

Customer: Mr. and Mrs. John Q. Sample  
Property Address: #25 Rimrock Canyon, San Antonio, Texas 78258



A-Integrity-Inspections  
13318 Poseidon  
Universal City, Texas 78148  
210-415-4219

*Integrity is my middle name  
Inspecting your dream home is my Aim!*

I	NI	NP	R	Inspection Item
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**A-Integrity Inspections**  
**13318 Poseidon Universal City, Texas 78148**  
**Phone (210) 415-4219 Fax (210) 945-0972**

**PROPERTY INSPECTION REPORT**

Prepared for: Mr. and Mrs. John Q. Sample  
 (Name of Client)

Report: XXXXXXXX

Concerning: #25 Rimrock Canyon, San Antonio, Texas 78258  
 (Address of Other Identification of Inspected Property)

By: Perry Zelner #7019  
 (Name and License of Inspector)

December 12, 2005  
 (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 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 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: | <input type="checkbox"/> Buyer             | <input checked="" type="checkbox"/> Buyer's Agent | <input type="checkbox"/> Listing Agent   | <input type="checkbox"/> Occupant                     |
| Building Status        | <input checked="" type="checkbox"/> Vacant | <input type="checkbox"/> Owner Occupied           | <input type="checkbox"/> Tenant Occupied | <input checked="" type="checkbox"/> Inspector         |
| Weather Conditions:    | <input type="checkbox"/> Sunny             | <input checked="" type="checkbox"/> Cloudy        | <input type="checkbox"/> Rain            | <input checked="" type="checkbox"/> 55° Outside Temp. |
| Utilities On:          | <input checked="" type="checkbox"/> Yes    | <input type="checkbox"/> No Water                 | <input type="checkbox"/> No Electricity  | <input type="checkbox"/> No Gas                       |

**For the purpose of this report, it is assumed the home faces South**

**INACCESSIBLE OR OBSTRUCTED AREAS**

- |   |   |
|---|---|
| <input type="checkbox"/> Sub Flooring   | <input checked="" type="checkbox"/> Attic space is limited - Viewed from accessible areas |
| <input checked="" type="checkbox"/> Floors Covered                            | <input checked="" type="checkbox"/> Plumbing Areas – Only Visible Plumbing Inspected      |
| <input checked="" type="checkbox"/> Walls/Ceilings Covered or Freshly Painted | <input type="checkbox"/> Siding over Older Existing Siding                                |
| <input type="checkbox"/> Behind/Under Furniture and/or Stored                 | <input type="checkbox"/> Crawl Space is Limited – Viewed from Accessible Areas            |
- Mold/Mildew investigation are **NOT** included with this report, it is beyond the scope of this inspection at the present time.  
 Any reference of water Intrusion is recommended that a professional investigation be obtained

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



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**B. GRADING AND DRAINAGE**

- |  |  |
|--|--|
| <input type="checkbox"/> Improper drainage from foundation                       | <input type="checkbox"/> Erosions or ponding next to foundation/driveway |
| <input type="checkbox"/> Gutters draining too close to the structure             | <input type="checkbox"/> Plumbing leaks/Hose Bibs/Sprinkler System       |
| <input type="checkbox"/> Planter(s) adjoining the structure                      | <input type="checkbox"/> Trees/heavy foliage too close to the structure  |
| <input type="checkbox"/> Low lot relative to neighbor                            | <input type="checkbox"/> Driveway slopes toward house                    |
| <input type="checkbox"/> Swale improvement between houses                        | <input type="checkbox"/> Grading improvement needed                      |
| <input type="checkbox"/> Seal driveway at house                                  | <input type="checkbox"/> Walkway slopes towards house                    |
| <input type="checkbox"/> Ravine erosion problem                                  |  |
| <input type="checkbox"/> A/C condensation line terminates too close to structure |  |
| <input type="checkbox"/> Inadequate grading clearance to exterior wall surface   |  |

**Comments:**

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

Roof Types:  Composition  Built-up  Wood  Tile  Other

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

- Recommend a certified roofing company should be consulted

**SLOPED ROOFING**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Minor repairs only                                  | <input type="checkbox"/> Replacement needed                    | <input type="checkbox"/> Nearing end of life cycle        |
| <input type="checkbox"/> Near end of life cycle – minor                      | <input type="checkbox"/> Fair condition                        | <input type="checkbox"/> Fair condition – amateur install |
| <input type="checkbox"/> Good condition – Amateur install                    | <input type="checkbox"/> Prior repairs evident                 | <input type="checkbox"/> Remove debris                    |
| <input type="checkbox"/> Good condition – Uneven wear                        | <input type="checkbox"/> Exposed felt/sheathing                | <input type="checkbox"/> Strip when re-roofing            |
| <input type="checkbox"/> Inappropriate material – low slope                  | <input type="checkbox"/> Damaged and /or missing shingles      |   |
| <input type="checkbox"/> Older roofs – Maintenance notes                     | <input type="checkbox"/> Roof decking defection and/or sagging |   |
| <input type="checkbox"/> Inappropriate roof covering for slope of the roof   | <input type="checkbox"/> Rot @ trim, soffit, fascia            |   |
| <input type="checkbox"/> Roofing covering installed over older roof covering | <input checked="" type="checkbox"/> Nail heads exposed         |   |
| <input type="checkbox"/> Poor ventilation, vent pipes need sealing           | <input type="checkbox"/> Vulnerable area                       |   |
| <input type="checkbox"/> Vent roof jacks missing or improper installation    | <input type="checkbox"/> Vent roof jack seals deteriorating    |   |



Exposed nail heads that need sealing

**FLAT ROOFING**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Replacement needed                | <input type="checkbox"/> Nearing end of life cycle         | <input type="checkbox"/> Near end of life – flaws |
| <input type="checkbox"/> Fair condition                    | <input type="checkbox"/> Fair condition – material/install |   |
| <input type="checkbox"/> Fair condition – lack of gravel   | <input type="checkbox"/> Fair condition – Water ponding    |   |
| <input type="checkbox"/> Good condition – amateur install  | <input type="checkbox"/> Drains congested                  |   |
| <input type="checkbox"/> UV protection needed – single ply | <input type="checkbox"/> Incompatible materials            | <input type="checkbox"/> Voids in gravel          |
| <input type="checkbox"/> Seam failure                      | <input type="checkbox"/> Typical maintenance needed        |   |
| <input type="checkbox"/> Prior repairs evident             | <input type="checkbox"/> Strip when re-roofing             |   |

I	NI	NP	R	Inspection Item
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- Roof decking defection and/or sagging
- Roofing covering installed over older roof covering
- Inappropriate roof covering for slope of the roof
- Remove debris

**FLASHINGS**

- Old – replacement needed
- Leak – patching needed
- Holes – temporary patching
- Rust
- Incomplete installation
- Lack of clearance – siding/roof
- Roof penetration(s) not properly flashed/sealed
- Brick chimney not properly flashed and counter-flashed
- Valley flashing in need of repair or replacement
- Missing step flashing where a roof meets at exterior wall
- Missing rain skirts on metal fireplace or furnace flues
- Leak – replacement needed
- Vulnerable area
- Holes – Replacement needed
- Loose
- Nail heads exposed
- Recommend Sealing, Valleys, Flashings



Loose vinyl covering that covers metal flashing, over rear patio

**SKYLIGHTS**

- Skylight – install low quality
- Skylight covers not secured and/or flashed properly
- Skylight leakage
- Cracked/broken

**GUTTERS**

- Cleaning needed
- Gutters damaged
- Old steel – replacement
- Downspout discharge near house
- Downspout discharge onto roof
- Rusted Gutters / Downspouts
- Leaks minor
- Old steel – eventual replace
- Downspouts insufficient number
- Downspouts clogged below grade
- Downspout loose/damaged
- Slope insufficient
- Tree branches are too close to the roof structure
- Front
- Rear
- East
- West
- North
- South

**Comments:**

Tree limbs and branches should be cut back a minimum of 5' from the roof covering.

