

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	NI	NP	R	

I. STRUCTURAL SYSTEMS

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

Comments (An opinion on performance is mandatory):

Foundation Type: Foundation Types

Signs of Structural Movement or Settling

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

Performance Opinion:

Note: *Weather conditions, 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:

- .. Improper drainage from foundation
- .. Erosion or ponding next to foundation/driveway
- .. Gutters draining too close to the structure
- .. Plumbing leaks/Hose Bibs/Sprinkler System
- .. Trees/heavy foliage too close to the structure
- .. A/C condensation line termination too close to structure
- .. Planter(s) adjoining the structure
- .. Inadequate grading clearance to exterior wall surface

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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

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

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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

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

Insulation:

Type: .. Batts .. Blown-in
 Approximate Depth of Insulation: _____ Inches

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E. Walls (Interior and Exterior)

Comments:

Interior Walls:

- .. Signs of Structural Settling
- .. Signs of Water Penetration
- .. Freshly Painted

Exterior Walls

- Type(s):**
- .. Brick
 - .. Cement Board
 - .. Wood
 - .. Stone
 - .. Vinyl
 - .. Aluminum
 - .. Stucco
 - .. Asbestos

- .. Fascia/trim boards are water damaged at several areas
- .. Mortar is separated or missing in some areas
- .. Caulking/sealant is separated or missing in some areas
- .. Some cracks at the brick, stone, or stucco siding
- .. Wood siding is water damaged in several areas
- .. Siding shingles are cracked, loose or missing
- .. Some siding fasteners are backing out
- .. Weep holes not open and/or improper spacing
- .. One or more areas were obstructed by foliage and/or other items

Interior Steps, Railing, Stairways and Balconies

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

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G. Doors (Interior and Exterior)

Comments:

Interior Doors

- .. Damaged doors at: _____
- .. Doors do not latch properly at: _____
- .. Doors loose at the hinges at: _____
- .. Doors rub, stick or hit frames at: _____
- .. Closet doors slide poorly or are off of their rails at: _____
- .. Doorknobs are in need of repair at: _____

Exterior Doors

- .. Sliding glass door slides poorly or improperly installed at: _____

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- .. 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 frames at: _____
- .. Door locks or doorknobs are in need of repair at: _____
- .. Deadbolt locks do not extend to properly lock the doors at: _____

Garage Doors **Type of Doors(s):** .. Metal .. Wood .. Fiberglass

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

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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: _____
- .. Some window lift supports are loose, damaged or missing at: _____
- .. Some missing and/or damaged screens at: _____
- .. 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
- .. Storm windows installed are a safety hazard if they do not provide adequate egress in the event of a fire

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I. Fireplace/Chimney

Comments:

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

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

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J. Porches, Decks and Carports (Attached)

Comments:

- .. Vertical railing spacing is greater than 4"
- .. Railing is loose or missing at one or more areas

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- .. Some decking fasteners are backing out
- .. Some decking boards are loose or damaged
- .. Deck is not properly attached to main structure
- .. Inadequate structural support members

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K. Other

Comments:

II. ELECTRICAL SYSTEMS

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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

- .. Panel(s) are not labeled properly .. Panel has more than 6 main disconnects
- .. Panel(s) are loose at the wall .. Panel inner safety cover is loose or missing
- .. One or more knockouts are missing .. Ground wire/rod could not be verified
- .. Double lugged breakers/fuses .. Incorrect wire on breakers/fuses
- .. A/C condensing unit #1:
 Specifies max amp breaker of _____ and a _____ amp breaker is in use
- .. A/C condensing unit #2:
 Specifies max amp breaker of _____ and a _____ amp breaker is in use

Sub Panels Type of Wire: .. Copper .. Aluminum

- .. Panel(s) are not labeled properly .. Panel(s) installed at improper location
- .. Panel cover(s) are loose at the wall .. Inadequate service space for sub panel
- .. Double lugged breakers/fuses in use .. One or more knockouts missing
- .. Incorrect size of breakers/fuses .. Grounds and neutrals on same bus bar
- .. Incorrect size wire on breaker/fuse (typical of older home installations)

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

Comments:

