



# Rock House Inspections

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## PROPERTY INSPECTION REPORT

**Report #:** SS20041201-01

**Prepared For:** Sample Report  
(Name of Client)

**Concerning:** Sample Report, TX -  
(Address of Inspected Property)

**By:** Stan Sterkel, #7307 12/01/2004  
(Name and License Number of Inspector) (Date)

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

Present at Inspection:  Buyer  Selling Agent  Listing Agent  Occupant

Building Status:  Vacant  Owner Occupied  Tenant Occupied  Other

Weather Conditions:  Fair  Cloudy  Rain 67 Outside Temp.

Utilities On:  Yes  No Water  No Electricity  No Gas

Special Notes: \_\_\_\_\_

### INACCESSIBLE OR OBSTRUCTED AREAS

Sub Flooring  Attic Space is Limited - Viewed from Accessible Areas

Floors Covered  Plumbing Areas - Only Visible Plumbing Inspected

Walls/Ceilings Covered or Freshly Painted  Siding Over Older Existing Siding

Behind/Under Furniture and/or Stored Items  Crawl Space Is Limited - Viewed From Accessible Areas

Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion, is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

**Questions or clarifications regarding this report are welcome.**

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**

- 

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

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

**Foundation Type:**  Slab  Pier & Beam  Continuous Concrete Beam  Basement

**Signs of Structural Movement or Settling**

- |  |  |
|--|--|
| <input type="checkbox"/> Cracks in wall(s) and/or ceiling        | <input type="checkbox"/> Floors visibly not level          |
| <input type="checkbox"/> Cracks in brick, stone, or stucco       | <input type="checkbox"/> Cracks in exposed concrete floors |
| <input type="checkbox"/> Door and/or window frames out of square | <input type="checkbox"/> Cracks in Parch Coat              |
| <input type="checkbox"/> Beam condition and/or Pier Condition    | <input type="checkbox"/> Excessive or improper shims       |

**Performance Opinion:**

**Note:** *Weather conditions, drainage, leakage, and other adverse factors are able to effect structures and differential movements are likely to 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.*

- The foundation appears to be performing the function intended
- Structural movement and/or settling noted, however, the foundation is supporting the structure at this time
- Signs of structural movement noted, suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken

**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.*

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**B. Grading & Drainage**

*Comments:*

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Improper drainage from foundation   | <input type="checkbox"/> Erosion or ponding next to foundation/driveway                     |
| <input type="checkbox"/> Gutters draining too close to the structure    | <input type="checkbox"/> Plumbing leaks/Hose Bibs/Sprinkler System                          |
| <input type="checkbox"/> Trees/heavy foliage too close to the structure | <input checked="" type="checkbox"/> A/C condensation line terminates too close to structure |
| <input type="checkbox"/> Planter(s) adjoining the structure             | <input checked="" type="checkbox"/> Inadequate grading clearance to exterior wall surface   |
- Build-up of landscaping around foundation covers weep holes in brick. This may provide a pathway for insect infestation including termites. Recommend termite inspection be performed by licensed wood destroying insect professional.



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Picture shows dirt covering lowest courses of brick and weep holes.



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

*Comments:*

**Type(s):**  Composition Shingles  Wood  Metal  Tile  Built-up  Other

**Point of Observation:**  Ground  Roof level  Edge of Roof  Binoculars

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Some Damaged and/or missing shingles   | <input type="checkbox"/> Brick chimney not properly flashed and counter-flashed         |
| <input type="checkbox"/> Roof decking deflection and/or sagging  | <input type="checkbox"/> Skylight covers not secured and/or flashed properly            |
| <input type="checkbox"/> Roofing covering installed over older roof covering   | <input type="checkbox"/> Missing rain skirts on metal fireplace or furnace flues        |
| <input type="checkbox"/> Inappropriate roof covering for slope of the roof   | <input checked="" type="checkbox"/> Roof penetration(s) not properly flashed/sealed     |
| <input type="checkbox"/> Trim, soffit, fascia boards are in need of repair   | <input type="checkbox"/> Missing/damaged rain caps on furnace/water heater flues        |
| <input type="checkbox"/> Valley flashing in need of repair or replacement  | <input type="checkbox"/> Missing/damaged rain caps on metal fireplace flues             |
| <input type="checkbox"/> Leaves/debris in the gutters and downspouts   | <input type="checkbox"/> Missing step flashing where a roof intersects at exterior wall |
| <input type="checkbox"/> Tree branches are too close to the roof structure   | <input checked="" type="checkbox"/> Roof venation system damaged and in need of repair  |
| <input type="checkbox"/> Vent roof jacks missing or improper installation  | <input checked="" type="checkbox"/> Loose, missing and/or damaged gutters or downspouts |
| <input type="checkbox"/> The roof covering is in need of replacement or extensive repairs, a Certified Roofing Company should be consulted |   |

Shingles turned up on front of house. Recommend repair with appropriate roof sealant to flatten raised singles reducing possibility of being further damaged by wind..Roof wind turbine on garage end of house is inoperable. Apparent failure of turbine shaft. Recommend replacement of turbine. Sealant applied around roof penetrations leave a dam where water will collect on downhill side. Recommend application of roof sealant to improve drainage. Downspout on rain gutter at front of house missing. Also, rain gutter near carport is not supported and sloped to direct water to downspout. Recommend repair to correct support and drainage.



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Shaft holding turbine in place is no longer connected to turbine frame. Notice turbine not centered in frame.



