

LOGICAL INSPECTIONS, INC.

Rockport, Texas 78382

(361) 463-8039

logicalinspections@clearwire.net

PROPERTY INSPECTION REPORT

Prepared For: **Mr. and Mrs. Sample**

(Name of Client)

Concerning: **1234 Sample Lane Rockport, Texas 78382**

(Address or Other Identification of Inspected Property)

By:

10/28/2008 / 12:30PM

Randall L. Kent / 10138

(Name and License Number of Inspector)

(Date /

Time)

(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

Occupied Vacant

PRESENT AT INSPECTION: **Owner /**

Weather Condition at Time of Inspection

Clear Overcast/Hazy Cloudy Rainy Snow/Ice

Outside Temperature: Arrival **79° F.** Departure: **81° F.**

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.

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I. STRUCTURAL SYSTEMS

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

Foundation Type: **Concrete Slab**

Performance Opinion:

At this time, the **foundation appears to be supporting the structure** and immediate significant **repair needs are not evident**

Prior to closing, the **foundation should be inspected** by a qualified structural engineer, familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.

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

B. Grading and Drainage

No evidence of water penetration observed at this time

Drainage:

Water spots evident Appears to have been repaired

Comments:

Flower bed on left side of garage built up onto brick.

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

Roof Type: **Composition**

Inspection Method: **Walk some surfaces**

Condition: **Unable to locate any immediate roof problem**

Ridge shingles cracked / missing / loose

Shingles cracked / missing / loose / damaged / worn / aged

Valley in need of repair

Caulking needed: Nails or staples exposed Small holes or openings

Gutters: Bent Sections Debris

Downspouts: Missing Extension/splash block missing

Comments: (*This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the Client so chooses*)

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

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Roof

Ventilation observed: Condition:
 Ridge / Rafter sag noted Water leaks noted Previous repairs noted

Attic

Attic Inspection Method:

Attic Insulation:

Vermin activity noted

Comments:

Not enough ventilation in attic, no soffit vents noted. Functioning as intended when built.

Approximately 6" of insulation at opening.

E. Walls (Interior and Exterior)

Prevalent exterior siding: **Masonry/brick/stone**

Interior Wall:

Water stains / damage Small drywall cracks Large drywall cracks
 Mildew Holes Previous repairs noted

Exterior Wall:

Water stains / damage Small cracks Large cracks
 Weepholes missing / blocked Rotted / exposed wood Previous repairs noted
 Paint chipping Damage to trim, door, siding

Comments:

Rotting wood siding under den, kitchen, master bath, and garage windows.

Separation between brick and wood rear of house between kitchen window and French doors.

F. Ceilings and Floors

Water stains / damage Holes and openings Rotting evident
 Tiles – cracked / damaged / loose / missing
 Vinyl damage Slight sloping

Crawl Space Inspected From:

Comments:

Second Floor Attic access frame loose from ceiling.

G. Doors (Interior and Exterior)

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Interior:

- Damaged
- Holes and openings
- Rotting evident
- Not closing properly
- Hardware damage / inoperative

A/C Closet
Missing door pull in bedroom

Exterior:

- Damaged
- Hollow
- Holes and openings
- Rotting evident
- Not closing properly
- Hardware damage/inoperative

Door to guarge not fire rated
French door by kitchen, garage to backyard

Garage Door:

- Damaged
- Bent panel
- Entry door damaged

Comments:

No door stop @ front door.
Sliding screen door @ kitchen off track.

H. Windows

- Window inoperative
- Cracked window
- Broken window
- Moisture between panes
- Missing pane
- Caulking/glazing needed

Locations:

- Screens: Torn Bent Holes Missing

Comments:

Broken window in garage.
Damaged screen in garage.