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Per current accepted trade practices, exposed nail heads at the ridges and roof penetrations should be sealed to reduce the risk of leaks.

Improper construction and installation of flashing material may be expected to contribute to roof leakage points.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) determine the condition of wall coverings unless such conditions affect structural performance or indicate water penetration;
- (2) report obvious damage to wall coverings;
- (3) determine the condition of paints, stains and other surface coatings;
- (4) determine condition of cabinets.
- (5) determine the presence of, or extent or type of, insulation or vapor barriers in exterior walls.

**D. ROOF STRUCTURE AND ATTIC** (If the attic is accessible, report the method used to inspect)

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

**ROOF STRUCTURE**

- |   |   |  |                                       |
|---|---|--|---------------------------------------|
| <input type="checkbox"/> Ridge sag                                    | <input type="checkbox"/> Rafter sag           | <input type="checkbox"/> Collar ties insufficient                    | <input type="checkbox"/> Truss uplift |
| <input type="checkbox"/> Truss cut/altered                            | <input type="checkbox"/> FBM plywood          | <input type="checkbox"/> Sheathing condensation                      |                                       |
| <input type="checkbox"/> Insulation stains noted                      | <input type="checkbox"/> Major leaks noted    | <input type="checkbox"/> Holes/light visible                         |                                       |
| <input type="checkbox"/> Attic stairway screws                        | <input type="checkbox"/> Sheathing unevenness | <input type="checkbox"/> Sheathing delaminated                       |                                       |
| <input type="checkbox"/> Loose, damaged or missing structural members |   | <input type="checkbox"/> Damage sheathing or water stains to decking |                                       |
| <input type="checkbox"/> Evidence of moisture penetration             |   | <input type="checkbox"/> Prior repairs noted                         |                                       |
|   |   | <input type="checkbox"/> Attic stairway cover fire rating            |                                       |

**ATTIC INSULATION / VENTILATION**

Type:     Batt     Blown – in     No insulation  
 Approx. Depth of Insulation: 14 to 16 inches

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Improve insulation              | <input type="checkbox"/> Even out insulation                      | <input type="checkbox"/> Rear Compressed insulation    |
| <input type="checkbox"/> Improve ventilation             | <input type="checkbox"/> Marginal ventilation                     | <input type="checkbox"/> Soffit vents congested        |
| <input type="checkbox"/> Screens on vents needed         | <input type="checkbox"/> Sloped ceiling, questionable ventilation |  |
| <input type="checkbox"/> Condensation/mildew             | <input type="checkbox"/> Power ventilator inoperative             | <input type="checkbox"/> Access hatch needs insulation |
| <input type="checkbox"/> Ducts in attic need insulation  | <input type="checkbox"/> Vent exhaust fan to outside              | <input type="checkbox"/> Vermin activity noted         |
| <input type="checkbox"/> Skylight well insulation needed | <input type="checkbox"/> Check out recessed lights                | <input type="checkbox"/> Birds nest                    |

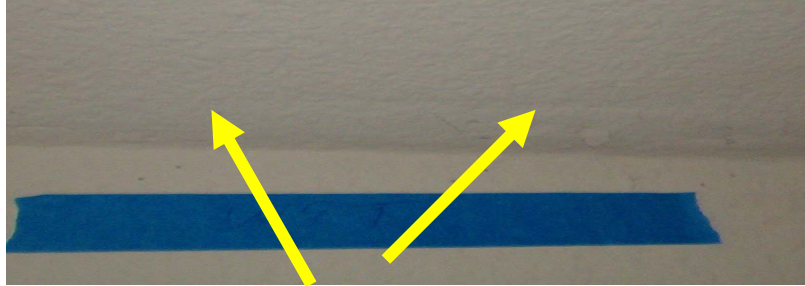
**Comments:**

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

**INTERIOR WALLS:**

- |   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> Water staining             | <input type="checkbox"/> Water damage        | <input type="checkbox"/> Patching                    | <input checked="" type="checkbox"/> Damage noted |
| <input type="checkbox"/> Minor cracks               | <input type="checkbox"/> Larger cracks       | <input type="checkbox"/> Drywall flaws               | <input type="checkbox"/> Loose/weakened          |
| <input type="checkbox"/> Bulging plaster            | <input type="checkbox"/> Weakness in plaster | <input type="checkbox"/> Amateur installation        | <input type="checkbox"/> Poor workmanship        |
| <input type="checkbox"/> Installation incomplete    |  | <input checked="" type="checkbox"/> Freshly painted  | <input type="checkbox"/> Mildew                  |
| <input type="checkbox"/> Signs of water penetration |  | <input type="checkbox"/> Signs of structural setting |  |
|   |  | <input type="checkbox"/> Nail Pops                   | <input type="checkbox"/> Water Stains            |

I	NI	NP	R	Inspection Item
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Damaged wall in the upstairs office

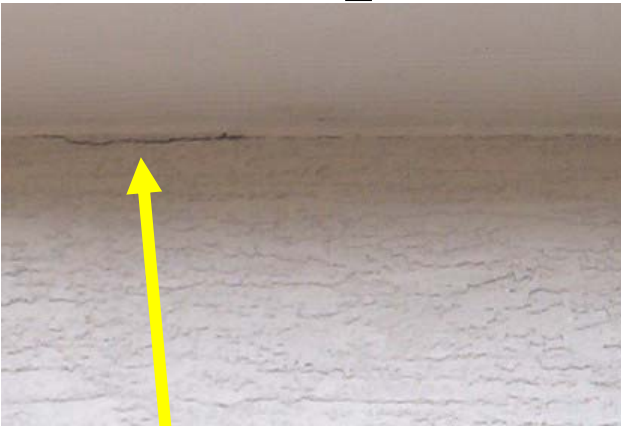
**Comments:**

Damage was noted in the upstairs office and should be repaired.

**EXTERIOR WALLS**

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

- Freshly painted
- Cracks moderate
- Corbeling excessive
- Signs of structural setting
- Weep holes missing
- Siding shingles are cracked, loose or missing
- Fascia/trim boards are water damaged at several areas.
- Mortar is separating or missing in some areas
- Caulking/sealant is separated or missing in some areas
- Cracks noted at the brick, stone, or stucco siding
- Wood siding is water damaged in some areas
- Some siding fasteners are backing out
- Areas were obstructed by foliage and/or other items
- Water staining
- Cracks major
- Lintel movement/cracks
- Signs of Dry Rot and Weathering
- Water damage
- Weep holes blocked
- Vulnerable area
- Cracks
- Leaning



Crack in the hard coat system on the west side under the soffit area.



Vulnerable area on the south side upper level

**Comments:**

Small hairline cracks were noted throughout the entire hard coat system (stucco). The hard coat system does not appear to have been installed per current standards for proper moisture drainage including a proper foundation weep screed. This could lead to cracking, and moisture penetration behind the walls. It is recommended that the buyer meet with the contractor to verify proper function of the hard coat system (stucco).

Several locations of the exterior trim are in need of caulk adjacent where the trim meets the hard coat system or stone.

A small crack was noted at the west side of the house under the soffit and should be repaired.

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A vulnerable area was noted at the south side on the lower level of the roof. Repairs should be undertaken to prevent damage.

Common minor cracks were observed in the stone walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) determine the condition of wall coverings unless such conditions affect structural performance or indicate water penetration;
- (2) report obvious damage to wall coverings;
- (3) determine the condition of paints, stains and other surface coatings;
- (4) determine condition of cabinets.
- (5) determine the presence of, or extent or type of, insulation or vapor barriers in exterior walls.

