared For:

XXXXX

(Client's Name)

Email:

Xxxx@xxxxxx

Tel:

XXXXX

(Client's Current Street Address)

Agent:

XXXX

(Client's Current City, State and Zip Code)

Property Inspected:

XXX

(Street Address of Inspected property)

No. of Square ft:

No. of Bedrooms:

No. of Bathrooms:

No. of Stories:

No. of Car Garages:

XXXX

(City, State and Zip of Inspected property)

Year Built: xxxx

Fireplace: xxxxx

Inspected By:

Morgan Benson

(Name of Inspector)

Email:

benson@AceInspectors.com

Texas License # 8796

(License Number of Inspector)

Inspection Date:

Xx XX 09

ACE INSPECTORS

(Inspection Company)

Texas License # 8796

(License Number of Inspection Company)

Amount Paid:

\$

Paid By:



Credit Card



Check



Debit Card

Visa # xxxx xxxx xxxx xxxx

Check #



Money Order

MasterCard #

Bank:



Cash

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be

provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1. 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 the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

PLEASE –

Be sure to know where your nearest POLICE Station and FIRE Station are located and post their phone numbers in a very visible location for quick access to ALL family members (refrigerator).

(any additional information or documents will be added to the end of this report)

Report Identification: _____

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

Comments:

B. Grading & Drainage

Comments:

C. Roof Covering Materials

Type(s) of Roof Covering:

Viewed From:

Comments:

D. Roof Structure & Attic

Viewed From:

Approximate Average Depth of Insulation:

Approximate Average Thickness of Vertical Insulation:

Comments:

E. Walls (Interior & Exterior)

Comments:

F. Ceilings & Floors

Comments:

G. Doors (Interior & Exterior)

Comments:

H. Windows

Comments:

I. Stairways (Interior & Exterior)

Comments:

J. Fireplace/Chimney

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Report Identification: _____

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I	NI	NP	D
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Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System:

Energy Source:

Comments:

B. Cooling Equipment

Type of System:

Comments:

C. Duct System, Chases, and Vents

Comments:

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter:

Location of main water supply valve:

Static water pressure reading:

Comments:

B. Drains, Wastes, and Vents

Comments:

C. Water Heating Equipment

Energy Source:

Capacity:

Comments:

D. Hydro-Massage Therapy Equipment

Comments:

Report Identification: _____

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I	NI	NP	D
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V. APPLIANCES

A. Dishwasher
Comments:

B. Food Waste Disposer
Comments:

C. Range Exhaust Vent
Comments:

D. Ranges, Cooktops, and Ovens
Comments:

E. Microwave Oven
Comments:

F. Trash Compactor
Comments:

G. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

H. Garage Door Operator(s)
Comments:

I. Doorbell and Chimes
Comments:

J. Dryer Vents
Comments:

VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems
Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment
Type of Construction:
Comments:

C. Outbuildings

Report Identification: _____

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I	NI	NP	D
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Comments:

D. Outdoor Cooking Equipment

Energy Source:

Comments:

E. Gas Supply Systems

Comments:

F. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

G. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

H. Whole-House Vacuum Systems

Comments:

I. Other Built-in Appliances

Comments:

Additional Comments:
1. The house is in overall good condition.
2.
3.
4.