I. Fireplace/Chimney

- Type: _____ Fuel Source: _____
- Damper: _____
- Firebox: Mortar missing behind face bricks Mortar missing rear wall
- Cracks/Lintel
 - Soot build-up
 - Poor draft evident
 - Hearth insufficient/damage
- Chimney:
- Crumbling brick
 - Damaged/missing cap
 - Spark arrestor missing
 - Insufficient height/clearance

Comments:

J. Porches, Decks and Carports (Attached)

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- Rotting evident
- Trip Hazard
- Areas inaccessible
- Insect Damage
- Loose boards
- Wood/soil contact
- Handrail/railing missing/damaged

Note: Structural load capabilities were not inspected

Comments:

K. Other

Comments:

More than 4" spacing between balusters on interior staircase.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main panel location: **Exterior wall** **200 amp**

Panel Condition: **Acceptable**

- Burned wires
- Double-lugging

- Improper panel location
- Inadequate panel labeling
- Defective breakers

Type of wiring:

Grounding Electrode present:

- Due to defects observed, recommend service and complete system check by licensed electrician
- Due to aluminum wiring being found, recommend service and complete system check by licensed electrician

Comments:

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

Receptacle Type: 2 prong 3 prong aluminum wiring observed

Ground Fault Circuit Interrupter (GFCI)

- | | | | |
|--------------------------|-----------|---|---------------------------------------|
| GFCI Outlet location(s): | Bathroom: | <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| | Kitchen: | <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| | Wet Bar: | <input type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| | Garage: | <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| | Exterior: | <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |

GFCI Reset Location(s):

- Loose / broken / inoperative outlet
- Loose / broken / inoperative light
- Smoke detector inoperative
- Improper wiring
- Reverse Polarity
- Wire splices / open junction boxes
- Loose / broken / inoperative switch
- Ceiling fan inoperative
- Double-lugging
- Open ground
- Voltage drop detected

Comments:

Outlet on left side of cook top not functional.

Ceiling fan in master bedroom not functioning.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