**F. CEILING AND FLOORS**

**CEILINGS**

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Water staining              | <input type="checkbox"/> Water damage        | <input type="checkbox"/> Patching                | <input type="checkbox"/> Damaged noted  |
| <input type="checkbox"/> Minor cracks                | <input type="checkbox"/> Larger cracks       | <input type="checkbox"/> Drywall flaws           | <input type="checkbox"/> Loose/weakened |
| <input type="checkbox"/> Bulging plaster             | <input type="checkbox"/> Weakness in plaster | <input type="checkbox"/> Mildew                  | <input type="checkbox"/> Nail pops      |
| <input type="checkbox"/> Amateur installation        | <input type="checkbox"/> Poor workmanship    | <input type="checkbox"/> Installation incomplete |   |
| <input type="checkbox"/> Signs of structural setting |  |  |   |

**FLOORS**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Floors slope            | <input type="checkbox"/> Floors sagging        | <input type="checkbox"/> Floor movement             |
| <input checked="" type="checkbox"/> Tile cracked | <input type="checkbox"/> Tile cracked/loose    | <input type="checkbox"/> Tile installation marginal |
| <input type="checkbox"/> Vinyl seams poor        | <input type="checkbox"/> Vinyl damage          | <input type="checkbox"/> Vinyl poor installation    |
| <input type="checkbox"/> Freshly painted         | <input type="checkbox"/> Water stains on floor | <input type="checkbox"/> Floor cracks in some areas |

**STAIRWAY RAILING**

- Needed       Loose       Openings       Height

**Comments:**

Cracked tile was noted in the entry and should be repaired.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) determine the condition of the floor and ceiling coverings unless such conditions affect structural performance or indicate water penetration;
- (2) report obvious damage to floor and ceiling coverings;
- (3) determine the condition of paints, stains and other surface coatings;

**G. DOORS (INTERIOR AND EXTERIOR)**

**INTERIOR DOORS**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> General trimming/adjustment        | <input type="checkbox"/> Door hardware damaged   | <input type="checkbox"/> Damaged doors     |
| <input type="checkbox"/> Door water damage                  | <input type="checkbox"/> Door glass non-tempered | <input type="checkbox"/> Door stops needed |
| <input type="checkbox"/> Closet doors in need of adjustment |  |  |

**EXTERIOR DOORS**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> General trimming/adjustment | <input type="checkbox"/> Door hardware damaged    | <input type="checkbox"/> Damaged doors                |
| <input type="checkbox"/> Door water damage           | <input type="checkbox"/> Door screen damage       | <input type="checkbox"/> Sliding glass door sticking  |
| <input type="checkbox"/> Sliding glass door rollers  | <input type="checkbox"/> Sliding glass door older | <input type="checkbox"/> Sliding glass door lost seal |

I	NI	NP	R	Inspection Item
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- Sliding glass door screen damage
- Sliding glass door screen missing
- Sliding glass door hardware missing
- Sliding glass door leak at threshold
- Additional threshold support
- Double keyed deadbolts
- Door glass non-tempered
- Hinges not NRP

**Comments:**

- 

**GARAGE DOOR(S) Type of Door(s)**  Metal  Wood  Fiberglass  No garage door present

- Garage door damage
- Garage door adjustment
- Garage man door rating
- Garage door localized rot
- Garage door no safety springs
- Garage man door seal
- Garage door extensive rot
- Garage man door closer
- Garage man door adjustment

**Comments:**

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) report the condition or presence of storm doors, awnings, shutters or security devices or systems;
- (2) determine the condition of paints stains or other surface coatings

**H. WINDOWS**

- Old windows – mild disrepair
- Water damage
- Window cracked
- Window hardware missing
- Window screen(s) damaged
- Window screen(s) missing
- Window blocked off
- Inspection of the windows was limited due to furniture, windows covers and/or stored items
- Burglar bars installed are a safety hazard. Not adequate egress (escape) in the event of fire
- Windows in sleeping areas are of inadequate size for egress at
- Storm windows installed are a safety hazard; they do not provide adequate egress in event of a fire
- Low quality – mild disrepair
- Window painted shut
- Window broken
- Window hardware damaged
- Window condensation
- Sash cords missing
- Non keyless burglar bars
- Water staining
- Window inoperative
- Missing pane
- Glass non-tempered
- Lost seal
- Storm(s) missing
- Track drilled

**Comments:**

The bottom track of the windows has been modified, which may lead to potential moisture penetration and possible voided warranty.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) report the condition or presence of storm windows, awnings, shutters or security devices or systems;
- (2) determine the condition of paints stains or other surface coatings

**I. FIREPLACE/CHIMNEY**

Type of Fireplace:  Factory  Brick/Stone  Free Standing

- Poor draft evident
- Firebox rebuild
- Damper missing
- Hearth insufficient
- Improve glass doors
- Log lighter not operating
- Mantle is loose
- No firebox screen
- No gas valve access panel
- Firebox mortar repair
- Flue/firebox creosote
- Zero clearance firebox bulging
- Hearth damage
- Fireplace combustion air
- Log lighter gas not on
- Brick mortar is loose and/or missing
- Clean-out cover is loose and/or damaged
- Improper installation of gas – log system
- Firebox rear wall repair
- Damper operation
- Zero clearance poor install
- Combustible materials
- Fan not operating
- Log lighter gas leak

**CHIMNEY**

- Masonry normal wear and tear
- Masonry re-pointing
- Masonry – minor spalling

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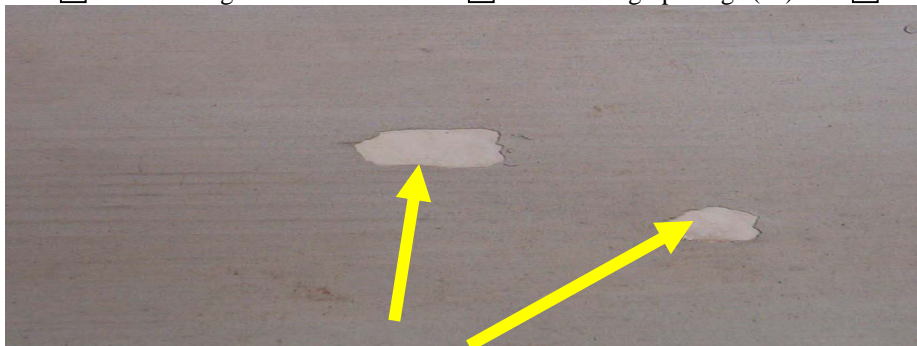
- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Masonry rebuilding needed          | <input type="checkbox"/> Masonry damaged cap             | <input type="checkbox"/> Masonry out of plumb     |
| <input type="checkbox"/> Masonry bracing needed             | <input type="checkbox"/> Masonry flue liner cracked      | <input type="checkbox"/> Masonry clean flue       |
| <input type="checkbox"/> Masonry insufficient height/clear  | <input type="checkbox"/> Metal chimney rust              | <input type="checkbox"/> Metal chimney damage     |
| <input type="checkbox"/> Masonry rain cap/screen needed     | <input type="checkbox"/> Metal chimney bracing needed    | <input type="checkbox"/> Metal chimney cap needed |
| <input type="checkbox"/> Masonry out of service/remove      | <input type="checkbox"/> Vermin screen needed            | <input type="checkbox"/> Metal clean flue         |
| <input type="checkbox"/> Substantial rust/insul chimney     | <input type="checkbox"/> Metal insufficient height/clear | <input type="checkbox"/> No attic fire stopping   |
| <input type="checkbox"/> Spark arrestor damaged             | <input type="checkbox"/> Birds nest                      | <input type="checkbox"/> No cricket               |
| <input type="checkbox"/> Masonry spalling, eventual rebuild |  |   |