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

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

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- .. 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 connection are missing antioxidant compound
- .. Concealed connections of aluminum and copper wire was not inspected

Ground Fault Circuit Interrupt (GFCI) Safety Protection

- | | | | | | | | |
|-----------|--------|-------|--------|------------|--------|-------|--------|
| Kitchen: | .. Yes | .. No | .. N/A | Bathrooms: | .. Yes | .. No | .. N/A |
| Exterior: | .. Yes | .. No | .. N/A | Garage: | .. Yes | .. No | .. N/A |
| Basement: | .. Yes | .. No | .. N/A | Wet Bar: | .. Yes | .. No | .. N/A |
| A/C Unit: | .. Yes | .. No | .. N/A | Pool/Spa: | .. Yes | .. No | .. N/A |
- .. No GFCI protection at one or more location. This is considered a recognized safety hazard and in need of repair
 - .. GFCI circuit not inspected at:

Electrical Fixtures

- .. Some light fixtures and/or bulbs did not function
- .. Some light fixtures covers are damaged/missing
- .. Closet light fixture does not have proper clearance
- .. Ceiling fans and/or light fixtures wobble or vibrate

Smoke and Fire Alarms

- | | |
|---|--|
| .. Alarm(s) are loose at the ceiling/walls | .. No alarms installed - Safety Hazard |
| .. Alarm(s) did not function - Safety Hazard | .. No alarms installed in each bedroom |
| .. Alarm(s) are not hard - wired or connected | .. No alarms in hallways |

Other Electrical System Components

III. HEATING, VENTILATION, A/C SYSTEMS

A. Heating Equipment

Type and Energy Source: [Heating Types](#), [Heating Energy Sources](#)
 Comments:

- .. Floor furnaces in use may be hazardous
- .. Flue is loose or not properly connected to the unit
- .. Inadequate ventilation for combustible air
- .. Flue is in contact and/or too close to combustibles
- .. Rust at the burner and/or burner compartment
- .. Improper clearance between door and unit
- .. Unit's blower fan and/or motor assembly vibrates
- .. No shut-off switch located at filter door opening
- .. No gas cutoff valve and/or improper gas valve
- .. Return air filter needs cleaning and/or replacement
- .. Gas is turned off and/or no pilot flame
- .. Unit not properly grounded to outlet
- .. Gas leaks detected at:
- .. System(s) show signs of being dirty. Recommend cleaning, servicing and further

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evaluation by a licensed professional

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B. Cooling Equipment

Comments:

Type and Energy Source: Cooling Types, Cooling Energy Sources

Comments:

- .. Unit #1:
Supply Air Temp: ____ °F Return Air Temp: ____ °F Temp. Differential: ____ °F
- .. Unit #2:
Supply Air Temp: ____ °F Return Air Temp: ____ °F Temp. Differential: ____ °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
- .. Condenser unit(s) are not level
- .. Condenser coil(s) fins are damaged
- .. Condenser airflow is restricted by foliage
- .. Condenser(s) installed too close to structure < 18"
- .. Condenser pad missing or inadequate height of 3"
- .. Termination of condensate line is inadequate
- .. Unit not properly grounded to outlet
- .. No electrical cut-off within view of condenser unit
- .. Air handler plenum is not properly sealed
- .. No drain pan and/or drain line under the air handler
- .. 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

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C. Ducts and Vents

Comments:

Type of Ducting: .. Flex Ducting .. Duct Board .. Metal Ducting

- .. 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

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Sewer Type: .. Public .. Private

Sinks

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

Bathtubs and Showers

- .. Leakage around tub(s)
- .. Water hammering noted
- .. Absence of safety glass enclosure
- .. Hot and cold water reversed
- .. Improper slope of shower floor
- .. Shower diverter valve not operating
- .. Caulking or grout in need of repair
- .. Soap dish missing
- .. Faucets have low water pressure
- .. Leakage around shower(s)
- .. Shower head is leaking
- .. Loose/damaged faucet handles
- .. Tile loose and/or missing
- .. Enclosure needs to be sealed
- .. Drain stop inoperable