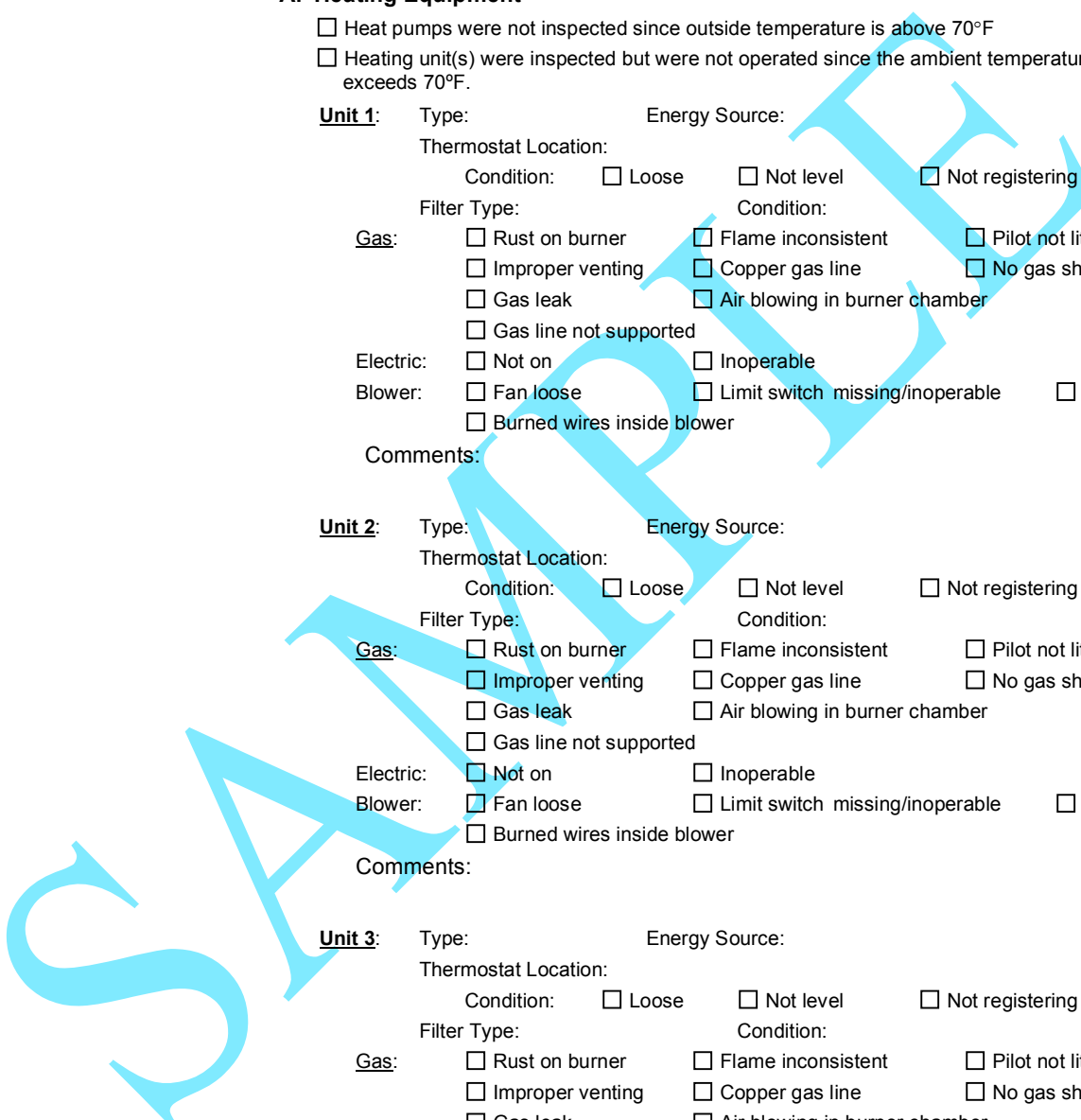
A. Heating Equipment

- Heat pumps were not inspected since outside temperature is above 70°F
- Heating unit(s) were inspected but were not operated since the ambient temperature exceeds 70°F.

Unit 1: Type: _____ Energy Source: _____
 Thermostat Location: _____
 Condition: Loose Not level Not registering properly
 Filter Type: _____ Condition: _____
Gas: Rust on burner Flame inconsistent Pilot not lit
 Improper venting Copper gas line No gas shut-off
 Gas leak Air blowing in burner chamber
 Gas line not supported
 Electric: Not on Inoperable
 Blower: Fan loose Limit switch missing/inoperable Noisy
 Burned wires inside blower
 Comments: _____

Unit 2: Type: _____ Energy Source: _____
 Thermostat Location: _____
 Condition: Loose Not level Not registering properly
 Filter Type: _____ Condition: _____
Gas: Rust on burner Flame inconsistent Pilot not lit
 Improper venting Copper gas line No gas shut-off
 Gas leak Air blowing in burner chamber
 Gas line not supported
 Electric: Not on Inoperable
 Blower: Fan loose Limit switch missing/inoperable Noisy
 Burned wires inside blower
 Comments: _____

Unit 3: Type: _____ Energy Source: _____
 Thermostat Location: _____
 Condition: Loose Not level Not registering properly
 Filter Type: _____ Condition: _____
Gas: Rust on burner Flame inconsistent Pilot not lit
 Improper venting Copper gas line No gas shut-off
 Gas leak Air blowing in burner chamber
 Gas line not supported
 Electric: Not on Inoperable
 Blower: Fan loose Limit switch missing/inoperable Noisy
 Burned wires inside blower
 Comments: _____



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Due to defects observed, recommend service by qualified H.V.A.C Service Company
Note: Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

B. Cooling Equipment

- Heat pumps are operated in one mode only
- Air conditioning unit(s) were inspected but were not operated since the ambient temperature is below 60°F

Unit 1: Type:

Return Supply Differential 0
 High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)