**Comments:**

**J. PORCHES, DECKS AND CARPORTS (ATTACHED)**

**PORCHES**

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Porch settlement  | <input type="checkbox"/> Porch column movement       | <input type="checkbox"/> Porch masonry spalling |
| <input checked="" type="checkbox"/> Porch coat damage | <input type="checkbox"/> Porch wood/soil contact     | <input type="checkbox"/> Porch steps settled    |
| <input type="checkbox"/> Porch steps rotted           | <input type="checkbox"/> Porch trip hazard at steps  | <input type="checkbox"/> Porch railing loose    |
| <input type="checkbox"/> Porch railing needed         | <input type="checkbox"/> Porch railing openings (4") | <input type="checkbox"/> Porch dilapidated      |



Damaged porch coat on the rear patio

**DECKS**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Deck paint/stain needed                         | <input type="checkbox"/> Deck rot                             | <input type="checkbox"/> Deck built on grade |
| <input type="checkbox"/> Deck low quality installation                   | <input type="checkbox"/> Deck posts not well supported        | <input type="checkbox"/> Deck steps rotted   |
| <input type="checkbox"/> Deck trip hazard at steps                       | <input type="checkbox"/> Deck railing loose                   | <input type="checkbox"/> Deck railing needed |
| <input type="checkbox"/> Deck railing openings (4")                      | <input type="checkbox"/> Deck dilapidated                     |  |
| <input type="checkbox"/> Decking fasteners backing out                   | <input type="checkbox"/> Brick mortar is loose and/or missing |  |
| <input type="checkbox"/> Deck is not properly attached to main structure |   |  |
| <input type="checkbox"/> Inadequate structural support members           |   |  |

**CARPORT**

- |                                   |  |
|-----------------------------------|--|
| <input type="checkbox"/> Post rot | <input type="checkbox"/> Post settlement |
|-----------------------------------|--|

**STEPS**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Steps steep pitch   | <input type="checkbox"/> Step treads not standard | <input type="checkbox"/> Step risers not standard |
| <input type="checkbox"/> Step treads damaged |   |   |

**RAILINGS**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Step handrail loose   | <input type="checkbox"/> Step handrail needed | <input type="checkbox"/> Step railing loose |
| <input type="checkbox"/> Step railing needed   | <input type="checkbox"/> Railing loose        | <input type="checkbox"/> Railing needed     |
| <input type="checkbox"/> Railing openings (4") | <input type="checkbox"/> Railing height       |   |

**Comments:**

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**II. ELECTRICAL SYSTEM**

**A. Service Entrance and Panels**

- Main Service panel**    **Type of wire:**     Copper     Aluminum  
**Location:**     North     South     East     West
- Undersized service
  - Drip loop insufficient
  - Rusted service box
  - No meter bypass
  - Panel (s) are loose at the wall
  - Ground wire/rod not be verified
  - Panel has more than 6 main disconnects
  - GFCI inoperative
  - Incorrect wire on breakers/fuses
  - Not rated for aluminum
  - Crowded
  - Service drop is loose and/or pulling away
  - Service line is less then **10** feet above the ground
  - Ground wire not connected correctly to grounding rod
  - A/C condensing unit #1 specifies max amp breaker of 60 and a 60 amp breaker is in use
  - A/C condensing unit #2 specifies max amp breaker of \_\_\_ and a \_\_\_ amp breaker is in use

- SUB PANEL**    **Type of wire:**     Copper     Aluminum  
**LOCATION**     Garage     Utility     Closet     Other \_\_\_\_\_
- Panel(s) not labeled properly
  - Panel(s) cover is loose at the wall
  - One or more knockouts missing
  - Obsolete panel
  - Capacity insufficient
  - Openings in panel
  - No disconnect
  - Overhead wiring
  - GFCI inoperative
  - Ground and neutrals on same bus bar
  - Tap on main service
  - Clearance inadequate
  - Damaged service box
  - Panel not labeled
  - One or more knockouts are missing
  - No disconnect
  - Double lugged breakers/fuses
  - Incorrect size of breakers/fuses
  - Damaged panel
  - Poor connections
  - Panel inner safety cover is loose or missing
  - Openings in panel
  - Not grounded/bonded
  - Rusted panel
  - Anti-oxidant missing
  - Inadequate service space for sub panel
  - Double lugged breakers/fuses in use
  - Undersized panel
  - Oversized fuses
  - Cover missing
  - Linking/bridging missing
  - Poor connections
  - Not grounded/bonded
  - Location inappropriate
  - Oversized breakers
  - Damaged panel
  - Crowded
  - Cable clamps needed
  - Not rated for aluminum
  - Anti-oxidant missing

**Comments:**  
 The main service panel is located on the east exterior wall. The sub panel is located in the garage.

**B. BRANCH CIRCUITS – Connected Devices and fixtures** (Report as in need of repair the lack of ground fault circuit protection where required.)

- DISTRIBUTION WIRES**    **Type of Wire:**     Copper     Aluminum
- Wiring, abandoned
  - Wiring, overheating
  - Wiring, touching ducts/pipes
  - Wiring, poor connections
  - Wiring, junction box CVR plates
  - Wires on the ground under house
  - Wiring connections are not in junction boxes
  - Wiring, damaged
  - Wiring, exposed on walls
  - Wiring, inappropriate for ext.
  - Wiring, junction boxes loose
  - Wiring, amateur installation
  - Junction boxes do not have covers
  - Wiring, loose
  - Wiring, undersized
  - Wiring, extension cords
  - No bonding on appliances

**ALUMINUM WIRING**

- Inappropriate receptacles and connectors
- Aluminum wiring, panel not rated
- Inspection of outlets, switches and accessory connections was limited due to concealment
- Aluminum wiring, overheating
- Anti-oxidant missing

I	NI	NP	R	Inspection Item
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**RECEPTACLES**

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Receptacle, inoperative | <input type="checkbox"/> Receptacle, damaged           | <input type="checkbox"/> Receptacle, cover plate(s) |
| <input type="checkbox"/> Receptacle, loose                  | <input type="checkbox"/> Receptacle, reversed polarity | <input type="checkbox"/> Receptacle, overheated     |
| <input type="checkbox"/> Receptacle, ungrounded 3-prong     | <input type="checkbox"/> Receptacle, GFCI test faulty  |   |
| <input type="checkbox"/> Receptacle, GFCI inoperative       | <input type="checkbox"/> Receptacle, GFCI recommended  |   |

**GROUND FAULT CIRCUIT INTERRUPT (GFCI) SAFETY PROTECTION**

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

**SWITCHES**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Switches, inoperative | <input type="checkbox"/> Switches, damaged    | <input type="checkbox"/> Switches, loose         |
| <input type="checkbox"/> Switches, obsolete    | <input type="checkbox"/> Switches, overheated | <input type="checkbox"/> Switch function unknown |

**ELECTRICAL FIXTURES**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Fixture, damaged                                       | <input type="checkbox"/> Fixture, supported by wire | <input checked="" type="checkbox"/> Fixtures missing |
| <input type="checkbox"/> Fixture, loose   | <input type="checkbox"/> Ceiling fan inoperative    |  |
| <input type="checkbox"/> Some lights fixtures and/bulbs did not function        |   |  |
| <input type="checkbox"/> Closet light fixture does not have proper clearance    |   |  |
| <input type="checkbox"/> Some light fixture covers are damaged/missing          |   |  |
| <input type="checkbox"/> Ceiling fan(s) and/or light fixtures wobble or vibrate |   |  |

**SMOKE/FIRE ALARMS**

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

**Comments:**

The clothes washer receptacle in the utility room is inoperable and should be repaired.  
 Missing ceiling fixtures were noted in the kitchen/breakfast nook (3 fixtures) and the formal dining room (1 fixture). It is recommended that the buyer meet with the builder to verify what type of fixture is to be installed.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) determine service capacity amperage or voltage or the capacity of the electrical system relative to present or future use;
- (2) determine the insurability of the property;
- (3) conduct voltage drop calculations; or
- (4) determine the accuracy of breaker labeling.

