



## **Eagle Star Inspections**

3303 Pebble Trace Dr.  
Houston, Texas 77068  
Phone: 281-389-3644; fax: 832-375-1436  
E-mail: db@eaglestarinspections.com

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### **Your Property Inspection Report**

**Prepared exclusively for: Mr. & Mrs. Homeowner**

**Date: 12/31/07    Report #: DB20071231-01**

**Inspected Address: 123 My Street, Houston, Tx. 77068**

**Service Invoice: Payment received via:**

(to be paid at time of inspection)

Check/check # ; Cash; Money Order; Cr. Card: MC; Visa; Discover

**Thank You! We certainly appreciate your business.**

**The highest compliment clients can give is the referral of their friends & family.**

**Thanks for your trust.**

*Photo of the House will be shown here*

*(Other photos will be inserted throughtout the report,  
when & where appropriate to that category or subject,  
to show areas that may be "In Need Of Repair").*

**Please read the entire Inspection Report, noting where "needs repair" was checked and also where boxes were checked (p ) that indicate 'discrepancies that are in need of repair' (These will be in BOLD print).**

**Checked boxes (p ) may also be for additional information about that particular item or area of the home.**

**Should you have any questions or concerns, please don't hesitate to contact us.  
Thank You & Good Luck with your new home!**

# Eagle Star Inspections

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## PROPERTY INSPECTION REPORT

**Report #:** DB20071231-01

**Prepared For:** Me & You Homeowner  
(Name of Client)

**Concerning:** 123 My Street, Houston, TX 77068  
(Address of Inspected Property)

**By:** Dave Boratyn, #8583 12/31/2007  
(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    70 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.

For the purpose of directions: As if your standing in the street facing the house, regardless of where the front door or doors of a room are: RF= right front, RR= right rear, LF= left front, LR= left rear and M= middle of a room.

**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.**

### How To Read This Report:

I    NI    NP    R  
    "    "    "    **Inspected:** Item was inspected & significant repair needs or

## ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

*(Continued from Previous Page)*

unsafe conditions were not observed during the limited time at the home. Unless specified, the following is undetermined or incomplete: Compliance to codes; insurability of the item; remaining life expectancy; that the property is free of unsafe conditions. Only comprehensive inspections by specialist, can further reduce any risk.

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**Not Inspected:** The item was present, but not inspected. A general reason will be given.

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**Not Present:** The item was not present or discovered by the inspector.

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**Inspected/Repair:** The item does not appear to adequately function or perform, at the time of the inspection, and may need repairs, adjustments, corrections, improvements and/or may be deemed unsafe. The Texas Real Estate Commission (TREC) does not differentiate between terms "repair" and "improvement" and classifies most reporting items as 'repair needs'. Some items identified as "repairs" by TREC may actually be considered improvements if researched through local regulatory authorities. All further evaluations, repairs, and/or improvements should be made by a qualified specialist/contractor, licensed and bonded where applicable and prior to closing. At the time repairs are made: the entire system should be evaluated by that qualified service person and confirmed that all aspects of the item and related components are functioning and installed properly, and are safe. When and where applicable, be sure to obtain receipts for all work completed and warrantee's, if provided.

**Very Important:** Additional inspector comments may be found at the end of this report. Please read them entirely, they may help in your final decisions about this property.

**Note to clients:** Upon downloading and/or printing of this report from e-mail, some users have found that the (  ) check marks in the "Inspected; Not Inspected; Not Present; and In Need of Repairs" boxes to the left of the comment fields, do not show up due to some computers not having the correct font installed when downloading this report. Should your report lack these checkmarks or contain other flaws or defects, please contact us immediately for a faxed or other method of delivery, copy. (Eagle Star Inspections: 281-389-3644)

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

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**I. STRUCTURAL SYSTEMS**

Ⓟ    "    "    "

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

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

Foundation Type:    Ⓟ Slab    " Pier & Beam    " Continuous Concrete Beam    " Basement

**Signs of Structural Movement or Settling**

" Discrepancies in need of repair:

- " 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

Ⓟ **Other comments, as appropriate:**

**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

**\* FYI: Foundations - No cracks were observed in the floor tiles at the time of the inspection.**

**It is not uncommon for cracks to appear in tiles that are installed on concrete as the concrete may develop surface cracks or the slab may distort as the slab continues to cure.**