- Compressor: Not on Not level Not shutting off
 Improper clearance Fin damage Inoperative
- Condenser: Fan not on Coils need cleaning Noisy
- Condensate Drain:
- Primary: Clogged No trap Not insulated
 Tray debris / standing water / rust Tray leak
- Secondary: Does not exist Not readily visible
- Location:
- Freon line: Insulation missing / damaged Refrigerant leak possible
 Location:

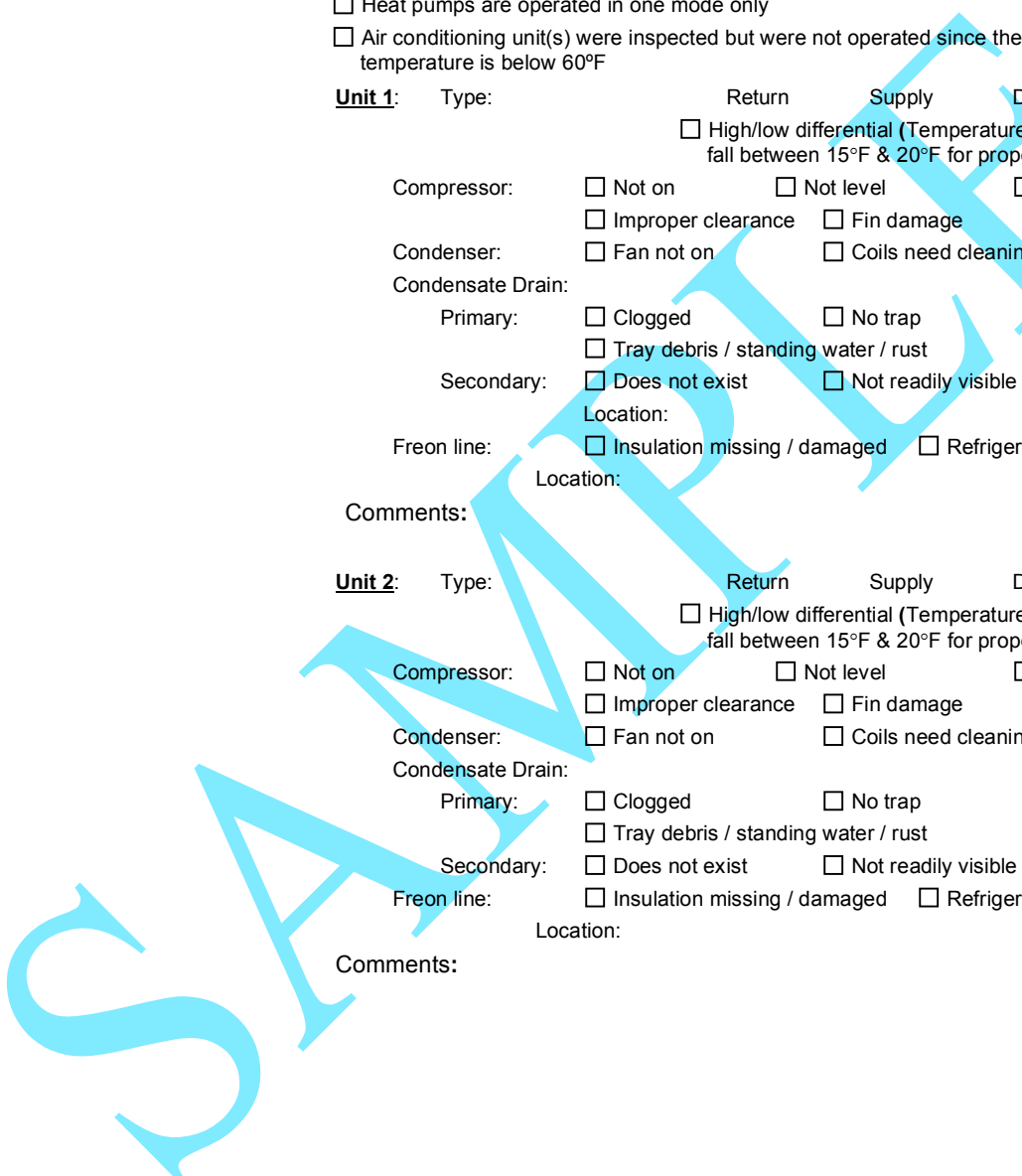
Comments:

Unit 2: Type:

Return Supply Differential 0
 High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)

- Compressor: Not on Not level Not shutting off
 Improper clearance Fin damage Inoperative
- Condenser: Fan not on Coils need cleaning Noisy
- Condensate Drain:
- Primary: Clogged No trap Not insulated
 Tray debris / standing water / rust Tray leak
- Secondary: Does not exist Not readily visible
- Location:
- Freon line: Insulation missing / damaged Refrigerant leak possible
 Location:

Comments:



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Unit 3: Type: Return Supply Differential **0**

High/low differential (Temperature differential should fall between 15°F & 20°F for proper cooling)

Compressor: Not on Not level Not shutting off
 Improper clearance Fin damage Inoperative

Condenser: Fan not on Coils need cleaning Noisy

Condensate Drain:

Primary: Clogged No trap Not insulated
 Tray debris / standing water / rust Tray leak

Secondary: Does not exist Not readily visible

Freon line: Insulation missing / damaged Refrigerant leak possible

Location:

Comments:

Due to defects observed, recommend service by qualified H.V.A.C Service Company

Note: RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

C. Ducts and Vents

Openings evident (return) Openings evident (supply)

Covering(s) torn / missing

Comments:

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures (Capacity or interior pipe condition undetermined)

Type: **Copper** **Good**

Kitchen Sink: Faucet leak Drain leak Spray leak
 Sink leak Drain slow Low / no pressure

Comments:

Bar/utility Sink: Faucet leak Drain leak Spray leak
 Sink leak Drain slow Low / no pressure

Comments:

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Hall:

Bath Sinks:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Stopper missing/non-functioning

Bathtubs:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Stopper missing/non-functioning
- Diverter leak Diverter non-functioning
- Grout/caulk missing Water damage

Shower:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Head leak Pan leak
- Door not closing properly Water damage Grout/caulk missing

Commodes:

- Loose on floor Fills slow Not flushing properly Leaking
- Not turning off

Comments:

Master:

Bath Sinks:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Stopper missing/non-functioning

Bathtubs:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Stopper missing/non-functioning
- Diverter leak Diverter non-functioning
- Grout/caulk missing Water damage

Shower:

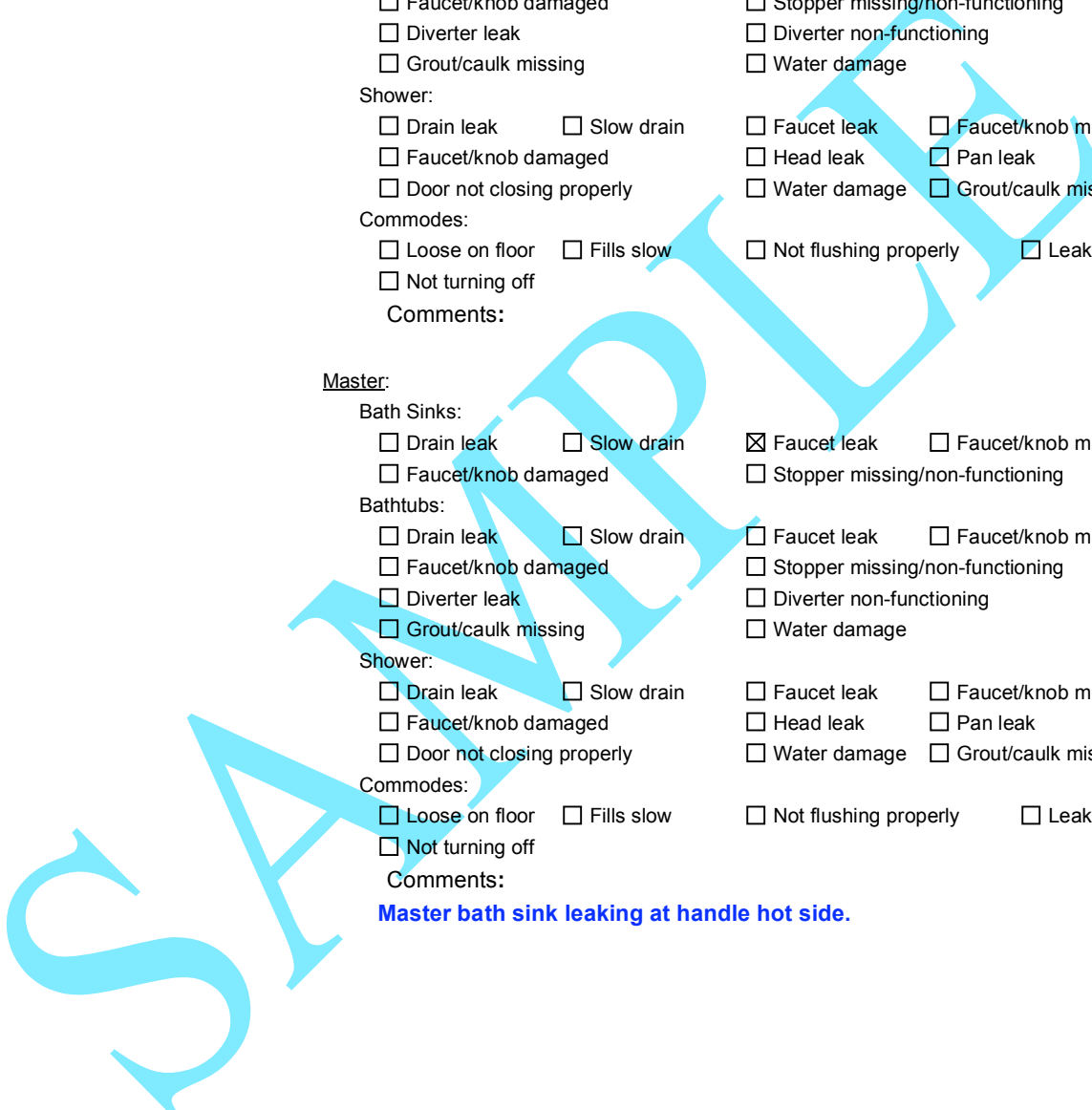
- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Head leak Pan leak
- Door not closing properly Water damage Grout/caulk missing

Commodes:

- Loose on floor Fills slow Not flushing properly Leaking
- Not turning off

Comments:

Master bath sink leaking at handle hot side.



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3rd (_____):

Bath Sinks:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Stopper missing/non-functioning

Bathtubs:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Stopper missing/non-functioning
- Diverter leak Diverter non-functioning
- Grout/caulk missing Water damage

Shower:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Head leak Pan leak
- Door not closing properly Water damage Grout/caulk missing

Commodes:

- Loose on floor Fills slow Not flushing properly Leaking
- Not turning off

Comments:

4th (_____):

Bath Sinks:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Stopper missing/non-functioning

Bathtubs:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Stopper missing/non-functioning
- Diverter leak Diverter non-functioning
- Grout/caulk missing Water damage

Shower:

- Drain leak Slow drain Faucet leak Faucet/knob missing
- Faucet/knob damaged Head leak Pan leak
- Door not closing properly Water damage Grout/caulk missing

Commodes:

- Loose on floor Fills slow Not flushing properly Leaking
- Not turning off

Comments:

Outside Faucets:

- Leak Location: Front Rear Side
- Inoperative Front Rear Side
- Missing/broken handle Front Rear Side
- Missing anti-siphon Front Rear Side

Comments:

Laundry:

- Tub leak Drain leak
- Appliances connected; unable to verify drain

Comments:

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B. Drains, Wastes, Vents

Comments:

Operating as intended

C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Unit 1: Energy Source: **Electric**

Location: **Garage** **Closet** Improper location

Garage unit: Physically protected: 18" clearance:

Corrosion at supply connections No drain line Leak

Temperature & Relief Valve (TPR): Missing Inoperative

Improperly installed / routed No pipe

Gas Unit: Copper gas line No gas shut-off Gas leak

Improper venting

Electric Unit: Improper wiring Inoperative heating element

Comments:

No drain pan or drain line, TRP discharge line missing.