Flashing cement does not fill downhill side of roof penetration. Shingles laid on top of cement leaving dam at downhill side. This may allow water to penetrate under the shingles. Application of additional cement will provide a seal to prevent under-shingle penetration by water.



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Downspout missing.



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

Comments:

Point of Observation:  Scuttle Entrance  Entered Attic Area  Some areas obstructed by storage

- Insufficient attic ventilation
- Damaged and/or missing roof Sheathing
- Bath/Kitchen vents terminating in attic
- Damaged and/or missing vent screens
- Inadequate roof support and/or failed members
- Evidence of moisture penetration

**Insulation:**

Type:  Batts  Blown-in  
 Approx. Depth of Insulation: 4 and 10 Inches

Insulation not considered adequate in today's environment. Insulation was 4 in. batts with 6 in. overlay over sleeping areas. Insulation approximate R-Value was 13 with 32 over sleeping areas. Increasing insulation to R-30 (or better) over the entire attic will improve energy efficiency of house. Pictures show 4 in. batts and addition of 6 in. batts applied over existing 4 in. batts. Also, noted evidence of past insect infestation in attic. Recommend review by wood destroying inspect professional. Master bath exhaust fan terminates in attic rather than to exterior of building as is current practice.

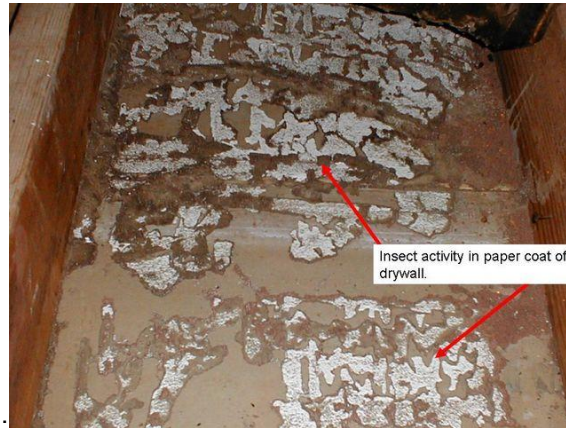


Above two pictures show 4 in. batts and thicker over-layment of 6 in. batts



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Picture shows 4 in. batt of insulation turned up revealing furrows created by insects



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**E. Walls (Interior and Exterior)**

*Comments:*

**Interior Walls:**

- Signs of Structural Settling
  - Signs of Water Penetration
  - Freshly Painted
- Minor cracks in living room ceiling and wall where wall was removed. Apparent workmanship issue involving dry wall installation and finishing.

**Exterior Walls**

- Type(s):**
- Brick
  - Cement Board
  - Wood
  - Stone
  - Vinyl
  - Aluminum
  - Stucco
  - Asbestos
- Facia/trim boards are water damaged at several areas
  - Caulking/sealant is separated or missing in some areas
  - Wood siding is water damaged in several areas
  - Some siding fasteners are backing out
  - One or more areas were obstructed by foliage and/or other items
  - Mortar is separated or missing in some areas
  - Some cracks at the brick, stone, or stucco siding
  - Siding shingles are cracked, loose or missing
  - Weep holes not open and/or improper spacing
- Facia at back of house shows water damage. Repair with caulk and paint covered damage. Caulk and window putty need to be removed and reapplied to seal out moisture. Weep holes covered with dirt on three sides of house. Recommend removal of some landscaping to lower dirt level to expose weep holes. Weep holes below grade level provide pathway for insect infestation to house.

**Interior Steps, Railings, Stairways and Balconies**

- Hand railing is loose/missing at one or more locations
- Hand railing is not terminated properly
- Hand railing not at proper height
- Vertical railing spacing is greater than 4"
- Improper dimensions of stair raisers
- Improper dimensions of stair treads

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**F. Ceilings and Floors**

*Comments:*

- Ceiling cracks in some areas
  - Floor cracks in some areas
  - Water stains on ceiling
  - Water stains on floor
  - Signs of structural settling
  - Freshly painted
- Minor cracks observed in living room where wall had been removed. Cracks appear to be shrinkage or workmanship issue involving dry wall installation. Cracks appear to follow



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joints in dry wall. Small water spot observed in living room where wall had been removed. No evidence of water penetration over same area in attic. Heavy rains occurred 1 day prior to inspection of house.

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**G. Doors (Interior and Exterior)**

*Comments:*

**Interior Doors**

- Damaged doors at: Laundry room exterior door. Rear screen door removed and stored in garage.
- Doors do not latch properly at: \_\_\_\_\_
- Doors at loose at the hinges at: \_\_\_\_\_
- Doors rub, stick or hit at frames at: \_\_\_\_\_
- Closet doors slide poorly or are off of their rails at: \_\_\_\_\_
- Doorknobs are in need or repair at: \_\_\_\_\_

**Exterior Doors**

- Sliding glass door slides poorly or improperly installed at: \_\_\_\_\_
  - Sliding glass door does not latch/lock properly at: \_\_\_\_\_
  - Sliding screen door is missing/damaged at: \_\_\_\_\_
  - Safety glass not present at: \_\_\_\_\_
  - Doors sealed poorly at: \_\_\_\_\_
  - Doors do not latch properly at: \_\_\_\_\_
  - Doors rub, stick or hit the frames at: Laundry room door difficult to open - rubs on frame.
  - Door locks or doorknobs are in need of repair at: \_\_\_\_\_
  - Deadbolt locks, do not extend to properly lock the doors at: \_\_\_\_\_
- Front screen door closing spring detached.