**The interior walls and ceilings showed little affects of movement, in that no significant fractures or irregularities were visible. There is no evidence of structural distortion. The door/window frames were reasonably plumb and square. The floor slab revealed no noticeable deflections. After walking the floors, there were no perceived, significant un-levelness to the foundation. Although no damage was observed at the time of the inspection, soil conditions in this part of Texas are known to be unstable and no warranty is made against future damage from soil movement.**

**The majority of house foundation problems are not jeopardizing the structural integrity of the house. Rather, the foundation problems present cosmetic deficiencies [cracked brick veneer], inconveniences [fixing jammed doors] and need for greater home maintenance.**

**The final decision concerning the repair of a house's foundation depends on the individual homeowner's tolerance of the symptoms.**

**This inspection is one of first impression and the inspector was not provided with any historical data pertaining to the structural integrity of the inspected real property. The inspection is a cursory and visual observation only of the conditions and circumstances present at the time of this inspection.**

**I recommend that you visit the following website: [www.houston-slab-foundations.info](http://www.houston-slab-foundations.info). This website will provide you with general information about slab-on-grade foundations in the Greater Houston Area that is not readily available elsewhere. The website was published specifically to help buyers and others understand foundation inspections with reference to real estate transactions.**

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**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.

Ⓟ    ..    ..    ..

**B. Grading & Drainage**

Comments:

Note: Client is urged to keep soil levels a minimum of 4"-6" below top of slab and graded away to promote positive drainage and to prevent water from ponding around foundation. Proper soil levels will also help detect insects should they try to enter the home from the outside. High soil levels are considered a conducive condition for Wood Destroying Insects and prevents a visual inspection of the foundation in these areas.

From a visual inspection, the property areas observed, appear to be functioning as intended and are generally adequate, at time of inspection.

\* Subsurface (French) drains, when present, are not inspected. These types of drains should be cleaned and maintained for proper drainage.

.. Discrepancies in need of repair:

- .. 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 terminates too close to structure
- .. Planter(s) adjoining the structure
- Inadequate grading clearance to exterior wall surface

Ⓟ Other comments, as appropriate:

Ⓟ    ..    ..    ..

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

Comments:

Note: Roof materials have a limited service life and may have to be spot repaired should leaks develop prior to replacement. Roof maintenance is an ongoing process and includes keeping the roof clear of tree debris, replacing any loose, damaged or missing shingles, and sealing any gaps at flashing materials.

Type(s): Ⓟ Composition Shingles    ○ Wood    ○ Metal    ○ Tile    ○ Built-up    .. Other

Point of Observation: .. Ground    Ⓟ Roof level    .. Edge of Roof    .. Binoculars

.. Discrepancies in need of repair:

- .. 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

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- \*\* Trim, soffit, fascia boards are in need of repair
- \*\* Valley flashing in need of repair or replacement
- \*\* Leaves/debris in the gutters and downspouts
- \*\* Tree branches are too close to the roof structure
- \*\* Vent roof jacks missing or improper installation
- \*\* The roof covering is in need of replacement or extensive repairs, a Certified Roofing Company should be consulted
- \*\* Missing/damaged rain caps on furnace/water heater flues
- \*\* Missing/damaged rain caps on metal fireplace flues
- \*\* Missing step flashing where a roof intersects at exterior wall
- \*\* Roof ventilation system damaged and in need of repair
- \*\* Loose, missing and/or damaged gutters or downspouts

Ⓟ **Other comments, as appropriate:**

Ⓟ \*\* \*\* \*\*

**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

**Attic was entered and visually inspected from the accessible floored areas of the attic. Not all areas of the attic were accessible and visible; however, the condition of the visible elements appears to be generally adequate; any visible exceptions are noted below under Discrepancies that are in need of repair. No evidence of active roof leakage was visible from readily accessible parts of the attic.**

**Attic framing structures and their bracing components appear stable and performing as intended at the time of this inspection.**

\*\* Discrepancies that are in need of repair:

- 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

Ⓟ **Other comments, as appropriate:**

**Insulation:**

Type: \*\* Batts \*\* Blown-in  
 Approx. Depth of Insulation: \_\_\_\_\_ Inches

**Attic Access Ladder(s):**

Ⓟ \*\* \*\* \*\*

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

*Comments:*

**Interior Walls:**

**Viewed walls and no apparent abnormalities existed at the time of the inspection.**

\*\* Discrepancies that are in need of repair:

- \*\* Signs of Structural Settling
- \*\* Signs of Water Penetration
- \*\* Freshly Painted

Ⓟ **Other comments, as appropriate:**

**Exterior Walls**

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

**Exterior Wall Care:**

Home owners should seal and keep exterior jambs at brick, thresholds, curbs, exterior overhangs, corner blocks, brick, eaves and fascia board areas: exterior siding trim, butt joints, miter joints, windows, siding, corner trim, vertical trim at brick and at joints, wood grain end splits, and/or knot holes around house and garage. Seal all areas to help prevent water penetration/deterioration and to aid in extending the life of these outside material items.

