



HOME INSPECTION REPORT



2524 PAMPLONA ST, PHARR, TX 78577

Inspection Date:

9/2/2020

Prepared For:

SAMPLE REPORT

Prepared By:

CORPA GROUP PROPERTY INSPECTION

4408 N 7 ST, McAllen, TX 78504

(956) 537-5845

Report Number:

PHARR-09022020-3

Inspector:

Carlos A. Corredoira

License/Certification #:

24043

A handwritten signature in blue ink, appearing to be "Carlos A. Corredoira".

PROPERTY INSPECTION REPORT

Prepared For: SAMPLE REPORT
(Name of Client)

Concerning: 2524 PAMPLONA ST, PHARR, TX 78577
(Address or Other Identification of Inspected Property)

By: Carlos A. Corredoira TREC #.24043 9/2/2020
(Name and License Number of Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.texas.gov.

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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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 may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.texas.gov>).

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.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless-steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I= Inspected NI= Not Inspected NP= Not Present D= Deficiency

This report is based upon a visual, non-invasive general inspection of the above named property. The entire report and the inspector named are incapable of identifying or revealing any hidden, concealed, or latent defects. Thank you for choosing Corpa Property Inspection (the Company). You (the Client(s)) are my sole employer at this inspection. This report only reports on the items listed and only the present condition of those items. It reflects only if the items inspected are observed to be operative during the inspection or in need of immediate repair(s). Disclaimer of Warranties: Corpa Property Inspection makes no, nor implies any guarantee or warranty to any of the items inspected or the following statements: 1) That all defects have been found or that (the Company) will pay for repair of disclosed, undisclosed, unobservable, disguised, or latent defects. 2) That any of the items inspected are designed or constructed in a good and or workmanlike manner. 3) That any of the inspected items will continue to perform in the future as they are at the time of inspection. 4) Life expectancy of any items inspected cannot be stated. In the event a dispute arises concerning the performance of this inspection, (the Client(s)) agrees to notify (the Company) within five (5) days of (the Client(s)) discovery of the basis for dispute so as to give (the Company) a reasonable opportunity to re-inspect the property prior to the disputed condition being altered, modified, improved, or repaired. In the event a dispute cannot be resolved by (the Client(s)) and (the Company), the parties agree to submit the dispute to Binding Arbitration through a mutually agreeable Inspector mediator or arbitrator paid for by (the Client(s)). Actual damages are limited to the amount of the inspection fee. Exclusivity: (the Client(s)) gives permission for Corpa Property Inspection to discuss report findings with (the Client(s)) agent, representative, or repair persons for the sake of clarification. It is (the Client(s)) responsibility to obtain labor and materials estimates prior to closing on all items noted in need of repairs. Investigating, sampling, and testing for any Environmental Issues is beyond the scope of this Inspection. This Confidential Report is prepared exclusively for (the Client(s)) named and is not intended for use by others. It is not transferable and copies or portions thereof are in no way an accurate representation of the performed inspection. Violators will be prosecuted. Buyer, by accepting this report, or relying upon it in any way, expressly agrees to all above Limitations and Disclaimers.



REPORT OVERVIEW

Scope of Inspection

NOTE: All components designated for inspection in the Texas Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

YEAR BUILT: AGE OF HOME: YEARS

Main Entrance Faces

East

State Of Occupancy

Occupied

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

SAMPLE REPORT

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundations(s):

Slab-on grade

The Foundation is:

- Performing as intended. No significant problems were observed at the time of the inspection.

Comments:

NOTE: Foundations on expansive soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent expansion and contraction. Trees & shrubbery can cause foundation damage when growing too close of the foundation. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation.

LIMITATIONS: The inspector is not required to inspect flatwork or detention / retention pond (except as related to slope and drainage); determine area hydrology or the presence of underground water; or determine the efficiency or operation of underground or surface drainage systems.

- Foundation wall mortar joints show evidence of deterioration. It would be wise to consider re patching deteriorated areas in order to improve durability.



Foundation wall mortar joints show evidence of deterioration.



Foundation wall mortar joints show evidence of deterioration.

B. Grading and Drainage

Comments:

- Performing as intended at the time of the inspection.

C. Roof Covering Materials

Types of Roof Covering:

Composition Roofing Material

Viewed From:

Walked On Roof

Comments:

- Nail heads are exposed at the ridge. They should be sealed to reduce risk of leaks, recommend a professional roofer company to inspect and make necessary repairs.



Nail heads are exposed at the ridge.



Nail heads are exposed at the ridge.



Nail heads are exposed at the ridge.

D. Roof Structures and Attics

Viewed From:

- Attic hatch was inaccessible to enter and inspect the attic.

Approximate Average Depth of Insulation:

- unable to determine due to attic been inaccessible.