**Garage Doors**

Type of Door(s):  Metal  Wood  Fiberglass

- Some fastening hardware loose  Door locking hardware is loose and/or missing
- Doors and/or panels are water damaged  Tension springs are not safely secured

One garage door has door operator. Tested OK. The other door had storage items leaning against the door making it inaccessible for testing. Garage door operator plugged in via an extension cord to a wall outlet rather than on a dedicated outlet installed in the ceiling. Recommend a ceiling outlet dedicated to the door operator be installed.

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**H. Windows**

*Comments:*

- Some windows are difficult to open or close at: \_\_\_\_\_
- Some glass panes are loose, damaged or missing at: master bedroom single window
- Some window lift supports are loose, damaged, or missing at: \_\_\_\_\_
- Some missing and/or damaged screens at: living room and front bedroom.
- Some absence of safety glass at: \_\_\_\_\_
- Windows in sleeping areas are of inadequate size for egress at: \_\_\_\_\_
- Thermal pain window seals have failed and moisture has penetrated at: \_\_\_\_\_
- Inspection of the windows was limited due to furniture, window covers and/or stored items
- Burglar bars installed are a safety hazard. They do not provide adequate egress (escape) in the event of fire



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Storm windows installed are a safety hazard, if they do not provide adequate egress in the event of a fire

**I. Fireplace/Chimney**

*Comments:*

**Type of Fireplace:**  Factory  Brick/Stone  Free Standing

- |   |  |
|---|--|
| <input type="checkbox"/> Mantle is loose                | <input type="checkbox"/> Firebox hearth inadequate size or damaged |
| <input type="checkbox"/> Starter wand is damaged        | <input type="checkbox"/> Some brick mortar is loose and/or missing |
| <input type="checkbox"/> No gas valve access panel      | <input type="checkbox"/> Creosote build-up in firebox or flue      |
| <input type="checkbox"/> Damper is in need of repair    | <input type="checkbox"/> No rain cap and/or spark screen in place  |
| <input type="checkbox"/> Hairline cracks in the firebox | <input type="checkbox"/> Clean-out cover is loose and/or damaged   |
| <input type="checkbox"/> No firebox screen              | <input type="checkbox"/> Improper installation of gas log system   |

**J. Porches, Decks and Carports (Attached)**

*Comments:*

- |   |  |
|---|--|
| <input type="checkbox"/> Vertical railing spacing is greater than 4"      | <input type="checkbox"/> Some decking fasteners are backing out          |
| <input type="checkbox"/> Railing is loose or missing at one or more areas | <input type="checkbox"/> Some decking boards are loose or damaged        |
| <input type="checkbox"/> Inadequate structural support members            | <input type="checkbox"/> Deck is not properly attached to main structure |

**K. Other**

*Comments:*

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

- Service drop is loose and/or pulling away  Service line is less than 10 feet above the ground

**Main Disconnect Panel**

**Type of Wire:**  Copper  Aluminum

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Panel(s) are not labeled properly  | <input type="checkbox"/> Panel has more than 6 main disconnects               |
| <input type="checkbox"/> Panel(s) are loose at the wall  | <input type="checkbox"/> Panel inner safety cover is loose or missing         |
| <input type="checkbox"/> One or more knockouts are missing   | <input type="checkbox"/> Ground wire/rod could not be verified                |
| <input type="checkbox"/> Double lugged breakers/fuses  | <input type="checkbox"/> Ground wire not connected correctly to grounding rod |
| <input type="checkbox"/> Incorrect size of breakers/fuses  | <input type="checkbox"/> Incorrect wire on breakers/fuses                     |
| <input type="checkbox"/> A/C condensing unit #1 specifies max amp Breaker of <u>50</u> and a <u>50</u> amp breaker is in use     |   |
| <input type="checkbox"/> A/C condensing unit #2 specifies max amp Breaker of <u>    </u> and a <u>    </u> amp breaker is in use |   |

Breakers were not labeled as to the circuits they control with the exception of the A/C unit. Recommend testing of breakers to determine which breakers control which circuits and labeling breakers for future reference. Ability to turn off power may be a critical safety issue.

**This house has a two wire system.**

**Sub Panels**

**Type of Wire:**  Copper  Aluminum

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Panel(s) are not labeled properly | <input type="checkbox"/> Panel(s) installed at improper location |
| <input type="checkbox"/> Panel cover(s) are loose at the wall         | <input type="checkbox"/> Inadequate service space for sub panel  |



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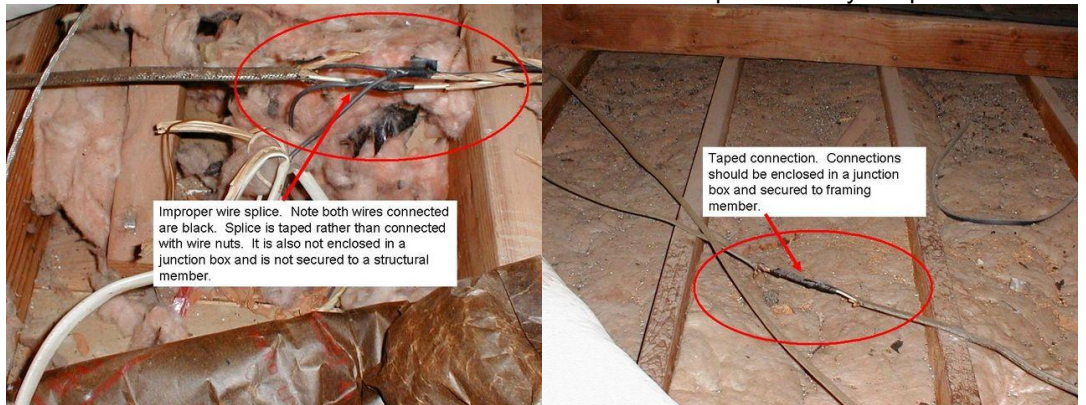
- Double lugged breakers/fuses in use
- One or more knockouts missing
- Incorrect size of breakers/fuses
- Grounds and neutrals on same bus bar (typical of older home installations)
- Incorrect size wire on breaker/fuse