Unit 2: Energy Source:

Location: Improper location

Garage unit: Physically protected: 18" clearance:

Corrosion at supply connections No drain line Leak

Temperature & Relief Valve (TPR): Missing Inoperative

Improperly installed / routed No pipe

Gas Unit: Copper gas line No gas shut-off Gas leak

Improper venting

Electric Unit: Improper wiring Inoperative heating element

Comments:

D. Hydro-Therapy Equipment (Spa or whirlpool)

GFCI condition: GFCI Reset Location:

Underside of tub readily accessible:

Leak Switches loose Unsafe location

Debris in port openings

Comments:

V. APPLIANCES

A. Dishwasher

Inoperative Leak High loop missing Noisy

Soap tray defective Rust Rollers missing Trays damaged

Loose in cabinet Door damage

Comments:

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B. Food Waste Disposer

- Inoperative Leak Stuck hammers Poorly secured
- Vibration Noisy Damaged splash guard

Comments:

Newly installed.

C. Range Hood

- Filter Missing Vents into attic Inoperative
- Damaged switches No Light Noisy

Comments:

Combo microwave/vent non functional.

D. Ranges/Ovens/Cooktops

Range Source: **Electric**
 Oven Source: **Electric**
 Cooktop Source: **Electric**

- No gas shut-off in room Gas leak Anti-tip missing

Cooktop:

- Not lighting off pilot Right front Left front Right rear Left rear
- Damaged/missing knobs Right front Left front Right rear Left rear
- Improper heating Right front Left front Right rear Left rear

Oven:

- Door damage Inoperative door latch Inadequate door seal
- Inoperative light Clock inoperative Broiler non-functioning

Thermostat set at 350°F Achieved: Oven 1 **343**°F Oven 2 °F
 High/low differential

Comments:

Glass cook top broken.

E. Microwave Cooking Equipment

- Light inoperative Door seal damage Microwave inoperative
- Does not heat properly Door handle missing/damaged

Comments:

Second counter top microwave 199 degree in one minute.

F. Trash Compactor

- Inoperative Noisy Not securely mounted
- Door damage

Comments:

G. Bathroom Exhaust Fans and/or Heaters

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- Exhaust fan inoperative
 - Noisy
 - Exhaust fan light inoperative
 - Cover missing
 - Damaged
 - Condensation / vent problems
 - Heater inoperative
 - Improper heater location
- Comments:

H. Whole House Vacuum Systems

- Inoperative
 - Noisy
 - Low suction
- Comments:

I. Garage Door Operators

- Auto reverse block test acceptable: **No**
 - Electric eye reverse test acceptable: **Yes**
 - Opener Inoperative
 - Opener Damaged
 - Improper sensor height
- Comments:

Garage door would not reverse when tested.

J. Door Bell and Chimes

Comments:

K. Dryer Vents

Comments:
Vents to outside.

L. Other Built-in Appliances

Comments:



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VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers

Comments:

B. Swimming Pools and Equipment

Comments:

C. Outbuildings

Comments:

D. Outdoor Cooking Equipment

Comments:

E. Gas Lines

Comments:

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

Comments:

G. Septic Systems

Comments:

H. Security Systems

Comments:

I. Fire Protection Equipment

Comments:



Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO RERPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify _____ in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to _____ for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date _____.

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: Randall L. Kent LICENSE #: 10138