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

**A. HEATING EQUIPMENT**

Type and energy source:  Central     Gas     Electric     Heat Pump     Wall Heater

**FURNANCE**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Heating system inoperative      | <input type="checkbox"/> Near end of life cycle | <input type="checkbox"/> Replacement imminent |
| <input type="checkbox"/> Premature failure               | <input type="checkbox"/> Octopus – replace ASAP | <input type="checkbox"/> Location unsafe      |
| <input type="checkbox"/> Cracked heat exchanger observed | <input type="checkbox"/> Furnace inaccessible   | <input type="checkbox"/> Servicing needed     |

I	NI	NP	R	Inspection Item
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- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Blower/motor suspect                                | <input type="checkbox"/> Air filter dirty                      | <input type="checkbox"/> Electronic air cleaner dirty |
| <input type="checkbox"/> Electronic air cleaner not working                  | <input type="checkbox"/> Condensate line dirty                 | <input type="checkbox"/> Fan limit adjustment         |
| <input type="checkbox"/> Condensate pump inoperative                         | <input type="checkbox"/> Fan limit inoperative                 |   |
| <input type="checkbox"/> Condensation/vent problems                          | <input type="checkbox"/> Floor furnace in use may be hazardous |   |
| <input type="checkbox"/> Flue is loose or not properly connected to the unit |  |   |
| <input type="checkbox"/> Flue is in contact and/or too close to combustibles |  |   |
| <input type="checkbox"/> Improper clearance between door and unit            |  |   |
| <input type="checkbox"/> Unit not properly grounded to outlet                |  |   |

**COMBUSTION UNIT**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Combustion air lacking  | <input type="checkbox"/> Burner old                                 | <input type="checkbox"/> Burner suspect  |
| <input type="checkbox"/> Burner dirty/soot   | <input type="checkbox"/> Burner rust                                | <input type="checkbox"/> Deposits        |
| <input type="checkbox"/> Flashback   | <input type="checkbox"/> Pilot problems                             | <input type="checkbox"/> Back drafting   |
| <input type="checkbox"/> Gas line material   | <input type="checkbox"/> Gas valve location                         | <input type="checkbox"/> No gas shut-off |
| <input type="checkbox"/> Furnace gas leak  | <input type="checkbox"/> Inadequate ventilation for combustible air |  |
| <input type="checkbox"/> Gas is turned off and/or pilot flame  |   |  |
| <input type="checkbox"/> Recommend cleaning, servicing, and further evaluation by a license professional |   |  |

**Comments:**

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves;
- (2) determine the efficiency or adequacy of a system;
- (3) program digital-type thermostats or controls; or
- (4) operate radiant heaters, steam heat systems or unvented gas-fired heating appliances.

**B. COOLING EQUIPMENT:**

Type and energy source:     Central     Evaporative     Window     Electricity

**CENTRAL AIR CONDITIONING**

- |   |   |
|---|---|
| <input type="checkbox"/> Unit #1 – Supply:    ° Return:    ° Differential:    °F Breaker max 60 has 60  | <input type="checkbox"/> Down   |
| <input type="checkbox"/> Unit #2 – Supply:    ° Return:    ° Differential:    °F Breaker max  | has <input type="checkbox"/> Up   |
| <input type="checkbox"/> Thermostat loose   | <input type="checkbox"/> Thermostat old <input type="checkbox"/> Thermostat location                            |
| <input type="checkbox"/> Inoperative system   | <input type="checkbox"/> Old system <input type="checkbox"/> Very old system                                    |
| <input type="checkbox"/> System obsolete  | <input type="checkbox"/> Undersized system <input type="checkbox"/> Service needed                              |
| <input type="checkbox"/> Temperature drop excessive   | <input type="checkbox"/> Temperature drop insufficient <input type="checkbox"/> Return chase location           |
| <input type="checkbox"/> Outdoor unit out of level  | <input type="checkbox"/> Outdoor unit dirty <input type="checkbox"/> Outdoor unit fin damage                    |
| <input type="checkbox"/> Outdoor unit noisy   | <input type="checkbox"/> Cut back vegetation <input type="checkbox"/> Condensate tray leak                      |
| <input type="checkbox"/> Condensate trap needed   | <input type="checkbox"/> Condensate line blocked <input type="checkbox"/> Drip pan needed                       |
| <input type="checkbox"/> Inoperative condensate pump  | <input type="checkbox"/> Condensate line insulation <input type="checkbox"/> Drip pan undersized                |
| <input type="checkbox"/> Condensate discharge location poor   |   |
| <input type="checkbox"/> Insulation damage on refrigerant lines   |   |
| <input type="checkbox"/> Drip pan water/debris  | <input type="checkbox"/> Indoor fan noisy/vibrates <input type="checkbox"/> Indoor fan undersized               |
| <input type="checkbox"/> Electrical conductor size  | <input type="checkbox"/> Over current protection  |
| <input type="checkbox"/> Air handler plenum is not properly sealed  |   |
| <input type="checkbox"/> No electrical cut-off within view of condenser unit  |   |
| <input type="checkbox"/> Termination of condensate line is inadequate   |   |
| <input type="checkbox"/> Unit not properly grounded to outlet   |   |
| <input type="checkbox"/> Return air filter needs cleaning and/or replacement  |   |
| <input type="checkbox"/> Freon lines not properly insulated at:   | <input type="checkbox"/> Condenser(s) <input type="checkbox"/> Air Handler(s) <input type="checkbox"/> In Attic |
| <input checked="" type="checkbox"/> Cooling system could not be operated 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. |   |
| <input checked="" type="checkbox"/> Primary condensate line(s) location: Upstairs hall bathroom under sink  |   |
| <input checked="" type="checkbox"/> Secondary condensate line(s) location: Exterior back porch ceiling  |   |

I	NI	NP	R	Inspection Item
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**EVAPORATIVE COOLERS**

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> One speed                | <input type="checkbox"/> Two speed               | <input type="checkbox"/> Lacking maintenance    | <input type="checkbox"/> Housing damaged     |
| <input type="checkbox"/> Fan rust                 | <input type="checkbox"/> Older system            | <input type="checkbox"/> Obsolete unit          | <input type="checkbox"/> Inoperative cooler  |
| <input type="checkbox"/> Roof jack poor           | <input type="checkbox"/> Noisy motor             | <input type="checkbox"/> Fan belt/pulley repair | <input type="checkbox"/> Air gap small       |
| <input type="checkbox"/> Pump suspect             | <input type="checkbox"/> Spray nozzle restricted | <input type="checkbox"/> Roof jacks marginal    | <input type="checkbox"/> Float valve suspect |
| <input type="checkbox"/> Water pads dirty/old     |  |   | <input type="checkbox"/> Water supply line   |
| <input type="checkbox"/> Excess humidity in house |  |   |  |

**Comments:**

A Carrier 5-ton unit manufactured in September 2004.  
 Due to the low ambient (outside) temperature at the time of the inspection, the cooling cycle was not tested for a temperature drop across the evaporative coil.  
 Recommend the unit be serviced by a certified licensed technician before closing to verify proper operation.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) inspect for the pressure of the system coolant or determine the presence of leaks;
- (2) program digital-type thermostats or controls; or
- (3) operate setback features on thermostats or controls.