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

*Comments:*

- One or more junction boxes do not have covers
- One or more wiring connections are not in junction boxes
- Wires laying on the ground under house
- Branch circuits not correctly attached to panel

Wire splices in attic taped, not connected with wire nuts and not enclosed in boxes. Also, both spliced wires are black. This is not a correct connection. Recommend review by a licensed electrician and correction of these connections to improve safety of splices.



**Outlet and Switches**

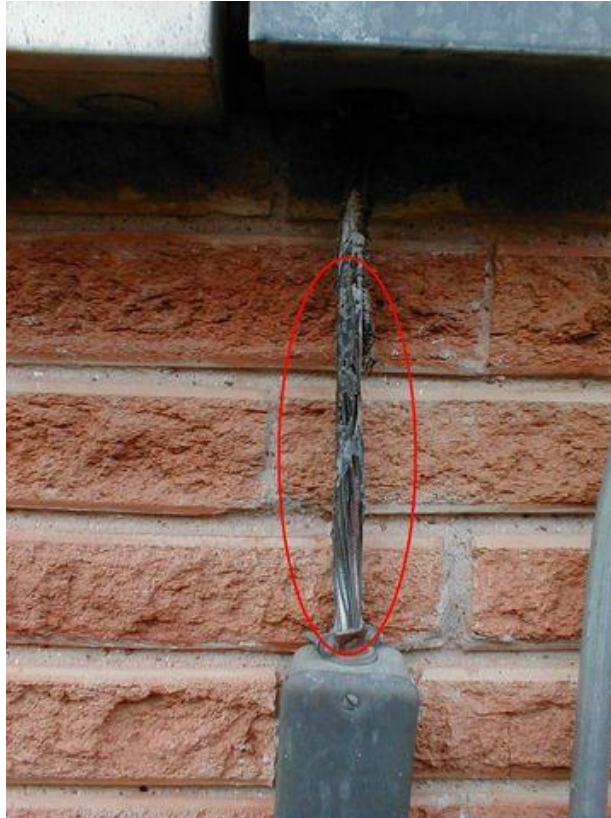
Type of Wire:  Copper  Aluminum

- Improper outlets and/or switches used at: \_\_\_\_\_
- Loose/damaged/missing outlets and/or covers at: \_\_\_\_\_
- Inspection of outlets, switches and accessory connections was limited due to concealment
- Most or all the outlets are not grounded or are not the grounded type (typical of older homes with two wire systems)
- Aluminum wiring being used in outlets/switches not approved for aluminum wiring
- Aluminum wiring connections are missing antioxidant compound
- Concealed connections of aluminum and copper wire was not inspected

Wiring on outside of house near service entrance shows signs of weather wear (sheathing around wire failed.) Apparently installation did not adequately protect wiring. Recommend this item be addressed to prevent further deterioration and danger of electric shock.



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**Ground Fault Circuit Interrupt (GFCI) Safety Protection**

- |           |                              |  |   |            |                              |  |   |
|-----------|------------------------------|--|---|------------|------------------------------|--|---|
| Kitchen:  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A            | Bathrooms: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A            |
| Exterior: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A            | Garage:    | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A            |
| Basement: | <input type="checkbox"/> Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> N/A | Wet Bar:   | <input type="checkbox"/> Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> N/A |
| A/C Unit: | <input type="checkbox"/> Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> N/A | Pool/Spa:  | <input type="checkbox"/> Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> N/A |

- No GFCI protection at one or more locations. This is considered a recognized safety hazard and in need of repair
- GFCI circuit not inspected at: \_\_\_\_\_

**Electrical Fixtures**

- |  |  |
|--|--|
| <input type="checkbox"/> Some light fixtures and/or bulbs did not function | <input type="checkbox"/> Closet light fixture does not have proper clearance             |
| <input type="checkbox"/> Some light fixture covers are damaged/missing     | <input checked="" type="checkbox"/> Ceiling Fans and/or light fixtures wobble or vibrate |
- Middle bedroom/office ceiling fan out of balance. Recommend balancing blades to reduce wobble and noise.

**Smoke and Fire Alarms**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Alarm(s) are loose at the ceiling/walls  | <input type="checkbox"/> No alarms installed - Safety Hazard            |
| <input type="checkbox"/> Alarm(s) did not function - Safety Hazard           | <input checked="" type="checkbox"/> No alarms installed in each bedroom |
| <input checked="" type="checkbox"/> Alarm(s) are not hard-wired or connected | <input type="checkbox"/> No alarms in hallways                          |

Carbon monoxide detector not permanently mounted in hallway. Detector leaning against wall on top of doorbell. Carbon Monoxide detectors are recommended to be installed on the ceiling 4 to 12 inches from a wall in sleeping areas or the hallway outside sleeping areas. Fire alarms, similarly are recommended to be installed near the ceiling 4 to 12 inches from the nearest wall. New construction requires alarms to be hardwired together. Older home



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installations are generally not installed in this manner.