**Discrepancies that are in need of repair:**

- Fascia/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

**Other comments, as appropriate:**

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

**Discrepancies that are in need of repair:**

- 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

**Other comments, as appropriate:**

          

**F. Ceilings and Floors**

*Comments:*

Visible ceiling and floors were observed and appear to be functioning as intended at time of inspection. Coverings include: tile, linoleum, wood, wood laminate, carpet.

No cracks were observed in the floor tiles at the time of the inspection. It is not uncommon for cracks to appear in tiles that are installed on concrete as the concrete may develop surface cracks or the slab may distort as the slab continues to cure.

**Discrepancies that need repair:**

- Ceiling cracks in some areas
- Floor cracks in some areas
- Water stains on ceiling
- Water stains on floor
- Signs of structural settling
- Freshly painted

**Other comments, as appropriate:**

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Ⓟ    "    "    "

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

*Comments:*

**Interior Doors:**

**All doors were checked and functioned as intended at time of inspection.**

*" The following discrepancies are in need of repair:*

- Damaged doors at: \_\_\_\_\_
- 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: \_\_\_\_\_

Ⓟ **Other comments, as appropriate:**

**Exterior Doors:**

**All exterior doors were checked and functioned as intended at time of inspection.**

*" The following discrepancies are in need of repair:*

- 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: \_\_\_\_\_
- Door locks or doorknobs are in need of repair at: \_\_\_\_\_
- Deadbolt locks, do not extend to properly lock the doors at: \_\_\_\_\_

Ⓟ **Other comments, as appropriate:**

**Garage Doors:**

Type of Door(s):  Metal    "    Wood     Fiberglass

**Garage Door(s) was operated manually and were functional at the time of inspection.**

*" The following discrepancies are in need of repair:*

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

Ⓟ **Other comments, as appropriate:**

Ⓟ    "    "    "

**H. Windows**

*Comments:*

**A selected number of windows were checked, including at least one in each bedroom, and all operated as intended at the time of the inspection.**

*" Discrepancies in need of repair:*

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- \*\* 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
- p Other comments, as appropriate:**

p    \*\*    \*\*    \*\*

**I. Fireplace/Chimney**

*Comments:*

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

**The structure of the chimney appears sound. The damper is in place and operational; the flue cap is in place and appear to be functioning as intended.**

***\*\* Discrepancies that are in need of repair:***

- 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

**p Other comments, as appropriate:**

p    \*\*    \*\*    \*\*

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

*Comments:*

***\*\* The following discrepancies are in need of repair:***

- \*\* Vertical railing spacing is greater than 4"
- Railing is loose or missing at one or more areas
- \*\* Inadequate structural support members
- \*\* Some decking fasteners are backing out
- Some decking boards are loose or damaged
- \*\* Deck is not properly attached to main structure

**p Other comments, as appropriate:**

p    \*\*    \*\*    \*\*

**K. Other**

*Comments:*

**Fences appear to be in adequate condition at the time of the inspection. Wood fences should be kept sealed, cleaned and regular maintenance and repair should be expected.**

**Driveways and walks appear to be performing the function intended, with minor cracks noted.**

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**Hidden Areas:** The condition of hidden wood or wood structure members and other components in the walls, flooring or ceiling cavities, under attic space insulation materials and other flooring coverings, including the sub-flooring; in other areas not readily observable is unknown to this inspector. No opinion as to the condition of the wood or wood structure members or the other components in these hidden areas is either intended or implied by this inspection and written report.