**C. DUCTS AND VENTS:**

Types of ducting:       Flex Ducting       Duct Board       Metal Ducting

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Low flow   | <input type="checkbox"/> Balancing needed | <input type="checkbox"/> Proximity of furnace poor |
| <input type="checkbox"/> Duct cleaning needed   | <input type="checkbox"/> Seal Opening     | <input type="checkbox"/> Old ducts undersized      |
| <input type="checkbox"/> Rusted ducts below slab  | <input type="checkbox"/> Duct routing     | <input type="checkbox"/> Improper duct material    |
| <input type="checkbox"/> Motorized dampers suspect  | <input type="checkbox"/> Damaged          | <input type="checkbox"/> Deteriorating             |
| <input type="checkbox"/> There is no central airflow to the room addition(s) and/or garage conversion |   |  |
| <input type="checkbox"/> Ducting is kinked or restricted in one or more places affecting airflow      |   |  |

**RETURN AIR DUCTWORK**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Suspect                  | <input type="checkbox"/> No return air vent | <input type="checkbox"/> No return flow         |
| <input type="checkbox"/> Return vent near furnace | <input type="checkbox"/> Duct routing       | <input type="checkbox"/> Improper duct material |

**HEATING EXHAUST FLUE**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Flue connectors                         | <input type="checkbox"/> Flue slope                    | <input type="checkbox"/> Vent material inappropriate |
| <input type="checkbox"/> Flue clearance                          | <input type="checkbox"/> Induced draft fan suspect     |  |
| <input type="checkbox"/> Flue termination improper               | <input type="checkbox"/> Barometric damper improvement |  |
| <input type="checkbox"/> Bath/Kitchen vents terminating in attic |  |  |



Loose exhaust fan from master bathroom

I	NI	NP	R	Inspection Item
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**Comments:**

The exhaust fan for the master bathroom is loose at the exterior siding location and should be repaired.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) determine the efficiency, adequacy or capacity of the system;
- (2) determine the uniformity of the supply or conditioned air to the various parts of the structure;
- (3) determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring;
- (4) operate venting systems unless ambient temperatures or other circumstances, in the reasonable opinion of the inspector, are conducive to safe operation without damage to the equipment; or
- (5) operate a unit outside its normal operating range as reasonable determined by the inspector.

**IV. PLUMBING SYSTEM**

**A. Water Supply System and Fixtures**

**Water Source**  Public       Private      **Sewer Type**  Public       Private

**SINKS:**

- |  |  |
|--|--|
| <input type="checkbox"/> Leakage around sink(s)            | <input type="checkbox"/> Sink stopper inoperable             |
| <input type="checkbox"/> Faucet(s) have low water pressure | <input type="checkbox"/> Hot and Cold water reversed         |
| <input type="checkbox"/> Loose/damaged faucet handles      | <input type="checkbox"/> Finish on sink is damaged           |
| <input type="checkbox"/> No shut-off valves under sink     | <input type="checkbox"/> Drains have no visible "P" trap     |
| <input type="checkbox"/> Water hammering noted             | <input type="checkbox"/> Caulking or grout in need of repair |
| <input type="checkbox"/> Overflow leaking                  | <input type="checkbox"/> Vegetable spray inoperable/leaking  |
| <input type="checkbox"/> Faucet inoperative                | <input type="checkbox"/> Faucet leaky                        |
| <input type="checkbox"/> Faucet aging                      | <input type="checkbox"/> Faucet mineral buildup              |
| <input type="checkbox"/> Sink damage                       | <input type="checkbox"/> Sink cracked                        |
| <input type="checkbox"/> Sink drains slow                  | <input type="checkbox"/> Sink stopper missing                |
| <input type="checkbox"/> Pipe hammer                       | <input type="checkbox"/> Faucet loose                        |

**TOILETS:**

- |   |   |
|---|---|
| <input type="checkbox"/> Leakage around commodes    | <input type="checkbox"/> Seal leaking between tank & bowl |
| <input type="checkbox"/> Loose at floor mounting    | <input type="checkbox"/> Bowl or tank is cracked/damaged  |
| <input type="checkbox"/> Flush mechanism inoperable | <input type="checkbox"/> Toilet floor damage              |
| <input type="checkbox"/> Tank lid broken or missing | <input type="checkbox"/> Bowl refill tube is missing      |
| <input type="checkbox"/> Flapper valve faulty       | <input type="checkbox"/> Toilet inoperative               |
| <input type="checkbox"/> Toilet runs on             | <input type="checkbox"/> Toilet old                       |
| <input type="checkbox"/> Toilet cracked             | <input type="checkbox"/> Toilet slow flush                |

**SHOWER:**

- |   |  |
|---|--|
| <input type="checkbox"/> Hot and Cold water reversed    | <input type="checkbox"/> Shower stall tile grout/caulk |
| <input type="checkbox"/> Loose/damaged faucet handles   | <input type="checkbox"/> Water hammering noted         |
| <input type="checkbox"/> Missing or damaged tile        | <input type="checkbox"/> Non tempered glass            |
| <input type="checkbox"/> Possible pan leakage           | <input type="checkbox"/> Shower stall complete rebuild |
| <input type="checkbox"/> Shower stall leak              | <input type="checkbox"/> Shower door defective         |
| <input type="checkbox"/> Shower head leak               | <input type="checkbox"/> Shower head poor              |
| <input type="checkbox"/> Shower stall rebuild tile base | <input type="checkbox"/> Shower stall drains slow      |

**TUB/SHOWER:**

I	NI	NP	R	Inspection Item
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- |   |   |
|---|---|
| <input type="checkbox"/> Hot and Cold water reversed  | <input type="checkbox"/> Bathtub tile grout and caulk |
| <input type="checkbox"/> Loose/damaged faucet handles | <input type="checkbox"/> Bathtub stopper inoperable   |
| <input type="checkbox"/> Finish on tub is damaged     | <input type="checkbox"/> Water diverter inoperative   |
| <input type="checkbox"/> Water hammering noted        | <input type="checkbox"/> Overflow not working         |
| <input type="checkbox"/> Bathtub tile rebuild         | <input type="checkbox"/> Non-tempered glass doors     |
| <input type="checkbox"/> Bathtub enclosure caulk      | <input type="checkbox"/> Bathtub enclosure leak       |
| <input type="checkbox"/> Bathtub tile damage          | <input type="checkbox"/> Bathtub: floor spill damage  |
| <input type="checkbox"/> Bathtub drains slow          | <input type="checkbox"/> Bathtub stopper missing      |
| <input type="checkbox"/> Bathtub window in enclosure  | <input type="checkbox"/> Bathtub enclosure caulk      |
| <input type="checkbox"/> Faucet leaky                 |   |

**BIDET:**

- |  |   |
|--|---|
| <input type="checkbox"/> Bidet loose       | <input type="checkbox"/> Bidet prior leak |
| <input type="checkbox"/> Bidet cracked     | <input type="checkbox"/> Bidet slow drain |
| <input type="checkbox"/> Bidet inoperative | <input type="checkbox"/> Bidet old        |

**LAUNDRY TUB:**

- |   |  |
|---|--|
| <input type="checkbox"/> Laundry tub old concrete | <input type="checkbox"/> Laundry tub cracked |
| <input type="checkbox"/> Laundry tub leak         | <input type="checkbox"/> Laundry tub loose   |