**Other Electrical System Components**

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

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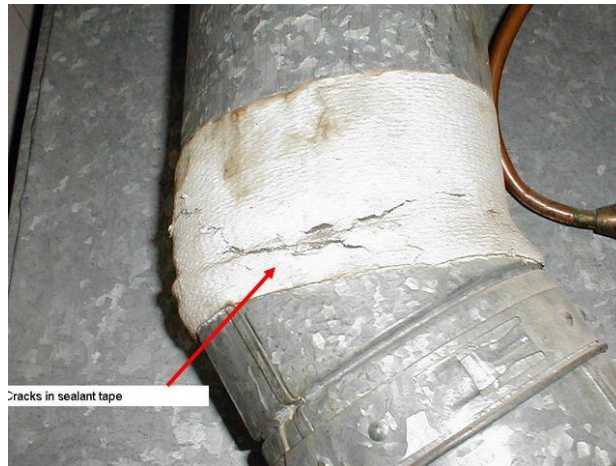
**A. Heating Equipment**

Type and Energy Source: ,

Comments:

- Type of Equipment:  Central  Gas  Electric  Heat Pump  Wall Heaters
- Floor furnace's in use may be hazardous
  - Inadequate ventilation for combustible air
  - Rust at the burner and/or burner compartment
  - Unit's blower fan and/or motor assembly vibrates
  - No gas cutoff valve and/or improper gas valve
  - Gas is turned off and/or no pilot flame
  - Gas leaks detected at: \_\_\_\_\_
  - System(s) show signs of being dirty. Recommend cleaning, servicing, and further evaluation by a licensed professional

Furnace not fully inspected and not tested due to gas not being turned on to unit. Recommend reason for gas being turned off be determined and, if only turned off for summer season, furnace be re-lit and tested for proper operation. Flue sealant tape shows signs of wear and cracking. Recommend repair of flue sealant tape to prevent escape of flue gases into living areas. Furnace installed in closet too small for installation. Furnace enclosure should be 12 in wider than furnace and not be closer than 3 inches to wall. Also, furnace should be a minimum of 6 inches from door of enclosure. Furnace was 5 inches from door.



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Furnace enclosure too small for installed unit. Both sides of furnace closer than 3 inches to wall and front of furnace 5 inches from door.

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**B. Cooling Equipment:**

Type and Energy Source: ,

Comments:

Type of Equipment:  Central  Evaporative

- Unit #1 - Supply Air Temp: 54.5 Return Air Temp: 72 Temp. Differential: 17.5 Degrees F
- Unit #2 - Supply Air Temp: \_\_\_\_ Return Air Temp: \_\_\_\_ Temp. Differential: \_\_\_\_ Degrees F
- Temperature differential is not within range of 15-20 degrees Fahrenheit)

- Freon lines not properly insulated at:  Condenser(s)  Air Handler(s)  In Attic
- Condenser unit(s) coils dirty  Unit not properly grounded to outlet
- Condenser unit(s) are not level  No electrical cut-off within view of condenser unit
- Condenser coil(s) fins are damaged  Air handler plenum is not properly sealed
- Condenser airflow is restricted by foliage  No drain pan and/or drain line under the air handler
- Condenser(s) installed too close to structure < 18"  Termination of condensate line is inadequate
- Condenser pad missing or inadequate height of 3"
- Cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees Fahrenheit at time of inspection. Operation at or below 60 degrees could cause damage to the unit.
- System shows signs of being dirty. Recommend cleaning, servicing and/or further evaluation by a licensed professional

Drain pan not installed under furnace/AC unit. Single condensate drain line installed. Secondary line not installed and no visual evidence of emergency shut-down float switch being installed to prevent unit from operating should the primary condensate line become clogged. Recommend consulting HVAC professional to determine suitability of current installation. Sealant tape connecting air handler to plenum has lost its seal. Recommend re-sealing to improve air flow to supply registers. Outside condenser unit should have shutoff located within sight and 50 feet of unit. Breaker box located around corner of house approximately 30 feet from condenser unit.



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**C. Ducts and Vents**

Comments:

- Type of Ducting:  Flex Ducting  Duct Board  Metal Ducting  
 Metal ducting insulated and suspended properly in attic.  
 Ducting is kinked or restricted in one or more places affecting airflow  
 Some ducting moisture barrier is damaged, missing and/or deteriorated  
 There is no central airflow to the room addition(s) and/or garage conversions

**IV. PLUMBING SYSTEM**

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**A. Water Supply System and Fixtures**

Comments:

Water Source:  Public  Private      Sewer Type:  Public  Private

**Sinks**

- Leakage around sink(s)
  - Hot and Cold water reversed
  - No shut-off valves under sink
  - Caulking or grout in need of repair
  - Faucets have low water pressure
  - Loose/damaged faucet handles
  - Drains have no visible "P" trap
  - Vegetable spray inoperable/leaking
  - Drain stop inoperable
  - Finish on sink is damaged
  - Water hammering noted
  - Overflow not working
- Lavatory stoppers inoperable in both baths. Recommend repair by qualified plumber.

**Bathtubs and Showers**

- Leakage around tub(s)
  - Leakage around shower(s)
  - Hot and cold water reversed
  - Tile loose and/or missing
  - Caulking or grout in need of repair
  - Faucets have low water pressure
  - Absence of safety glass enclosure
  - Loose/damaged faucet handles
  - Shower diverter valve not operating
  - Drain stop inoperable
  - Water hammering noted
  - Shower head is leaking
  - Improper slope of shower floor
  - Enclosure needs to be sealed
  - Soap dish missing
- Sub spigot has gap of approximately one quarter inch between tile and spigot. Recommend gap be filled with appropriate sealant or spigot adjusted to eliminate gap. Potential water penetration source. Water penetration tends to cause tiles to loosen and release from wall.