Comments:

- unable to comment due to attic been inaccessible.



Attic hatch

I	NI	NP	D
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E. Walls (Interior and Exterior)

Comments:

EXTERIOR

- Minor cracks were noted. This condition is mainly cosmetic in nature and should be patched.



Minor cracks were noted.

F. Ceilings and Floors

Comments:

- Minor cracks were noted on the second floor ceiling. This condition is mainly cosmetic in nature and should be patched.

- Water stain was noted on the master bedroom, no active moisture found, recommend to monitor and make necessary repairs in the near future.

I NI NP D



Minor cracks were noted on the second floor ceiling.



Minor cracks were noted on the second floor ceiling.



Water stain was noted on the master bedroom.

G. Doors (Interior and Exterior)

Comments:

- All egress door hardware should be single cylinder, should be open from inside without a key, these is a safety concerned, recommend a professional locksmith to make necessary repairs.

- Front door is rubbing on the top, recommend a trim carpenter to inspect and make necessary adjustments.

- Garage entrance door to the house should be on a self-closing hinge, these will help prevent fumes coming into the conditioning space.



All egress door hardware should be single cylinder.



Garage entrance door to the house should be on a self-closing hinge.

H. Windows

Comments:

- Window Lintel should be painted to prevent rust and structural damage.



Window Lintel should be painted to prevent rust.



Window Lintel should be painted to prevent rust.

I. Stairways (Interior and Exterior)

Comments:

- Stairway performing as intended and no deficiencies were found on the day of the inspection.

I	NI	NP	D
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J. Fireplaces and Chimneys

Comments:

- No fireplace was present at the time of inspection.

K. Porches, Balconies, Decks, and Carports

Comments:

- No Porches, Balconies, Decks or Carports present at the time of inspection.

L. Other

Comments: .

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- **AFCI (Arc-Fault Circuit Interrupters)** are now required to be installed on all single-phase, 15 and 20 amp breaker that are not connected to a **GFCI**: Example, Family Room, Dining Rooms, Living Rooms, Bedrooms, Closets, Hallways, and similar rooms or areas.



Breaker Panel.

I	NI	NP	D
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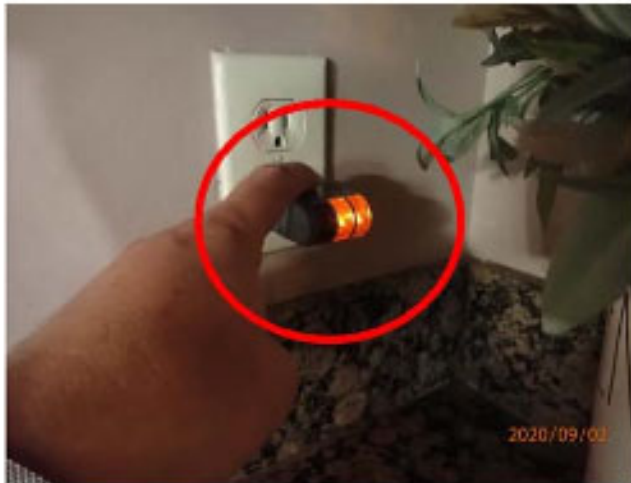
B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Copper

Comments:

- The installation of a ground fault circuit interrupter in the kitchen (GFCI) is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.



Kitchen counter top outlet not GFCI protected.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

Central Forced Air

Energy Sources:

Electric

Comments:

NOTE: It is recommended that the heating system be completely serviced before its heating cycle. Filters should be changed at regular intervals. Checking for proper airflow is not included in the inspection.

- Due to outside temperature over 80 degrees Fahrenheit, the unit is not checked to prevent damage.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

B. Cooling Equipment

Type of Systems:

Central Forced Air System

Comments:

- The cooling system responded to control. Supply air and return air was measured at a temperature difference that is within the acceptable range of 15 to 21 degrees F.

- The air conditioner was operating normally on the day of the inspection, but is aging and should have routine maintenance performed and budget for replacement at some point in the future.

- Recommend licensed HVAC technician to perform regular maintenance in unit.



Outside condensing unit.



Outside condensing unit MFD: 09-2006

C. Duct Systems, Chases, and Vents

Comments:

- No issues or concerns were noted with the ducts/vents at the time of inspection.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution, Systems, and Fixtures

Location of water meter:

Within 5-feet of Front Curb

Location of main water supply valve:

Within 3-feet of the south exterior wall.

Static water pressure reading: 45 PSI

Comments:

- Water supply / Fixtures were performing correctly on the date of the inspection, no deficiencies were found.

B. Drains, Wastes, and Vents

Comments:

- The drain, waste and vent system was performing as intended and no deficiencies were visible on the day of the inspection.