**EXTERIOR PLUMBING**

Outside Water Pressure: 65 PSI

- |  |   |
|--|---|
| <input type="checkbox"/> Hose bib inoperative                                  | <input type="checkbox"/> Exterior corrosion                           |
| <input type="checkbox"/> Water pressure low                                    | <input type="checkbox"/> Pressure regulator recommended               |
| <input type="checkbox"/> Cross connection                                      | <input type="checkbox"/> Faucet handles are loose, damage, or missing |
| <input type="checkbox"/> Exterior hose bibs do not have anti-siphon prevention |   |
| <input type="checkbox"/> Leakage at:   |   |

**Comments:**

Water pressure measured at the washer hose bib – 65 psi. Normal expected pressure range is 40-80 psi.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) operate any main, branch or shut-off valves;
- (2) inspect any system that has been shut down or otherwise secured;
- (3) inspect any components that are not visible or accessible;
- (4) inspect any exterior plumbing components such as water mains, private sewer systems, water wells, sprinkler systems or swimming pools;
- (5) inspect fire sprinkler systems;
- (6) inspect the quality or the volume of well water;
- (7) determine the potability of any water supply;
- (8) inspect water-conditioning equipment, such as softeners or filter systems;
- (9) inspect solar water heating equipment;
- (10) determine the effectiveness of anti-siphon devices on appropriate fixtures or systems;
- (11) operate free standing-appliances;
- (12) inspect private water supply systems, swimming pools, or pressure tanks;
- (13) inspect the gas supply system for leaks

**B. DRAINS, WASTES, VENTS:**

**Main drain location:** Front

- |   |                                    |                                      |
|---|------------------------------------|--------------------------------------|
| <input type="checkbox"/> Marginal workmanship | <input type="checkbox"/> Pipe leak | <input type="checkbox"/> Obstruction |
|---|------------------------------------|--------------------------------------|

I	NI	NP	R	Inspection Item
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- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Trap leak               | <input type="checkbox"/> Trap suspect                   | <input type="checkbox"/> S Trap           |
| <input type="checkbox"/> Insufficient slope      | <input type="checkbox"/> Support insufficient           | <input type="checkbox"/> ABS pipe suspect |
| <input type="checkbox"/> Connection suspect      | <input type="checkbox"/> Older piping                   | <input type="checkbox"/> Lead pipe        |
| <input type="checkbox"/> Main cleanout not found | <input type="checkbox"/> Odor                           | <input type="checkbox"/> Openings         |
| <input type="checkbox"/> Venting Suspect         | <input type="checkbox"/> Stack height/size insufficient |   |

**Comments:**

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) inspect or operate drain pumps or waste ejector pumps;
- (2) inspect for sewer clean-outs

- 

**C. WATER HEATING EQUIPMENT:**

(Report as in need of repair those conditions specifically listed as recognized by TREC rules.)

**Energy Source:**  Gas       Electric

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Hot water temp, is 131 Degrees Fahrenheit (water temp above 110 degrees F is a safety hazard)         |  |
| <input type="checkbox"/> Corrosion and/or signs of an intermittent leak at isolation valve and/or plumbing connections                    |  |
| <input type="checkbox"/> Unit located in a garage or adjacent area and is not elevated so that its ignition source is 18" above the floor |  |
| <input type="checkbox"/> Unit not in operation at the time of inspection  |  |
| <input type="checkbox"/> Leakage around unit  | <input type="checkbox"/> Leakage around connections                    |
| <input type="checkbox"/> Hot/cold water lines reversed  | <input type="checkbox"/> Flue is loose, damaged or poorly connected    |
| <input type="checkbox"/> Unit is not properly vented for combustion air   | <input type="checkbox"/> Cold water shut-off inoperable and/or missing |
| <input type="checkbox"/> Flue is in contact or too close to combustibles  | <input type="checkbox"/> Gas shut-off valve inoperable and/or missing  |
| <input type="checkbox"/> Unit is not enclosed or protected from damage  | <input type="checkbox"/> Gas leaks detected around unit                |
| <input type="checkbox"/> One or more covers are missing/damaged   | <input type="checkbox"/> Gas valve location                            |
| <input type="checkbox"/> Protection from damage   | <input type="checkbox"/> Improper gas line materials                   |
| <input type="checkbox"/> Mineral deposit, noises can be heard in the unit   | <input type="checkbox"/> No safety pan                                 |
| <input type="checkbox"/> TPR not gravity fed  | <input type="checkbox"/> TPR valve inoperable                          |
| <input type="checkbox"/> Wiring needs conduit   | <input type="checkbox"/> Wiring improvement                            |
| <input type="checkbox"/> Missing cover  | <input type="checkbox"/> Damaged cover                                 |
| <input type="checkbox"/> Middle aged unit   | <input type="checkbox"/> Needs service                                 |
| <input type="checkbox"/> Missing controls   | <input type="checkbox"/> Damaged controls                              |
| <input type="checkbox"/> Spillage of exhaust  | <input type="checkbox"/> Vent pipe clearance                           |
| <input type="checkbox"/> Improve mount  | <input type="checkbox"/> Unsafe location                               |
| <input type="checkbox"/> Old unit   | <input type="checkbox"/> Garage clearances need improvement            |
| <input type="checkbox"/> Leaky TPR valve  | <input type="checkbox"/> Burner dirty                                  |
| <input type="checkbox"/> Draft diverter improvement   | <input type="checkbox"/> Vent pipe connections                         |
| <input type="checkbox"/> Discharge tube needs improvement   | <input type="checkbox"/> Combustion air                                |
| <input type="checkbox"/> Vent pipe aluminum   | <input type="checkbox"/> No TPR valve                                  |
| <input type="checkbox"/> Birds nest   | <input type="checkbox"/> TPR not tested                                |
| <input type="checkbox"/> Water Heater cord  |  |

**Comments:**

Unit #1 a Maytag 50 gallon unit manufactured in September 2003.

Unit #2 a Maytag 50 gallon unit manufactured in September 2003.

Water temperature measured 131° F. Water temperature above 110° F is considered a safety hazard.

- 

**D. HYDRO-THERAPY EQUIPMENT**

- |   |  |
|---|--|
| <input type="checkbox"/> Whirlpool inoperative            | <input type="checkbox"/> Whirlpool switch location |
| <input type="checkbox"/> Access panel is inaccessible     | <input type="checkbox"/> Access panel missing      |
| <input type="checkbox"/> Leakage around and/or under unit | <input type="checkbox"/> Whirlpool cover missing   |
| <input type="checkbox"/> Noisy                            | <input type="checkbox"/> Whirlpool cover damaged   |
| <input type="checkbox"/> Lack of GFCI                     | <input type="checkbox"/> GFCI inoperative          |
| <input type="checkbox"/> Valves in poor condition         | <input type="checkbox"/> Pipes in poor condition   |

I	NI	NP	R	Inspection Item
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Grates damaged

**Comments:**

**V. APPLIANCES**

**A. DISHWASHER**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Dishwasher old                  | <input type="checkbox"/> Dishwasher inoperative         | <input type="checkbox"/> Dishwasher noisy          |
| <input type="checkbox"/> Dishwasher rust                 | <input type="checkbox"/> Unit leaking                   | <input type="checkbox"/> Dishwasher prior leakage  |
| <input type="checkbox"/> Dishwasher door seal            | <input type="checkbox"/> Dishwasher door damage         | <input type="checkbox"/> Dishwasher door spring    |
| <input type="checkbox"/> Dishwasher controls missing     | <input type="checkbox"/> Dishwasher controls damaged    | <input type="checkbox"/> Dishwasher trays poor     |
| <input type="checkbox"/> Dishwasher spray arm problem    | <input type="checkbox"/> Dishwasher soap door problem   | <input type="checkbox"/> Dishwasher latch damage   |
| <input type="checkbox"/> Dishwasher drying elements      | <input type="checkbox"/> Dishwasher drains improperly   | <input type="checkbox"/> Drain connection marginal |
| <input type="checkbox"/> Supply line connection marginal | <input type="checkbox"/> Dishwasher maintenance lacking |  |
| <input type="checkbox"/> Air gap device missing          | <input type="checkbox"/> Dishwasher poorly attached     | <input type="checkbox"/> No anti-siphon loop       |
| <input type="checkbox"/> Air gap improper                | <input type="checkbox"/> Anti-siphon loop installation  |  |