**Wood Destroying Insects:**

*Note: I recommend a semi-annual inspection and/or treatment of this property by a qualified and licensed pest control company for wood destroying insects. Having regular inspections can alert you to the presence of these insects before considerable damage can be done. Wood destroying insects can and do show up without warning*

Ⓟ Other comments, as appropriate:

**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

**Note:** Aluminum wire is acceptable for Main & Sub panel box entrance wire.

Main box and components appear to be functioning as intended at the time of inspection. This is a \_\_\_amp service in a \_\_\_\_\_ main panel box, located at the: \_\_\_\_\_.

**⋯ The following discrepancies are in need of repair:**

- ⋯ Panel(s) are not labeled properly
- ⋯ Panel(s) are loose at the wall
- ⋯ One or more knockouts are missing
- ⋯ Double lugged breakers/fuses
- ⋯ Incorrect size of breakers/fuses
- ⋯ Panel has more than 6 main disconnects
- ⋯ Panel inner safety cover is loose or missing
- ⋯ Ground wire/rod could not be verified
- ⋯ Ground wire not connected correctly to grounding rod
- ⋯ Incorrect wire on breakers/fuses

Ⓟ A/C condensing unit #1 specifies max amp breaker of \_\_\_and \_\_\_ amp breaker is in use  
a

⋯ A/C condensing unit #2 specifies max amp breaker of \_\_\_and a \_\_\_ amp breaker is in use

Ⓟ Other comments, as appropriate:

**Sub Panels**

Type of Wire: ⋯ Copper Ⓟ Aluminum

**⋯ The following discrepancies are in need of repair:**

- ⋯ Panel(s) are not labeled properly
- ⋯ Panel cover(s) are loose at the wall
- ⋯ Double lugged breakers/fuses in use
- ⋯ Panel(s) installed at improper location
- ⋯ Inadequate service space for sub panel
- ⋯ One or more knockouts missing

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- .. Incorrect size of breakers/fuses
- .. Incorrect size wire on breaker/fuse
- .. Grounds and neutrals on same bus bar (typical of older home installations)

**Other comments, as appropriate:**

**Other comments, as appropriate:**

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

**Outlet and Switches**

Type of Wire:  Copper  Aluminum

A large percentage of outlets were checked and appear to function properly, at the time of the inspection.

Discrepancies in need of repair:

- 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

**Other comments, as appropriate:**

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

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

**FYI:** GFCI's (Ground Fault Circuit Interrupters) are modern electrical devices, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. GFCI's are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located in the Kitchen, Baths, Garage, at Spas, Hot Tubs, Fountains, Pools, crawl spaces and outdoors be upgraded to the ground fault circuit interrupter type. This should be done by a qualified, licensed electrician.

**FYI:** GFCI's should be tested monthly, as some are known to deteriorate and lock in the hot position. Faulty and/or malfunctioning GFCI breakers and receptacles should be replaced immediately. Appliances such as refrigerators should not be put on GFCI's, as a nuisance trip of the device will cause the loss of food.

Discrepancies in need of repair:

- 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: \_\_\_\_\_

**Other comments, as appropriate:**

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**Electrical Fixtures:**

*Discrepancies in need of repair:*

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

**Other comments, as appropriate:**

**Smoke and Fire Alarms:**

Smoke alarms tested with test button and all sounded simultaneously.

*Discrepancies in need of repair:*

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

**Other comments, as appropriate:**

**Other Electrical System Components**

**AFCI's:** Although not required when the home was built, no Arc Fault Circuit Interrupter breakers were noted in Service Panel servicing bedroom outlets. These are safety devices designed to trip when they sense arcing in an outlet. Buyer is advised to consider installing these breakers for added safety in the home.

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

**A. Heating Equipment**

Type and Energy Source: ,

Comments:

Type of Equipment:  Central  Gas  Electric  Heat Pump  Wall Heaters

The \_\_\_\_\_ furnace units were started and no operational problems appeared, at the time of the inspection.

**FYI: Filters:** Return air grill filters are located at: \_\_\_\_\_

*The following discrepancies are in need of repair:*

- Floor furnaces 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: \_\_\_\_\_
- Flue is loose or not properly connected to the unit
- Flue is in contact and/or too close to combustibles
- Improper clearance between door and unit
- No shut-off switch located at filter door opening
- Return air filter needs cleaning and/or replacement
- Unit not properly grounded to outlet

System(s) show signs of being dirty. Recommend cleaning, servicing, and further evaluation by a licensed professional

**Other comments, as appropriate:**

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

          

**B. Cooling Equipment:**

Type and Energy Source: ,  
 Comments:

Type of Equipment:  Central     Evaporative

The \_\_\_\_\_ A/C system(s) were activated and no operational problems appeared at the time of the inspection.

Unit #1 - Supply Air Temp: \_\_\_\_ Return Air Temp: \_\_\_\_ Temp. Differential: \_\_\_\_ Degrees F  
 Unit #2 - Supply Air Temp: \_\_\_\_ Return Air Temp: \_\_\_\_ Temp. Differential: \_\_\_\_ Degrees F

The following discrepancies are in need of repair:

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

Other comments, as appropriate:

          

**C. Ducts and Vents**

Comments:

Type of Ducting:  Flex Ducting     Duct Board     Metal Ducting

Ducts & Vents appeared functional, at the time of the inspection. Duct connections were only observed at visible areas: ie. at the plenum in the attic area. No loose connections were observed.

The following discrepancies are in need of repair:

- 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

Other comments, as appropriate:

**IV. PLUMBING SYSTEM**

          

**A. Water Supply System and Fixtures**

Comments:

Water Source:  Public     Private    Sewer Type:  Public     Private

FYI: Your main water system shut-off valve is located: \_\_\_\_\_

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I	NI	NP	R	Inspection Item			

**Sinks:**

All units were tested and functioned as intended at the time of inspection.

*The following discrepancies are in need of repair:*

- .. 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

⌋ Other comments, as appropriate:

**Bathtubs and Showers:**

All units were tested and functioned as intended at the time of inspection.

*The following discrepancies are in need of repair:*

- .. 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

⌋ Other comments, as appropriate:

**Commodes:**

All units were tested and functioned as intended at the time of inspection. Commodes appeared secure.

*The following discrepancies are in need of repair:*

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

⌋ Other comments, as appropriate:

**Washing Machine Connections:**

*The following discrepancies are in need of repair:*

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

⌋ Other comments, as appropriate:

**Exterior Plumbing:**

Outside Water Pressure: \_\_\_PSI

*The following discrepancies are in need of repair:*

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

⌋ Other comments, as appropriate:



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I	NI	NP	R	Inspection Item	

Ⓟ    ..    ..    ..

**D. Hydro-Therapy Equipment**

*Comments:*

**Brand:**

The whirlpool type tub located in Master Bath. No operational problems were noted on day of inspection and GFCI operated when tested. No leaks were noted at visible plumbing or fixtures at this time.

***FYI: Environmental testing of the whirlpool equipment is not included as part of this inspection. Health problems have been directly linked to bacterial growth in the distribution lines of the tub equipment. I recommend that you consult the manufacture of the equipment for additional maintenance information and cleaning instructions prior to using the tub. More information can be found on the Internet at [www.whirlpoolcouncil.com](http://www.whirlpoolcouncil.com)***

***The following discrepancies are in need of repair:***

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

Ⓟ **Other comments, as appropriate:**

**V. APPLIANCES**

Ⓟ    ..    ..    ..

**A. Dishwasher**

*Comments:*

This \_\_\_\_\_ unit was run on normal wash with heated drying and no operational problems were noted on day of inspection.

***The following discrepancies are in need of repair:***

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

Ⓟ **Other comments, as appropriate:**

Ⓟ    ..    ..    ..

**B. Food Waste Disposer**

*Comments:*

This \_\_\_\_\_ unit was run when actuated and no operational problems were noted.

***The following discrepancies are in need of repair:***

- .. 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

Ⓟ **Other comments, as appropriate:**

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

⌋    "    "    "    "    **C. Range Hood**  
*Comments:*

⌋ *Discrepancies that are in need of repair:*

- " 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

⌋ **Other comments, as appropriate:**

⌋    "    "    "    "    **D. Ranges/Ovens/Cooktops**  
*Comments:*

**Range Type:**     Electric     Gas

The \_\_\_\_\_ units operated as intended at the time of the inspection.

" *Discrepancies that are in need of repair:*

- " 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

⌋ **Other comments, as appropriate:**

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

" *Discrepancies that are in need of repair:*

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

\* Unit was set at 350 and actually reached 3 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

⌋ **Other comments, as appropriate:**

⌋    "    "    "    "    **E. Microwave Cooking Equipment**  
*Comments:*

This \_\_\_\_\_ unit heated when operated and no operational problems were noted.

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

**.. The following discrepancies are in need of repair:**

- .. 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

**⌋ Other comments, as appropriate:**

.. .. ⌋ ..