**Commodes**

- Leakage around commodes
- Seal leaking between tank & bowl
- Loose at floor mounting



I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need Of Repair
I	NI	NP	R	Inspection Item		

- Bowl or tank is cracked/damaged
- Tank lid broken or missing
- Flush mechanism inoperable
- Bowl refill tube is missing
- Tank water level is too high
- Flapper valves are faulty

**Washing Machine Connections**

- Washing machine connected at this time - faucets, drains not tested for proper operation
- Leakage at plumbing connections
- Dryer vented into attic or under house

**Exterior Plumbing**

- Exterior hose bibs do not have back-flow prevention
- Leakage at: \_\_\_\_\_
- Faucet handles are loose, damaged or missing

Back-flow prevention is now required on new housing. Existing housing can be fitted with screw-on back-flow prevention fittings. These are available at home supply stores such a Lowe's or Home Depot. Cost: approx. \$5 each.

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**B. Drains, Wastes, Vents**

*Comments:*

Reviewed drains, wastes and vents for proper sizing, correct roof penetration and flashing/UV protection. All sizing was correct; penetrations were correct and weather tight; flashing and UV protection properly installed.

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

*Energy Source:*

*Comments:*

**Energy Source:**  Gas  Electric

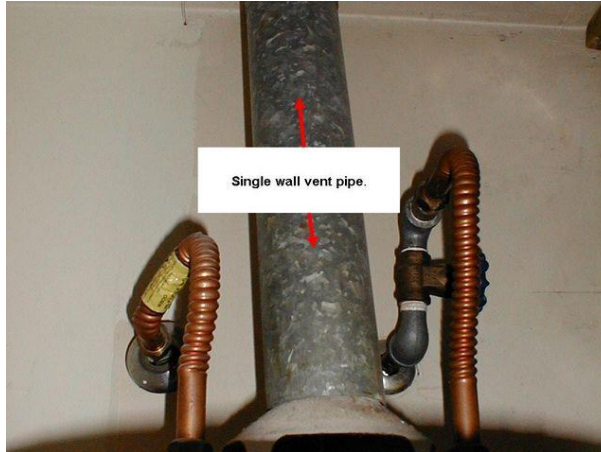
**Approx. age:** 5 Years **Capacity:** 40 Gallons

- Hot water temp. is: 110 Degrees Fahrenheit (Water temp above 110 degrees F is a safety hazard)
- Corrosion and/or signs of an intermittent leak at isolation valve and/or plumbing connections
- Unit is located in a Garage or adjacent area and is not elevated so that its ignition source is 18" above the floor
- Unit was not in operation at the time of inspection. Hot water temperature was not checked, inspection limited
- Unit has no drain pan and/or drain line installed under the unit if on second floor or in attic
- Leakage around unit
- Leakage around connections
- Hot and cold water lines reversed
- Cold water shut-off inoperable and/or missing
- Gas shut-off valve inoperable and/or wrong type
- Gas leaks detected around unit
- Improper gas line materials
- Flue is loose, damaged or poorly connected
- Unit is not properly vented for combustion air
- Flue is in contact or too close to combustibles
- Unit is not enclosed or protected from damage
- One or more covers are missing/damaged
- Mineral deposit noises can be heard in the unit

Flue pipe is single wall pipe. Current code requires double wall pipe. Typically this is changed to double wall when water heaters are replaced. Recommend changing flue pipe to double wall pipe.



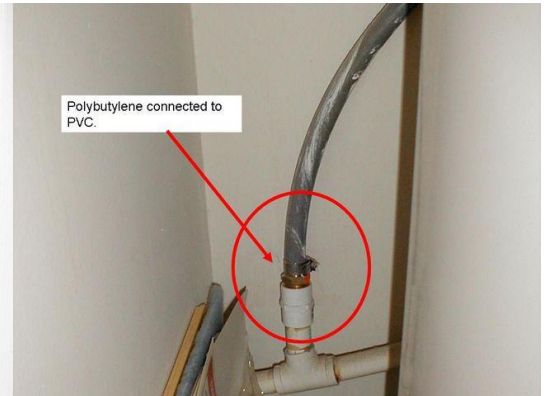
I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need Of Repair	Inspection Item
I	NI	NP	R				



**Water Heater Temperature and Pressure Relief Valve**

- |   |  |
|---|--|
| <input type="checkbox"/> T/P valve has no drain line and/or wrong size  | <input type="checkbox"/> Drain line is not plumbed to exterior       |
| <input type="checkbox"/> T/P valve not installed at designated location | <input type="checkbox"/> Drain line runs uphill at some point        |
| <input type="checkbox"/> Corrosion and/or leakage at connections        | <input type="checkbox"/> Drain line is threaded at termination point |

Improper piping used for T/P valve. Piping should be CPVC or copper capable of handling hot water. Piping used is combination Polybutylene and PVC. T/P piping taps into condensate drain line from A/C unit. Recommend changing pipe to correct type capable of handling heat associated with T/P valve operation.



Pictures show right and left sides of water heater. Gray polybutylene wraps around water heater behind and to left connecting to PVC pipe from A/C condensate drain. Gray poly pipe has a temperature rating of 100 degrees C or 212 degrees F.