Commodes

- .. Leakage around commodes
- .. Loose at floor mounting
- .. Flush mechanism inoperable
- .. Tank lid broken or missing
- .. Flapper valves are faulty
- .. Seal leaking between tank & bowl
- .. Bowl or tank is cracked/damaged
- .. Tank water level is too high
- .. Bowl refill tube is missing

Washing Machine Connections

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

Exterior Plumbing

Outside Water pressure: _____ PSI

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

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B. Drains, Wastes, Vents

Comments:

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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: Water Heating Energy Sources

Comments:

Approximate age: _____ years

Capacity: _____ gallons

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- .. Hot water temp. is: ____ °F (Water temp. above 100°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
- .. Flue is loose, damaged or poorly connected
- .. Hot and Cold water lines reversed
- .. Unit is not properly vented for combustion air
- .. Cold water shut-off inoperable and/or missing
- .. Flue is in contact or too close to combustibles
- .. Gas shut-off valve inoperable and/or wrong type
- .. Unit is not enclosed or protected from damage
- .. Gas leaks detected around unit
- .. One or more covers are missing/damaged
- .. Improper gas line materials
- .. Mineral deposit noised can be heard in the unit

Water heater Temperature and Pressure Relief Valve

- .. T/P valve has no drain line and/or wrong size
- .. Drain line is not plumbed to exterior
- .. T/P valve not installed at designated location
- .. Drain line runs uphill at some point
- .. Corrosion and/or leakage at connections
- .. Drain line is threaded at termination point

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D. Hydro-Therapy Equipment

Comments:

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

V. APPLIANCES

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A. Dishwasher

Comments:

- .. Unit leaking
- .. No anti-siphon loop at the drain line
- .. Unit is not properly secured to the cabinet
- .. Unit hardwired (should be plug device)
- .. Soap dispenser not functioning properly
- .. Rust present in interior of unit

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.. Door seal damaged or in need of repair .. Heater does not work for drying

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B. Food Waste Disposer

Comments:

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

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C. Range Hood

Comments:

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

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D. Ranges/Ovens/Cooktops

Comments:

Range Type: .. Electric .. Gas

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

Oven(s):

Unit #1: .. Electric .. Gas
 Tested at 350°F, Variance noted: _____°F (max 25°F)

Unit #2: .. Electric .. Gas
 Tested at 350°F, Variance noted: _____°F (max 25°F)

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

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E. Microwave Cooking Equipment

Comments:

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

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F. Trash Compactor

Comments:

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

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G. Bathroom Exhaust fans and/or Heaters

Comments:

- .. Units are loose at ceiling and/or wall
- .. Unit motors and/or fans are noisy
- .. Unvented 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)

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H. Whole House Vacuum Systems

Comments:

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I. Garage Door Operators

Comments:

- .. Auto safety reverse does not work - Safety Hazard
- .. Switch is installed within reach of children
- .. Missing safety wire inside door springs
- .. Switch is loose or too damaged to operate opener
- .. Electronic sensors not installed at proper heights
- .. Unit(s) are loose or not properly secured to ceiling
- .. Electronic sensors do not operate
- .. No safety quick release rope to disable opener

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J. Door Bell and Chimes

Comments:

- .. Doorbell did not function
- .. Doorbell switch is loose r damaged

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K. Dryer Vents

Comments:

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

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.. **L. Other Built-in Appliances**
Comments:

VI. OPTIONAL SYSTEMS

.. | | .. **A. Lawn Sprinklers**
Comments:

.. | | .. **B. Swimming Pools and Equipment**
Comments:

.. | | .. **C. Outbuildings**
Comments:

.. | | .. **D. Outdoor Cooking Equipment**
Energy Source: [Outdoor Cooking Energy Sources](#)
Comments:

.. | | .. **E. Gas Lines**
Comments:

.. | | .. **F. Water Wells** (A coliform analysis is recommended)
Type of Pump: [Water Pump Types](#)
Type of Storage Equipment: [Water Storage Equipment](#)
Comments:

.. | | .. **G. Septic Systems**
Comments:

.. | | .. **H. Security Systems**
Comments:

.. | | .. **I. Fire Protection Equipment**
Comments: