



583 Coe Road, Denison, Texas 75021

[www.heritagehomeinspections.us](http://www.heritagehomeinspections.us)  
[mbrown@heritagehomeinspections.us](mailto:mbrown@heritagehomeinspections.us)

Cell 903-821-7269



## PROPERTY INSPECTION REPORT # Sample

**Prepared For:** Your Name

(Name of Client)

**Concerning:** 258 Sample Drive, Your City, Texas 00000

(Address or Other Identification of Inspected Property)

**By:** Mark Lyle Brown - TREC License # 9762

(Name and License Number of Inspector)

**Date of Inspection**

(Date)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.state.tx.us](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should

Report Identification: MMDDYYYY-00 - 258 Sample Drive, Your City  
also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information

**Report Identification: MMDDYYYY-00 - 258 Sample Drive, Your City**

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies

which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

---

---

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**Weather Information**

Time of Inspection – 9AM

Temperature - 61F @ Start of Inspection

**INSPECTION CONTRACT**

The Client, **Your Name** employs Heritage Home Inspections, LLC, Located at 583 Coe Road Denison, Texas 75021 to provide inspections services based on the standards and practices set forth from the Texas Real Estate Commission to the property located at **258 Sample Drive, Your City, Texas 00000** Client (s) agree to read this contract, the inspection report and any other documents provided to Client(s) by Heritage Home Inspections, LLC. The Client agrees to pay the inspection fee at time the inspection service is provided. The purpose of the inspection to be performed under this contract is solely an attempt to identify major defects in the items listed on the inspection report, which are reasonably observable at the time that the inspection is performed. The inspection to be performed is limited to those reasonably accessible items or parts of items which can be seen or operated by the inspector at the time of the inspection. The intent of the inspection is to reduce risk of the client but due to the limited scope of the inspection no claims can be made that all risk will or can be eliminated; therefore the inspection to be performed may not identify all defects or problems. Client(s) agrees that the scope of the inspection services to be provided is defined and limited The inspection report provided by Heritage Home Inspections, LLC will contain the good faith opinions of the inspector concerning the observable need, if any, on the day that the inspection is to take place, for the repair, replacement or further evaluation by experts of the items inspected. Unless specifically stated, the report will not include and should not be read to express an evaluation as to the environmental conditions, presence of toxic or hazardous waste, mold or substances, presence of termite or other wood-destroying organisms or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected. Heritage Home Inspections, LLC. makes no guarantee or warranty as to any of the following:

1. That all defects have been found or that Heritage Home Inspections, LLC will pay for or repair any undisclosed or missed defects.
2. That any of the items inspected are designed or constructed in a good and workmanlike manner
3. That any of the items inspected will continue to perform in the future as performed at the time of the inspection

Report Identification: MMDDYYYY-00 - 258 Sample Drive, Your City

4. That any of the items inspected are merchantable or fit for any particular purpose In the event a dispute arises regarding an inspection that has been performed under this contract, client(s) agree to notify Heritage Home Inspections, LLC within ten (10) days of the time that the Client(s) discover the basis for the dispute and give Heritage Home Inspections, LLC a reasonable opportunity to re-inspect the property. In the event that a dispute cannot be resolved by the Client(s) and Heritage Home Inspections, LLC, the parties agree to submit the dispute to mediation through the American Arbitration Association or the Standards Committee of the Texas Association of Real Estate Inspectors. In the event the Client(s) refuse to abide by the decision of the mediator or arbitrator, or for any other reason files suit against Heritage Home Inspections, LLC, the Client(s) agree should the Client(s) fail to prevail in the lawsuit, to ;pay all legal fees, costs of expert witnesses, costs of depositions and any other suit related expenses for Heritage Home Inspections, LLC. This report is prepared exclusively for the Client(s) named and is not transferable to anyone in any form. Client(s) gives permission for Heritage Home Inspections, LLC to discuss report findings with real estate agents, specialists or repairpersons for the sake of clarification only. If any provision of this contract is determined to be unenforceable than all remaining portions will remain in effect and enforceable.  
I have read and I understand this contract and the inspection report and I understand the terms and conditions set forth. I agree to abide by the stated terms and conditions.

Client \_\_\_\_\_ Date \_\_\_\_\_ FEE CHARGED - \$ Your Fee

---

Inspector: Mark Lyle Brown - TREC # 9762 - Heritage Home Inspections, LLC

The client was present for an inspection review  Yes  No

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

I	NI	NP	D
---	----	----	---

## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):*

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Concrete Slab Foundation          | <input type="checkbox"/> Crawlspace Pier & Beam   |
| <input type="checkbox"/> Mixed Concrete Slab & Crawlspace Pier & Beam | <input type="checkbox"/> Manufactured Home        |
| <input type="checkbox"/> Crawlspace Insulated                         | <input type="checkbox"/> Crawlspace Not Insulated |

*Comments:*

#### General Foundation Information

Most of North Texas area soil is of expansive type clay. Therefore, proper care of your home's foundation is very important in preserving the integrity of the structure. Clay soils have the ability to expand (when wet) and contract (when dry) at alarming rates, up to 400%. This requires that an EVEN and rather Constant level of moisture be maintained around the ENTIRE house. Defects in foundations occur when the structure does not move as a unit. This could occur when one area around the foundation is continually wet, while other areas remain dry. Listed below are a few suggestions that may be help in your foundation maintenance program

- Maintain the grading and the beds around the foundation so that it gently slopes AWAY from the structure.
- If the house has guttering, be sure that all runoff is diverted well away from the foundation.
- The area around the foundation should always be watered evenly around the ENTIRE structure.
- Trees and shrubs can wick water away from under the foundation. This is even more so during dry seasons.

#### If Your Soil Is The Expansive Type Clay

- The best way to ensure even watering is to place **soaker hoses** around the entire perimeter and to water **EVENLY** every time. The question arises, "How much Water"? The answer is just enough that you don't see cracks developing within the first 3 feet of the foundation and you don't see the soil pulling away from the slab.
- Do not let water stand next to the foundation.
- Never allow the soil to dry to the point of cracking or pulling away from the foundation. This can allow shifting in the foundation.

**Items with boxes checked were found to be at least somewhat deficient and were used in rendering an opinion of foundation performance.**

- Open or offset concrete cracks such as differential movement
- Open, exposed, or improperly sealed Post-Tensioned cable ends or pockets
- Binding, **out-of-square**, non-latching, warped, or twisted doors or **door frames** and windows
- Framing or frieze board separations (Workmanship - not structural movement)
- Out-of-square wall openings between the cladding and window / doorframes
- Sloping floors, countertops, cabinet doors, or window / door casings
- Wall, floor, or ceiling cracks (Minor)

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

I	NI	NP	D
---	----	----	---

- Some degree of buckling, cracking, or deflecting masonry cladding (Very minor)
- Some degree of separation of walls from ceilings or floors
- Soil erosion or shrinkage adjacent to the foundation and differential movement of abutting flatwork such as driveways and patios
- Crawlspace is not adequately ventilated or drainage issues
- Decayed or damaged beams, joists, bridging, blocking piers, posts, pilings, or sub-floor exists
- Non-supporting piers, posts, pilings, columns, beams, sills, or joists exists

**Home Stats with Foundation Performance Opinion:** This home was built in approximately 2002 on a concrete slab foundation. The home for the purpose of this report faces south. The home is two-story, has brick veneer and Masonite style siding with a roof consisting of asphalt shingles.

This home is situated on a sandy loam type soil on a back-filled lot. There are a few very minor cracks in the drywall of the home and some very minor cracks in the brick veneer. There are some doors that have deadbolt latching issues. On most of these doors, the doors are square to the doorjamb, therefore the latch plate was installed incorrectly (workmanship). There are two doors that are not square to the doorjamb. They are the master bedroom north exit door and the garage-to-home entrance door. These appear to be a workmanship issue also as there are no opposing or adjacent cracks that reflect the movement or out-of-square condition.

The homes foundation is performing in a satisfactory manner.

**B. Grading and Drainage - Comments:**

- If brick or masonry type veneer, the siding  does,  does not, meet the minimum requirement of 4 inches between the soil level and the bottom row of brick.



**The shrubbery bed to the right of the front entrance has high soil. Also, the drains appear to have been block by debris during heavy rains causing water to seep through the wall staining the baseboard in the office. Recommend adding a 'scupper' like drain / overflow that is lower than the bottom brick line that would allow water to escape the shrubbery bed should the existing in-ground drains stop up with 'floating wood mulch chips'.**

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

I	NI	NP	D
---	----	----	---



Some of the soil in the front shrubbery / flower beds is a little high.

- If wood type clad siding, the siding and bottom plate  does,  does not, meet the minimum requirement of 6 inches between the soil level and the wood siding.
- If guttering exists, the guttering  does,  does not, have deficiencies.
  - Downspout damage
  - Gutter Rusted out
  - Gutters need cleaned
  - Gutters pulling loose from fascia



Some of the gutter downspouts have pulled loose from the underground drain pipes

- Potential water ponding  does,  does not, exist.
- Erosion  does,  does not, exist.  
 Note: No determination is made as to the efficiency or operation of underground drainage systems.

**C. Roof Covering**

Type(s) of Roof Covering:

- Asphalt Shingles
- Wood Shingles
- Wood Shakes
- EPDM Rubber Roof
- Metal Roof
- Metal Shingles
- Slate
- Tile
- Asbestos Transite Roof tiles

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

I	NI	NP	D
---	----	----	---

Viewed from:

- Observed from roof     Observed from edge of roof     Observed from ground
- The roofing material by random sampling  appears  does not appear to be fastened adequately.

Comments:



**Shingles blowing off on the west side of the home.**



**Shingles not secured down properly on the north side of the home.**



**This torn ridge shingle is allowing water to seep into the structure above the garage-to-home entrance door. The ceiling and walls have water damage. See wall**





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

I NI NP D



An old satellite dish was mounted here and then removed. The old cables are still protruding from under the shingles. **The cables at a minimum should be removed and proper repairs made to seal out moisture.**



**This flashing above the south breakfast dining window is not sealed properly. Water is entering at this location as well as the outside window trim, and causing water damage on the interior window frame, sill, and baseboard / wall.**



Note: The inspector is not required to determine remaining life expectancy; inspect from roof level if the inspector cannot safely reach or stay on the roof, or if damage may occur to the covering materials due to walking on the roof; determine the number of layers of roof covering materials; identify latent hail damage.

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

I NI NP D

**D. Roof Structure and Attic**

Viewed from:

- The attic was inspected from various points
- The attic was Inspected only from existing runway
- The attic was inspected from access hatch only. No runway or headroom too low for access.
- Inspection access not available or inaccessible
- Manufactured home with no attic or attic access

Approximate Average Depth of Insulation: 12 Inches except in areas of foot traffic (Texas now recommends using 12 inches of insulation in the attic.)

Approximate Average Thickness of Vertical Insulation: 3.5 inches  Non-applicable or Non-Visible

Comments:

- The attic  does,  does not, appear to be adequately ventilated.
- The second story attic access ladder in the workout / media room does not have the angled feet installed and will damage the flooring.
- Some of the flooring over the garage is not secured over joists properly and will bend downward when stepped on. Care must be taken until repaired.

Note: The inspector is not required to enter attics where openings are less than 22" by 30" or headroom is less than 30", or the inspector has reason to believe the attic is unsafe to enter.

**E. Walls (Interior and Exterior) - Comments:**

**Exterior Walls:**

- There are a couple of hairline cracks in the exterior bricks. The widest area would be too small to slip a credit card into. These cracks are typical and do not need any type of repair at this time. To attempt any type of repair would only make the indications more pronounced.
- **See roof section above. The trim on the outside of the breakfast dining room wall needs to be sealed / repaired.**

**Interior Walls:**

- Firewall separation between the garage, residence, and its attic  does,  does not exist due to the wooden attic access ladder. Fire protection requires an unbroken layer of 1/2 inch sheetrock. The only way to correct this would be to move the access ladder into the home and seal up the opening in the garage.



Some of the cove molding is separating in the kitchen ceiling. This trim separation is located around the brick columns on either side of the kitchen Cooktop. There is also some separation between the wall and the brick column. See photo below also.

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

I	NI	NP	D
---	----	----	---



Hairline crack in the front entryway overhead stairway landing.

- There were some other hairline cracks in the drywall such as on the living room window center support columns. These are all small enough that a coat of paint may seal the indications up.



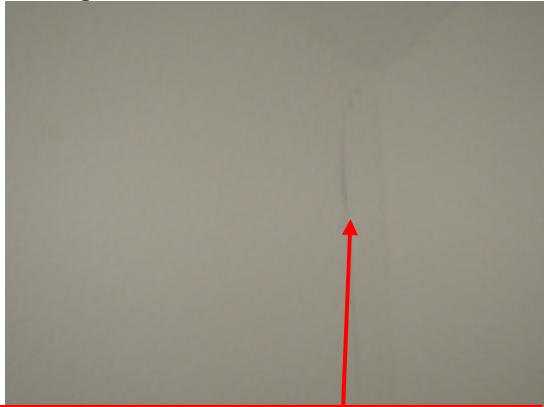
The wall above the upstairs southeast bath bathtub has some minor water damage / paint peel.

Note: The inspector reports on functional issues and does not report cosmetic issues as related to floors, walls, ceilings, paints, stains, or other surface coatings, cabinets, or counter tops.

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

I   NI   NP   D

**F. Ceilings and Floors - Comments:**  
**Ceilings:**



This crack is located in the ceiling of the breakfast dining area. This is a vaulted ceiling at this location. The indications are small enough that a coat of paint may seal. (These indications are common where a combination rafter / ceiling joist exists.)



This crack is located in the master bedroom at the recessed ceiling area. This end of the home is located over 'backfill' and is a little more prone to movement. The geometry of a recessed ceiling tends to be more prone to cracking. (Ceiling joist that span the entire length of a ceiling tend to be more stable than designs that require intersecting members.)

**Floors:**

- The lowers floors have bare etched - stained concrete for decor. There are some surface crack indications when viewed closely. These are common and not a structural issue.
- The upstairs southeast bathroom has a few cracked ceramic tiles.

**G. Doors (Interior and Exterior) - Comments:**

**Interior Doors:**

- The doors to the media / workout room do not have doorstops installed. A small dimple has already been created in the wall.

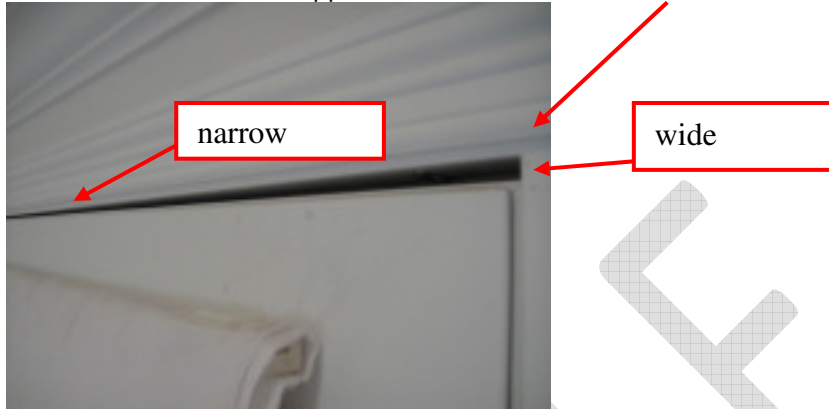
**Exterior Doors:**

- The home access door at the garage entry  does,  does not, meet a 20 minute fire rating and  is,  is not, self closing, or is  Non-applicable. (Doors fire rated for 20 minutes must be solid core or metal clad with no openings or glass kits installed.)
- **The formal dining area rear exit doors (leads to patio) deadbolt does not align with the latch plate.** The door is square to the doorjamb. Therefore it appears to be an installation issue with the latch plate.
- **The utility rooms east exit doors deadbolt does not align with the latch plate.** This door is square to the doorjamb. Therefore, it appears to be an installation issue with the latch plate.
- The front entrance door threshold strip is loose.
- **The garage-to-home door rubs on the doorjamb. This door is not square to the doorjamb. The door needs to be re-set.**

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

I	NI	NP	D
---	----	----	---

- **The master bedroom rear exit doors deadbolt does not align with the latch plate.** This door is also not square to the doorjamb. There are no indications around the door, inside or outside indicating a structural movement in the amount the door is out of square. Therefore, the issues with this door appear to be an installation issue.



**H. Windows - Comments:**

- There are several window screens stored in the attic above the garage. It is undetermined if all screens for the homes windows are in this storage.
- All windows in the home opened and closed properly.
- The living room center shade is inoperable.
- Some of the outside steel lintels above the windows are beginning to rust and need repainted. See photo below.



Movement cracks in the master bedroom south window.



Water stain on window sill in upstairs south bedroom.

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

I	NI	NP	D
---	----	----	---

- I. Stairways (Interior & Exterior) – Comments:**
- Modern standards require that the width above the handrail to the wall be 36". This staircase  does,  does not, meet this modern requirement.
  - Illumination and 3-way switches are required at the top and bottom of stairway. This stairway  does,  does not, meet the standard.
  - Accessible area below stairs  does,  does not, have minimum 1/2" gypsum board installed as a fire stop.
  - The handrail  does,  does not, meet the modern 34 – 38 inch height requirement as measured to the top of the handrail from the edge of the treads.
  - The handrail ends should return to the wall or a newel post or volute to prevent a person hanging their garments or items on the handrail.
  - The handrail(s)  does,  does not, appear strong enough to support a 200 # point load in any direction.

- J. Fireplace/Chimney - Comments:**
- This is a built in self contained gas fired unit that does not require a chimney. The unit has electronic ignition and a blower fan. The unit is working correctly.



- K. Porches, Balconies, Decks and Carports - Comments:** No issues.

- L. Other - Comments:**
- The door hinge on the party to the left of the Cooktop is loose. The screws are out Stripped. A longer screw needs to be installed to secure the hinge.

## II. ELECTRICAL SYSTEMS

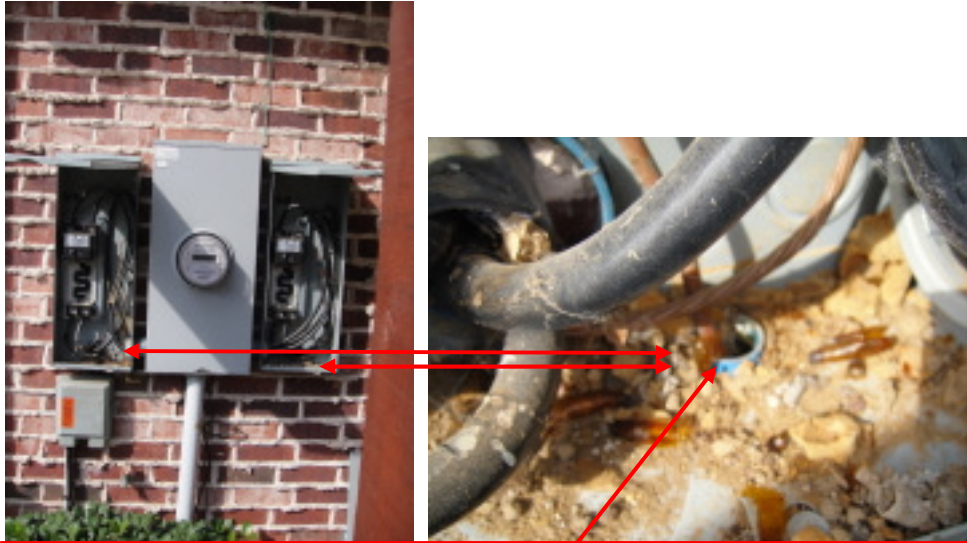
- A. Service Entrance and Panels – Comments:**
- |   |  |
|---|--|
| <input type="checkbox"/> 100 AMP Service Entrance | <input type="checkbox"/> 150 AMP Service Entrance            |
| <input type="checkbox"/> 200 AMP Service Entrance | <input checked="" type="checkbox"/> 400 AMP Service Entrance |

### This Home's Panel(s):

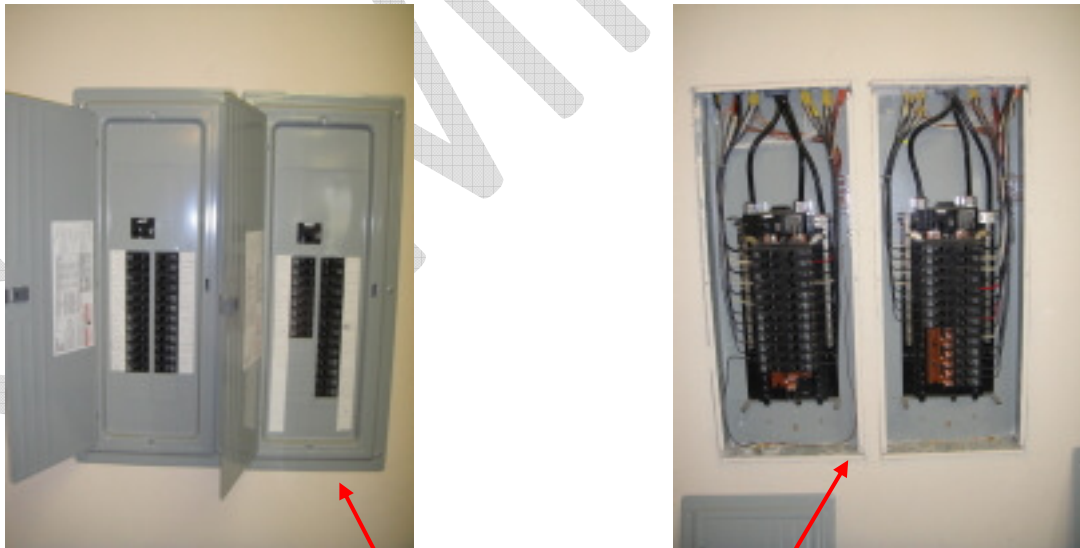
- The grounding electrode system  is,  is not, installed properly.

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

I	NI	NP	D
---	----	----	---



These panels are wired perfect. **The only issue is that there were a lot of large dirt dobber wasp nests inside the panels. These can create electrical shorts. The wasps are entering through the hole in the bottom of the panel where the equipment ground wires enter. These holes need to be sealed to prevent re-entry.**



These sub-panels in the garage are wired perfectly. **One breaker was not labeled.**

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

I   NI   NP   D

The following are just some general requirements for Panels. Your panel meets these requirements unless specifically identified under 'This Home's Panels'.

**Main Panel:**

- Neutral to be bonded to equipment ground
- Panel to be bonded to equipment ground
- Wiring passing through panels should be in conduit or have connectors installed to provide strain relief and prevent the edge of the panels from rubbing on and damaging the wiring insulation.
- One neutral wire (white wire) allowed per buss terminal. (No other wire allowed on connection.)
- Two equipment ground wires (bare wires) allowed per buss terminal.
- Equipment ground wire must be installed and connected to an approved grounding system.
- Breakers are to be labeled.
- No open slots in the breaker panel cover are allowed... blanks must be installed.
- No double tapping of breakers unless the breaker is approved for such.

**Sub-Panels:** (Generally any panel down stream of the Main Panel. There are exceptions.)

- Neutral buss must be 'floating'... not bonded to the panel.
- Neutral and equipment wires not connected to same buss.
- The other 'Main Panel' requirements apply.

**B. Branch Circuits, Connected Devices, and Fixtures**

Type of wiring:  Copper     Aluminum     Other     Mixed

Comments:

**Information about your Home:**

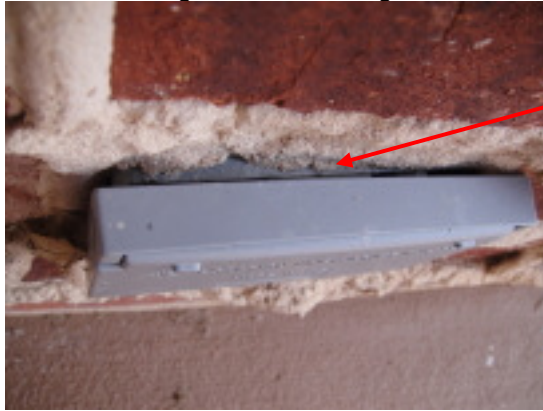
- The Electrical Service or Main Panel  does,  does not, have a main disconnect.
- Smoke and fire alarms are required inside and outside all sleeping quarters and on each floor of the dwelling.
  - The required smoke and fire alarms are installed.  Yes  No
  - The smoke and fire alarms installed are all operational.  Yes  No
  - **Recommend changing the batteries upon taking ownership of the home.**  **Yes**
  - The smoke / fire alarm in the upstairs northeast bedroom has the battery removed.
- The 'red box' below outlines the requirements for Arc-Fault protection. In this home, Arc-Fault is installed:
  - Yes  No - Bedrooms
  - Yes  No - All other required circuits.
- The required GFCI protection as outlined in the 'red box' below is installed in the home.
- One of the hanging lights over the kitchen sink is inoperable.
- One of the ceiling recessed lights in the breakfast dining area is inoperable.
- The recessed light on the left side of the living room TV / Sound cabinets is inoperable.
- Three of the front outside accent lights are inoperable.
- Two of the outside fluorescent recessed lights in the upper soffit above the front door are inoperable.
- One of the ceiling fans on the back porch is inoperable.
- One of eight vanity lights in the master bathroom is inoperable.



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

I	NI	NP	D
---	----	----	---

- The second light going up the staircase is inoperable.
- Three of four lights on the ceiling fan in the media / workout room are inoperable.



The receptacle on the front porch needs to be caulked on top of the box to prevent water entry onto the connections and into the wall.

#### Purpose of GFCI and Arc-Fault Circuits:

- **GFCI (Ground Fault Circuit Interrupters) protects a person from electrical shock hazards.**
- **AFCI (Arc-Fault Circuit Interrupters) are newly developed electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring.**

**The following are some general requirements for Branch Circuits. Your circuits meet these requirements unless specifically outlined under 'Information about your Branch Circuits'.**

**General information for all homes related to GFCI's. GFCI's (Ground Fault Circuit Interrupters) are required in the following locations:**

- Kitchen counters
- All bathroom receptacles
- All outdoor receptacles (except non-readily available for heat tapes)
- All crawlspace receptacles
- All garage and unfinished basements (except for dedicated circuits)
- Wet bar countertops within 6' of sink
- Laundry receptacles within 6 feet of a laundry, utility or sink

**General information for all homes related to Arc-Fault Circuits. Arc-Faults are now required in the following locations.**

- Family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. Basically all receptacles not required to be GFCI protected. (*Arc-Faults are not required to be tested if the home is occupied.*)

**General information for all homes related to Smoke & Fire Detectors.**

Smoke and Fire Alarms are required:

- Inside and outside all sleeping quarters.
- On each floor of the dwelling including basements.

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

I	NI	NP	D
---	----	----	---

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

**A. Heating Equipment**

Type of system:

- |   |   |   |   |
|---|---|---|---|
| <input type="checkbox"/> Closet Installed | <input checked="" type="checkbox"/> Attic Installed | <input type="checkbox"/> Garage Installed | <input type="checkbox"/> Outside Installed Unit |
| <input type="checkbox"/> Heat Pump        | <input checked="" type="checkbox"/> Central Unit    | <input type="checkbox"/> Window Unit      | <input type="checkbox"/> Free Standing Unit     |
| <input type="checkbox"/> Wall Mounted     | <input type="checkbox"/> Natural Draft              | <input type="checkbox"/> Forced Draft     | <input type="checkbox"/> Old Floor Furnace      |

There are two units. One for the downstairs and one for the upstairs area.

If heating unit is installed in attic, a 24" wide walkway  does,  does not, exist from access door to unit for servicing.

Energy Source:

- Electric     Gas

Comments:

- Are filters clean?  Yes  No
- The heater  did,  did not, function properly.

**B. Cooling Equipment:**

Type and Energy Source:  Electric

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> Closet Mounted          | <input checked="" type="checkbox"/> Attic Installed | <input type="checkbox"/> Garage Installed   | <input type="checkbox"/> Outside Installed Unit |
| <input checked="" type="checkbox"/> Central Unit | <input type="checkbox"/> Window / Wall Unit         | <input type="checkbox"/> Free Standing Unit |   |

Comments: There are two units. Some of the tape on the units is not adhering well and needs to be replaced. This tape is used to prevent hot air from the attic being drawn into the unit on one end and to keep cool air from escaping the joints of the unit on the other end.

- If A/C unit is installed in attic, a 24" wide walkway  does,  does not, exist from access door to unit for servicing.
- Is the Primary Condensate Line 'Insulated' to prevent sweating?  Yes  No

**General Note:** When an A/C unit is operating correctly, the fresh air temperature at the vents should be between 13 to 21 degrees cooler than the temperature of the return air as checked at the return filter.

**Downstairs Unit:**

- The temperature of the fresh air at the vents tested between 52 and 58F. The temperature of the air at the return tested 67F. This provides a temperature differential of 9 to 15F. The temperature differential is  is not  within the recommended tolerance.
- Are filters clean?  Yes  No

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

I	NI	NP	D
---	----	----	---



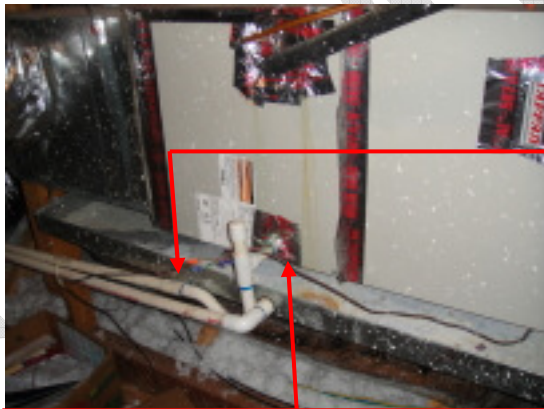
A few inches of insulation on the large outside condenser 'cool' line needs to be re-insulated to prevent energy loss.

•

**Upstairs Unit:**

- The temperature of the fresh air at the vents tested between 63 and 65F. The temperature of the air at the return tested 69F. This provides a temperature differential of 4 to 6F. The temperature differential is  is not  within the recommended tolerance.
- Are filters clean?  Yes  No

**Notes on Both Units:**



The secondary drain plug is still capped off. A secondary drain should be installed into the pan below.

A vent should be installed in the primary condensate line at this point. The primary condensate line is now vented at the upstairs center bathroom lavatory. Should the lavatory drain become stopped up or filled with water, it is possible for the A/C to aspirate gasses from past the lavatory p-trap and induce them into the home.

NOTE: The primary condensate lines need cleaning.

C. Duct System, Chases, and Vents – Comments: No issues.

**IV. PLUMBING SYSTEM**

A. Water Supply System and Fixtures

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

I	NI	NP	D
---	----	----	---



Location of water meter:

Location of main water supply valve: At meter.

Static water pressure reading(Recommended is 40 - 80 PSI):



Gauge is 10 PSI off... your water pressure is 75 PSI.

Comments:

- The outside faucets  do,  do not have anti-siphons installed. These devices prevent cross contamination of the public water supply when certain conditions exist.
- The kitchen sink spray nozzle holder is loose on the sink.



The master bath bathtub shower wand does not shut off completely and the head is stopped up with minerals.

**B. Drains, Wastes, Vents - Comments:**

**General note on drains:** Drains are tested with only clean water. If the water drains at an acceptable rate, the drains are inspected as 'ok'. Once a home owner starts using the home, there is a possibility of drainage problems. An example would be; Roots may have started penetrating the drain pipe joints. (Old clay tile is especially susceptible to this type of damage.) Toilet paper and waste will begin to form a net on the roots inside the drain pipes causing a

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

I	NI	NP	D
---	----	----	---

'backup of waste'. Also, washing machine drains are not tested as the washing machine cycles are not part of a home inspection. Detection of these types of drain stoppages are beyond the scope of a home inspection.

**Notes on your home:**

- The upstairs east bathroom bathtub drain is stopped up and drains very slowly.

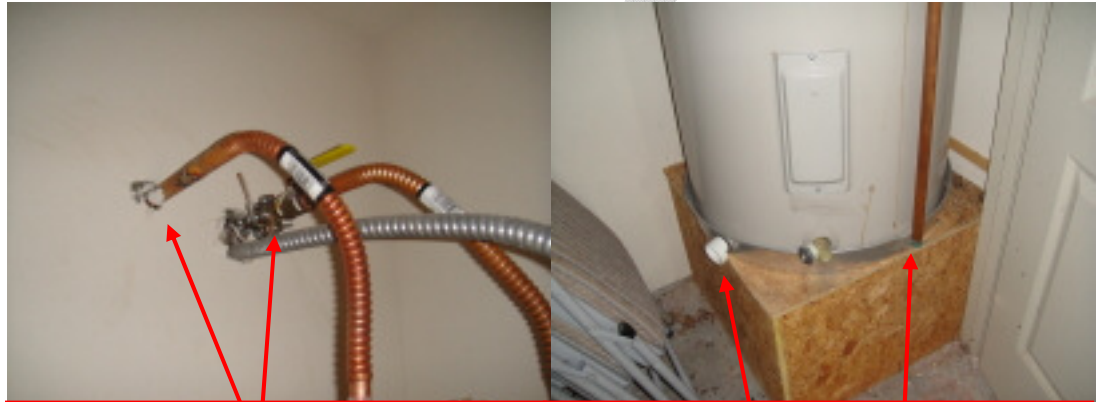
**C. Water Heating Equipment**

Energy Source:  Electric  Gas

Capacity: 80 gallon.

Comments:

**Information on Your Hot Water Heater:**



The equipment ground wires are installed on the 'cold side' per local jurisdiction. The state recommends the hot side be grounded also.

**The pan drain and temperature pressure relief valve piping should terminate outside the structure. The garage floor is on the same plane as the home. Water could seep under the wall and damage the interior of the home.**

**General Water Heaters Requirements:**

- When located where leaks could cause damage to the home, a 'pan' shall be installed having a minimum depth of 1-1/2".
- The pan shall have a minimum of 1" drain pipe, NOT hooked directly to waste.
- When installed in a garage, the heater shall be a minimum of 18" off floor.
- A 'cold-hot water-equipment ground' shall be installed.
- Temperature Pressure Relief Valves Requirements:
  - Shall not be directly connected to the drainage system.
  - Shall be piped full size separately to the outside of the building or to an indirect waste receptor inside the building... end of pipe must be visible.
  - Terminate within 6" of the ground or waste receptor
  - Drain line may not run uphill.

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

I	NI	NP	D
---	----	----	---

**D. Hydro-Therapy Equipment** - Comments:

### V. APPLIANCES

**A. Dishwasher** - Comments: No issues.

- The dishwasher  is,  is not, equipped for backflow prevention. (*Backflow prevention reduces the chance of cross contamination of the public water supply when certain conditions exist.*)

**B. Food Waste Disposer** - Comments: No issues.

**C. Range Hood** - Comments: No issues.

**D. Ranges, Cooktops, and Ovens** - Comments: No issues.

- (Ovens thermostat accuracy should test within +/-25 degrees of a 350 F set point.)
  - This oven tested... 346F.
- The Cooktop functioned correctly.

**E. Microwave Cooking Equipment** - Comments: (*Built-in units*) No issues.

**F. Trash Compactor** - Comments:

**G. Mechanical Exhaust Vents & Bathroom Heaters** - Comments:

- The vent pipes  do,  do not, terminate outside the structure.

**H. Garage Door Operators** - Comments:

- The electronic eye sensors  are,  are not, installed and working properly.
- The resistance of automated door closing  is,  is not, set correctly.
- The light and light cover  is,  is not, installed and / or working correctly on the large door unit... lights are inoperable.

**I. Doorbell and Chimes** - Comments: No issues.

**J. Dryer Vents** - Comments:

- The dryer vent  does,  does not, terminate outside the structure.
- The dryer vent flap  does,  does not, operate freely and is stuck in the open position.

### VI. OPTIONAL SYSTEMS

**A. Lawn and Garden Sprinkler Systems** - Comments:

- The system  does,  does not, have, a proper anti-siphon and backflow device installed.
- The system  does,  does not, have, a rain or freeze sensor installed
- There are eight stations. Station seven and eight (backyard) have one spray head each that does not rotate.

**B. Swimming Pools, Spas, Hot Tubs and Equipment**

Type of Construction:  Fiberglass  Gunite  Vinyl  Other ( )  
Comments:

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

I	NI	NP	D
---	----	----	---

**C. Outbuildings - Comments:**

**D. Outdoor Cooking Equipment -**  
*Energy Source:*  
*Comments:* (Built-in units)

**E. Gas Supply Systems - Comments:** No issues.



**F. Water Wells** (A coliform analysis is recommended.)  
*Type of Pump:*  Jet above Ground  Submersible in Ground  
*Type of Storage Equipment:*  Metal Tank  Fiberglass Type Tank  
*Comments:*

**G. Private Sewage Disposal (Septic) Systems**  
*Type of system:*  Drain Filed Lateral Line  Aerobic Septic  Cesspool  
*Location of the Drain Filed:* (See scanned courthouse record if available)  
*Comments:*

**H. Whole-House Vacuum Systems - Comments:** *The inspector is not required to inspect hoses or verify that attachments are present and functional. The inspection is limited to the function check at the wall connections and the mounted vacuum.*

**I. Other Built-in Appliances – Comments:**