C. Water Heating Equipment

Energy Sources:

Electric

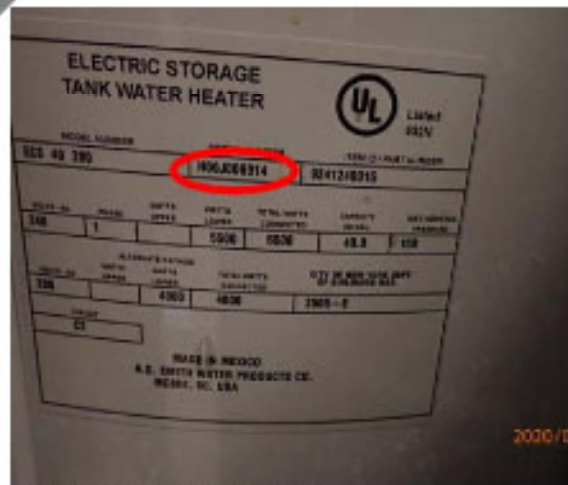
Capacity: 40 Gallons

Comments:

- Water heater performing as intended at the time of inspection.



Water Heater



Water Heater MFD: 08-2006

D. Hydro-Massage Therapy Equipment

Comments:

- There is no Hydro-Therapy equipment on the day of the inspection.

I	NI	NP	D
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E. Other
Comments: .

V. APPLIANCES

A. Dishwashers
Comments:
- Unable to inspect the Dishwasher.

B. Food Waste Disposers
Comments:
- There is no Food Waste Disposer present on the day of the inspection.

C. Range Hood and Exhaust Systems
Comments:
- There is no Range Hood Exhaust System on the day of the inspection.

D. Ranges, Cooktops, and Ovens
Comments:
- Range/Oven/Cooktop performing as intended at the time of inspection.



E. Microwave Ovens
Comments:
- Microwave performing as intended at the time of inspection.

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The Mechanical Exhaust Vents are performing as intended and no deficient were noted at the time of the inspection.

G. Garage Door Operators

Comments:

- It is recommended to remove the garage door lock when an automatic opener is installed. Locking the door and operating the garage door opener would result in considerable damage to the garage door.

- Performing as intended at the time of the inspection.



It is recommended to remove the garage door lock when an automatic opener is installed.

H. Dryer Exhaust Systems

Comments:

NOTE: It is recommended that the dryer duct be cleaned out on a regular basis.

I. Other

Comments: .

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- The lawn sprinkler system was not inspected on the date of the inspection.

I	NI	NP	D
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- B. Swimming Pools, Spas, Hot Tubs, and Equipment
Type of Construction:
 - There is not a swimming pool present on the date of the inspection.
Comments:
 - There is not a swimming pool present on the date of the inspection.

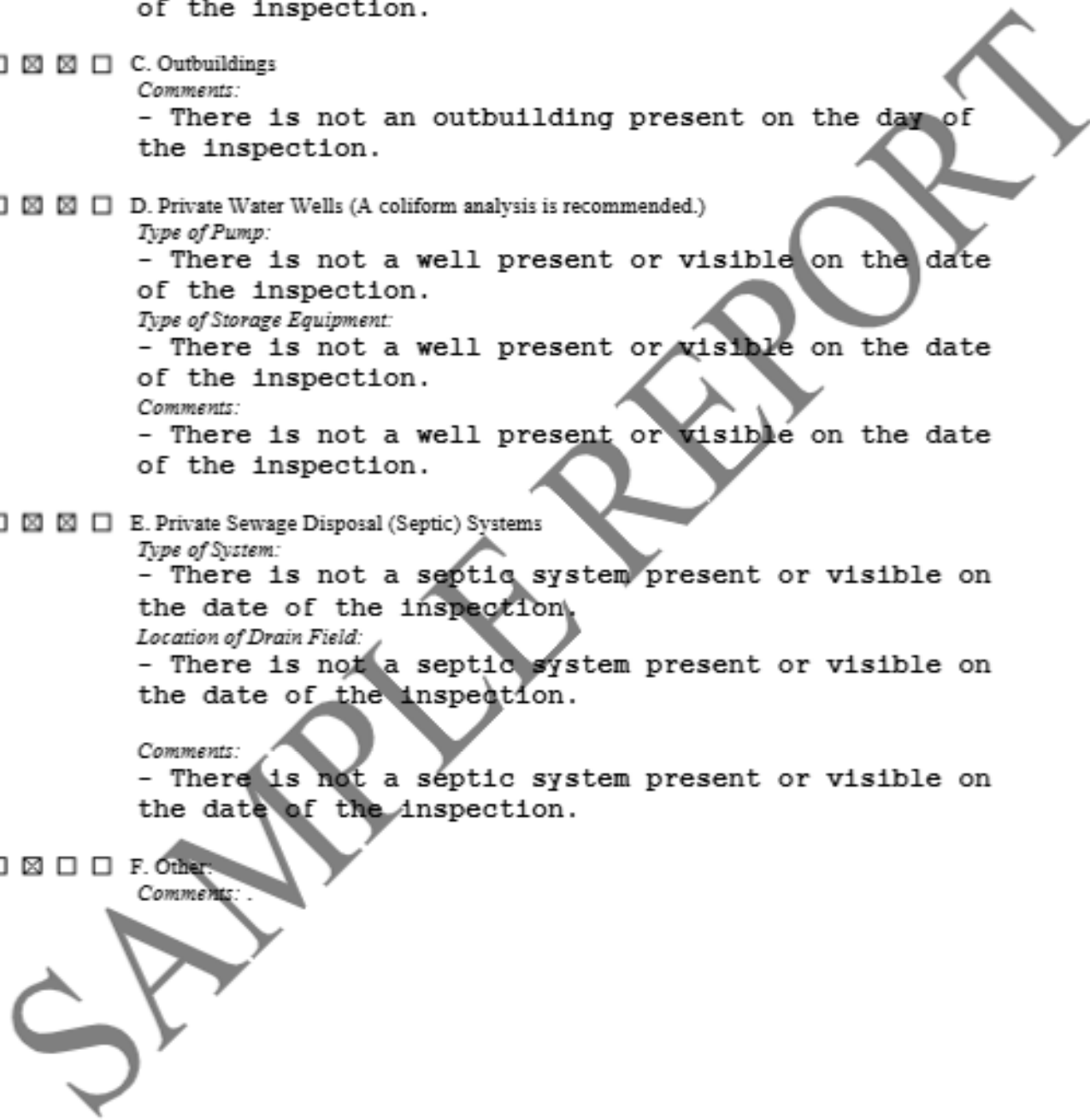
- C. Outbuildings
Comments:
 - There is not an outbuilding present on the day of the inspection.