- 

**D. Hydro-Therapy Equipment**

Comments:

- |   |   |
|---|---|
| <input type="checkbox"/> Access panel is inaccessible             | <input type="checkbox"/> Deficiencies in ports, valves, grates and covers |
| <input type="checkbox"/> Leakage around and/or under unit         | <input type="checkbox"/> Electrical motor not bonded                      |
| <input type="checkbox"/> Unit does not operate                    | <input type="checkbox"/> Vacuum switch does not operate                   |
| <input type="checkbox"/> Lack of ground fault circuit interrupter | <input type="checkbox"/> Improper location of unit switch                 |

**V. APPLIANCES**

**A. Dishwasher**

Comments:

- |                                       |   |
|---------------------------------------|---|
| <input type="checkbox"/> Unit leaking | <input type="checkbox"/> Unit hardwired (should be plug device) |
|---------------------------------------|---|

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I	NI	NP	R	Inspection Item			

- No anti-siphon loop at the drain line
- Unit is not properly secured to the cabinet
- Door seal damaged or in need of repair
- Soap dispenser not functioning properly
- Rust present in interior of unit
- Heater does not work for drying

**B. Food Waste Disposer**

*Comments:*

- Unit leaking
- Electrical cord is not properly secured
- Splash guard damaged
- Unit hardwired (should be plug device)
- Corrosion present on unit
- Unit drain below P-Trap

**C. Range Hood**

*Comments:*

- Filter is dirty/greasy
- Vent pipe terminates improperly
- Control knobs/switches defective or missing
- Light not functioning
- Fan/Motor assembly vibrates and/or is noisy
- Fan and/or blower does not work

**D. Ranges/Ovens/Cooktops**

*Comments:*

Range Type:  Electric  Gas

- Control knobs are loose and/or missing
- Burners do not operate at high and low settings
- Inadequate clearance from combustibles
- Absence of anti-tilt device
- Gas leaks were detected around unit
- Absence of gas shut-off valve or improper location
- Improper materials used for gas connections
- Deficiencies in the operation of the gas flame

Oven(s) Unit #1:  Electric  Gas Unit #2:  Electric  Gas

Unit # 1 tested at 350 degrees 350 Degrees Variance (max 25 degrees)  
 Unit # 2 tested at 350 degrees \_\_\_\_\_ Degrees Variance (max 25 degrees)

- Control knobs are loose and/or missing
- Unit not securely mounted
- Deficiencies in door seal / tightness of closure
- Inadequate clearance from combustibles
- Deficiencies in operation of timer and thermostat
- Gas leaks were detected around unit
- Broiler/heating element does not operate
- Thermostat sensing element not properly supported
- Deficiencies in the operation of the gas flame
- Interior light does not function

**E. Microwave Cooking Equipment**

*Comments:*

- Deficiencies in door seal / tightness of closure
- Interior light does not function
- Does not operate by heating a container of water
- Timer does not function

**F. Trash Compactor**

*Comments:*



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- Key is missing and/or door does not lock
- Unit not securely mounted
- Ram does not operate
- Excessive noise and vibration

**G. Bathroom Exhaust Fans and/or Heaters**

*Comments:*

- Units are loose at ceiling and/or wall
  - Unit motors and/or fans are noisy
  - Un-vented gas wall heaters are considered a fire and safety hazard and are no longer recommended
  - Heat lamp timer does not work
  - Missing covers on unit(s)
- Master bath exhaust fan does not operate. Recommend repair or replacement with venting to exterior of building to effectively remove moisture from bathroom prolonging life of painted and other surfaces.

**H. Whole House Vacuum Systems**

*Comments:*

**I. Garage Door Operators**

*Comments:*

- Auto safety reverse does not work - Safety Hazard
  - Missing safety wire inside door springs
  - Electronic sensors not installed at proper heights
  - Electronic sensors do not operate
  - Switch is installed within reach of children
  - Switch is loose or damaged to operate opener
  - Unit(s) are loose or not properly secured to ceiling
  - No safety quick release rope to disable opener
- Garage door opener tested OK (operation, reversing, obstruction sensors at floor) Unit plugged into wall outlet in garage via an extension cord. Recommend more secure installation. Addition of dedicated outlet on ceiling of garage would be ideal.

**J. Door Bell and Chimes**

*Comments:*

- Doorbell did not function
- Doorbell switch is loose or damaged

**K. Dryer Vents**

*Comments:*

- Dryer vent cover is loose, damaged and/or missing
- Dryer vent is not vented to the exterior wall or roof

**L. Other Built-in Appliances**

*Comments:*



## Summary of Observations

(This is a list of findings that may require repair or replacement.)

(Please refer to full report for details)