**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

⌋ .. .. ..

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

*Comments:*

**All exhaust fans were operable and those that were visible from the accessible attic flooring appeared to vent to the outside and no operational problems were noted at the time of the inspection.**

**⌋ The following discrepancies are in need of repair:**

- .. 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)

**⌋ Other comments, as appropriate:**

.. .. ⌋ ..

**H. Whole House Vacuum Systems**

*Comments:*

⌋ .. .. ..

**I. Garage Door Operators**

*Comments:*

The \_\_\_\_\_ unit was operated and functioned as intended at the time of the inspection.

**.. The following discrepancies are in need of repair:**

- .. 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 too damaged to operate opener
- .. Unit(s) are loose or not properly secured to ceiling
- .. No safety quick release rope to disable opener

**Note: Client is advised to obtain all remote controls from sellers before closing, along with any special operating procedures these doors may require.**

**⌋ Other comments, as appropriate:**



## **Addendum: Report Overview**

### **The House In Perspective**

This is an -----\_quality -----\_ year old home (approximate age, built in \_----) that has maintenance issues in some areas. Apart from the short term need to deal with these maintenance issues, *the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

### **The Scope of the Inspection**

All components designated for inspection in accordance with the rules of the Texas Real Estate Commission (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be included in the body of the text of this Report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

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.

### **Recommendations you may wish to consider prior to closing:**

**\*\* This listing does not cover all the *discrepancies* listed in this report. Please review the entire report for areas, items or issues that may be of further concern to you and have them corrected to your satisfaction.**

## **ADDENDUM: Maintenance Advice**

### **Upon Taking Ownership**

*After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:*

- 1. Complete all of the improvements recommended in this inspection report.**
2. Change all the locks on the exterior entrances, for improved security.
3. Check that all windows and doors are secure. Improve windows hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
4. Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
5. Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
6. Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
7. Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
8. Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
9. Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
10. Install rain caps and vermin screens on all chimney flues, as necessary.
11. Investigate the location of the main shut-offs for the plumbing, heating and electrical systems.

### **Regular Maintenance**

#### **Every Week**

1. Check that the soil around the perimeter of the house is clinging tightly to the edge of the foundation. If there is any space between the soil and the concrete, the soil is too dry and you should increase the frequency with which you water. The foremost cause of foundation failure is lack of soil moisture control and maintenance by homeowners. Periods of dry weather occur in all seasons. Inspect this item weekly.

### **Every Month**

1. Check that fire extinguishers are fully charged. Re-charge if necessary.
2. Replace heating/cooling air filters.
3. Inspect and clean humidifiers and electronic air cleaners.
4. Test the Temperature and Pressure Relief Valve on the Water Heater(s) for proper operation. Replace if defective.
5. Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
6. Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
7. Repair or replace leaking faucets or shower heads.
8. Secure loose toilets, or repair flush mechanisms that become troublesome.
9. Operate all of the doors in the house to ensure that none are sticking or binding at the jambs. Door frames out of square is an indication of excessive foundation movement.

### **Spring and Fall**

1. Examine the roof for evidence of damage to roof coverings, flashing's and chimneys.
2. Look in the attic (if accessible) to insure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
3. Trim back tree branches and shrubs to insure that they are not in contact with the house.
4. Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
5. Survey the basement and/or crawl space walls for evidence of moisture seepage.
6. Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
7. Ensure that the grade of the land around the house encourages water to flow away from the foundation.
8. Inspect all driveways, walkway's, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
9. Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
10. Test all ground fault circuit interrupter (GFCI) and arc fault circuit interrupter (AFCI) devices, as identified in the inspection report. If these devices do not trip or reset properly, they should be replaced immediately.
11. Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated. Also disconnect and store all water hoses during cold weather.
12. Inspect for evidence of wood-destroying insect activity. Eliminate any wood/soil contact around the perimeter of the home.
13. Test the overhead garage door opener (if present), to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
14. Replace or clean exhaust hood filters.
15. Clean, inspect and/or service all appliances as per the manufacturer's recommendations.
16. Have the heating, cooling and water heater systems cleaned and serviced.

### **Annually**

1. Replace smoke detector batteries.
2. Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
3. Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
4. If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
5. Have the home inspected by a licensed wood-destroying insect specialist (Certified Applicator). Preventative treatments may

be recommended in some cases.

### **Prevention is The Best Approach**

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home.

**Enjoy your home!**