- D. Private Water Wells (A coliform analysis is recommended.)
Type of Pump:
 - There is not a well present or visible on the date of the inspection.
Type of Storage Equipment:
 - There is not a well present or visible on the date of the inspection.
Comments:
 - There is not a well present or visible on the date of the inspection.

- E. Private Sewage Disposal (Septic) Systems
Type of System:
 - There is not a septic system present or visible on the date of the inspection.
Location of Drain Field:
 - There is not a septic system present or visible on the date of the inspection.

Comments:
 - There is not a septic system present or visible on the date of the inspection.

- F. Other:
Comments: .





Summary Page

The Summary Page is for informational purposes only and will not contain all of the information that is in the actual report. Items of concern may have been left off of the Summary Page and be in the actual report. It is recommended that the client, client representatives and all interested parties read the entire report to ensure a complete understanding of the condition of the house and its components. Please contact the inspector with any questions or concerns.

STRUCTURAL SYSTEMS

Foundations

- Foundation wall mortar joints show evidence of deterioration. It would be wise to consider re patching deteriorated areas in order to improve durability.

Roof Covering Materials

- Nail heads are exposed at the ridge. They should be sealed to reduce risk of leaks, recommend a professional roofer company to inspect and make necessary repairs.

Walls (Interior and Exterior)

EXTERIOR

- Minor cracks were noted. This condition is mainly cosmetic in nature and should be patched.

Ceilings and Floors

- Minor cracks were noted on the second floor ceiling. This condition is mainly cosmetic in nature and should be patched.

- Water stain was noted on the master bedroom, no active moisture found, recommend to monitor and make necessary repairs in the near future.

Doors (Interior and Exterior)

- All egress door hardware should be single cylinder, should be open from inside without a key, these is a safety concerned, recommend a professional locksmith to make necessary repairs.

- Front door is rubbing on the top, recommend a trim carpenter to inspect and make necessary adjustments.

- Garage entrance door to the house should be on a self-closing hinge, these will help prevent fumes coming into the conditioning space.

Windows

- Window Lintel should be painted to prevent rust and structural damage.



Summary Page

ELECTRICAL SYSTEMS

Service Entrance and Panels

- AFCI (Arc-Fault Circuit Interrupters) are now required to be installed on all single-phase, 15 and 20 amp breaker that are not connected to a GFCI: Example, Family Room, Dining Rooms, Living Rooms, Bedrooms, Closets, Hallways, and similar rooms or areas.

Branch Circuits, Connected Devices, and Fixtures

- The installation of a ground fault circuit interrupter in the kitchen (GFCI) is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

APPLIANCES

Garage Door Operators

- It is recommended to remove the garage door lock when an automatic opener is installed. Locking the door and operating the garage door opener would result in considerable damage to the garage door.

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