1. Build-up of landscaping around foundation covers weep holes in brick. This may provide a pathway for insect infestation including termites. Recommend termite inspection be performed by licensed wood destroying insect professional.
2. Shingles turned up on front of house. Recommend repair with appropriate roof sealant to flatten raised singles reducing possibility of being further damaged by wind..Roof wind turbine on garage end of house is inoperable. Apparent failure of turbine shaft. Recommend replacement of turbine. Sealant applied around roof penetrations leave a dam where water will collect on downhill side. Recommend application of roof sealant to improve drainage. Downspout on rain gutter at front of house missing. Also, rain gutter near carport is not supported and sloped to direct water to downspout. Recommend repair to correct support and drainage.
3. Insulation not considered adequate in today's environment. Insulation was 4 in. batts with 6 in. overlay over sleeping areas Insulation approximate R-Value was 13 with 32 over sleeping areas. Increasing insulation to R-30 (or better) over the entire attic will improve energy efficiency of house. Pictures show 4 in. batts and addition of 6 in. batts applied over existing 4 in. batts. Also, noted evidence of past insect infestation in attic. Recommend review by wood destroying inspect professional. Master bath exhaust fan terminates in attic rather than to exterior of building as is current practice.
4. Minor cracks in living room ceiling and wall where wall was removed. Apparent workmanship issue involving dry wall installation and finishing.
5. Facia at back of house shows water damage. Repair with caulk and paint covered damage. Caulk and window putty need to be removed and reapplied to seal out moisture. Weep holes covered with dirt on three sides of house. Recommend removal of some landscaping to lower dirt level to expose weep holes. Weep holes below grade level provide pathway for insect infestation to house.
6. Minor cracks observed in living room where wall had been removed. Cracks appear to be shrinkage or workmanship issue involving dry wall installation. Cracks appear to follow joints in dry wall. Small water spot observed in living room where wall had been removed. No evidence of water penetration over same area in attic. Heavy rains occurred 1 day prior to inspection of house.
7. Laundry room door to exterior damaged and sticks upon opening. Recommend replacement. Also, screen door to laundry room has been removed and is being stored in garage. Recommend re-installation or replacement.
8. Front door closure spring is detached from mounting. Recommend re-attachment.
9. Second garage door had storage items leaning against the door making it inaccessible for testing. Garage door operator plugged in via an extension cord to a wall outlet rather than on a dedicated outlet installed in the ceiling. Recommend a ceiling outlet dedicated to the door operator be installed.
10. Window glass missing in side master bedroom window. Recommend glass replacement. Also, screens torn at front bedroom and living room window locations. Recommend screen replacement.
11. Breakers were not labeled as to the circuits they control with the exception of the A/C unit. Recommend testing of breakers to determine which breakers control which circuits and labeling breakers for future reference. Ability to turn off power may be a critical safety issue. ***This house has a two wire system.***
12. Wire splices in attic taped, not connected with wire nuts and not enclosed in boxes. Also, one connection appears to be incorrectly wired. Recommend review by licensed electrician and correction of these connections to improve safety of splices.
13. Wiring on outside of house near service entrance shows signs of weather wear (sheathing around wire failed.) Apparently installation did not adequately protect wiring. Recommend this item be addressed to prevent further deterioration.
14. Ground Fault Circuit Interruption (GFCI) not installed in kitchen and bath areas. This is considered a safety hazard and in need of repair. This house has a two wire electrical system that does not support GFCI outlets. (A three-wire system is needed to install GFCI.) House is grand-fathered.
15. Middle bedroom/office ceiling fan out of balance. Recommend balancing blades to reduce wobble and noise.



16. Carbon monoxide detector not permanently mounted in hallway. Detector leaning against wall on top of doorbell. Carbon Monoxide detectors are recommended to be installed on the ceiling 4 to 12 inches from a wall in sleeping areas or the hallway outside sleeping areas. Fire alarms, similarly are recommended to be installed near the ceiling 4 to 12 inches from the nearest wall. New construction requires alarms to be hardwired together. Older home installations are generally not installed in this manner.
17. Furnace not fully inspected and not tested due to gas not being turned on to unit. Recommend reason for gas being turned off be determined and, if only turned off for summer season, furnace be re-lit and tested for proper operation. Flue sealant tape shows signs of wear and cracking. Recommend repair of flue sealant tape to prevent escape of flue gases into living areas. Furnace installed in closet too small for installation. Furnace enclosure should be 12 in wider than furnace and not be closer than 3 inches to wall. Also, furnace should be a minimum of 6 inches from door of enclosure. Furnace was 5 inches from door.
18. Drain pan not installed under furnace/AC unit. Single condensate drain line installed. Secondary line not installed and no visual evidence of emergency shut-down float switch being installed to prevent unit from operating should the primary condensate line become clogged. Recommend consulting HVAC professional to determine suitability of current installation. Sealant tape connecting air handler to plenum has lost its seal. Recommend re-sealing to improve air flow to supply registers. Outside condenser unit should have shutoff located within sight and 50 feet of unit. Breaker box located around corner of house approximately 30 feet from condenser unit.
19. Lavatory stoppers inoperable in both baths. Recommend repair by qualified plumber.
20. Tub spigot has gap of approximately one quarter inch between tile and spigot. Recommend gap be filled with appropriate sealant or spigot adjusted to eliminate gap. Potential water penetration source. Water penetration tends to cause tiles to loosen and release from wall.
21. Back-flow prevention is now required on new housing. Existing housing can be fitted with screw-on back-flow prevention fittings. These are available at home supply stores such a Lowe's or Home Depot. Cost: approx. \$5 each.
22. Flue pipe is single wall pipe. Current code requires double wall pipe. Typically this is changed to double wall when water heaters are replaced. Recommend changing flue pipe to double wall pipe.
23. Improper piping used for T/P valve. Piping should be CPVC or copper capable of handling hot water. Piping used is combination Polybutylene and PVC. T/P piping taps into condensate drain line from A/C unit. Recommend changing pipe to correct type capable of handling heat associated with T/P valve operation.
24. Master bath exhaust fan does not operate. Recommend repair or replacement with venting to exterior of building to effectively remove moisture from bathroom prolonging life of painted and other surfaces.
25. Garage door opener tested OK (operation, reversing, obstruction sensors at floor) Unit plugged into wall outlet in garage via an extension cord. Recommend more secure installation. Addition of dedicated outlet on ceiling of garage would be ideal.