**Comments:**

**B. FOOD WASTE DISPOSER**

- |  |  |
|--|--|
| <input type="checkbox"/> Unit Leaking              | <input type="checkbox"/> Electrical cord is not properly secured |
| <input type="checkbox"/> Disposer old              | <input type="checkbox"/> Unit hardwired (should be plug device)  |
| <input type="checkbox"/> Corrosion present on unit | <input type="checkbox"/> Disposer inoperative                    |
| <input type="checkbox"/> Splash guard damaged      | <input type="checkbox"/> Unit drain below P- Trap                |
| <input type="checkbox"/> Disposer noisy            | <input type="checkbox"/> Disposer seized                         |
| <input type="checkbox"/> Disposer damaged          | <input type="checkbox"/> Disposer poorly secured                 |

**Comments:**

**C. RANGE HOOD**

**Range Type:**     Electric

- |   |  |
|---|--|
| <input type="checkbox"/> Range hood fan inoperative   | <input type="checkbox"/> Range hood noisy                            |
| <input type="checkbox"/> Range hood vibration         | <input type="checkbox"/> Range hood speeds                           |
| <input type="checkbox"/> Range hood light inoperative | <input type="checkbox"/> Range hood cleaning need                    |
| <input type="checkbox"/> Hood vent pipe damaged       | <input type="checkbox"/> Hood vented to exterior needed              |
| <input type="checkbox"/> Hood vent material improper  | <input type="checkbox"/> Range hood needed                           |
| <input type="checkbox"/> Recirculation type           | <input type="checkbox"/> Speeds: 2                                   |
| <input type="checkbox"/> Down draft                   | <input type="checkbox"/> Combo with microwave                        |
| <input type="checkbox"/> Filter is dirty/greasy       | <input type="checkbox"/> Control knobs/switches defective or missing |

**Comments:**

**D. RANGES/OVENS/COOK TOPS**

**ELECTRIC RANGE**

- |   |  |
|---|--|
| <input type="checkbox"/> Electric range old                     | <input type="checkbox"/> Burner inoperative        |
| <input type="checkbox"/> Burner damaged                         | <input type="checkbox"/> Element inoperative       |
| <input type="checkbox"/> Element damaged                        | <input type="checkbox"/> Knob damaged              |
| <input type="checkbox"/> Oven door damaged                      | <input type="checkbox"/> Oven door springs         |
| <input type="checkbox"/> Oven door latch                        | <input type="checkbox"/> Oven door gasket          |
| <input type="checkbox"/> Oven door seal                         | <input type="checkbox"/> Drawer damaged            |
| <input type="checkbox"/> Maintenance lacking                    | <input type="checkbox"/> Oven light inoperative    |
| <input type="checkbox"/> Clock inoperative                      | <input type="checkbox"/> <b>No anti tip device</b> |
| <input type="checkbox"/> Inadequate clearance from combustibles |  |

**GAS RANGE**

I	NI	NP	R	Inspection Item
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- |  |   |
|--|---|
| <input type="checkbox"/> Gas range old             | <input type="checkbox"/> Burner inoperative                     |
| <input type="checkbox"/> Pilot suspect             | <input type="checkbox"/> Burner servicing needed                |
| <input type="checkbox"/> Element damaged           | <input type="checkbox"/> Knob damaged                           |
| <input type="checkbox"/> Oven door damaged         | <input type="checkbox"/> Oven door springs                      |
| <input type="checkbox"/> Oven door latch           | <input type="checkbox"/> Oven door gasket                       |
| <input type="checkbox"/> Oven door seal            | <input type="checkbox"/> Drawer damaged                         |
| <input type="checkbox"/> Maintenance lacking       | <input type="checkbox"/> Oven light inoperative                 |
| <input type="checkbox"/> Clock inoperative         | <input type="checkbox"/> Thermostat                             |
| <input type="checkbox"/> Gas connection unsafe     | <input type="checkbox"/> Timer inoperative                      |
| <input type="checkbox"/> No shut off in room       | <input type="checkbox"/> Gas leak                               |
| <input type="checkbox"/> Knob damaged              | <input type="checkbox"/> Inadequate clearance from combustibles |
| <input type="checkbox"/> <b>No anti tip device</b> |   |

**OVEN**

Unit #1  Electric     Gas     Unit #1 tested at 350 degrees 10 Degrees variance  
 (max 25 degrees)  
 Unit #2  Electric     Gas     Unit #1 tested at 350 degrees \_\_\_\_\_ Degrees variance  
 (max 25 degrees)

- |   |   |
|---|---|
| <input type="checkbox"/> Oven old                 | <input type="checkbox"/> Oven element inoperative |
| <input type="checkbox"/> Oven element damaged     | <input type="checkbox"/> Element inoperative      |
| <input type="checkbox"/> Element damaged          | <input type="checkbox"/> Oven knob damaged        |
| <input type="checkbox"/> Oven door damaged        | <input type="checkbox"/> Oven door springs        |
| <input type="checkbox"/> Oven door latch          | <input type="checkbox"/> Oven door gasket         |
| <input type="checkbox"/> Oven door seal           | <input type="checkbox"/> Oven timer inoperative   |
| <input type="checkbox"/> Oven maintenance lacking | <input type="checkbox"/> Oven light inoperative   |
| <input type="checkbox"/> Oven clock inoperative   | <input type="checkbox"/> Thermostat               |
| <input type="checkbox"/> Oven mounting            |   |

**ELECTRIC COOKTOP**

- |  |   |
|--|---|
| <input type="checkbox"/> Electric cooktop old          | <input type="checkbox"/> Electric cooktop burner inoperative                  |
| <input type="checkbox"/> Electric cooktop knob damaged | <input checked="" type="checkbox"/> Electric cooktop control knob inoperative |
| <input type="checkbox"/> Maintenance lacking           | <input type="checkbox"/> Electric cooktop burner damaged                      |
| <input type="checkbox"/> Wiring defective              | <input type="checkbox"/> Inadequate clearance from combustibles               |

**GAS COOKTOP**

- |   |   |
|---|---|
| <input type="checkbox"/> Gas cooktop old          | <input type="checkbox"/> Gas cooktop burner inoperative         |
| <input type="checkbox"/> Burner servicing needed  | <input type="checkbox"/> Gas cooktop pilot suspect              |
| <input type="checkbox"/> Gas cooktop knob damaged | <input type="checkbox"/> Gas connection unsafe                  |
| <input type="checkbox"/> Oven door damaged        | <input type="checkbox"/> Oven door springs                      |
| <input type="checkbox"/> Oven door latch          | <input type="checkbox"/> No shut off in room                    |
| <input type="checkbox"/> Gas leak                 | <input type="checkbox"/> Inadequate clearance from combustibles |

**Comments:**

The Jenn-Air cook top grill bottom control knob did not function and should be repaired.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) operate or determine the condition or other auxiliary components of inspected items; or
- (2) inspect self-cleaning functions.

**E. MICROWAVE COOKING EQUIPMENT**

- |  |   |
|--|---|
| <input type="checkbox"/> Microwave old           | <input type="checkbox"/> Microwave inoperative          |
| <input type="checkbox"/> Microwave does not heat | <input type="checkbox"/> Microwave knob damaged/missing |

I	NI	NP	R	Inspection Item
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- |  |   |
|--|---|
| <input type="checkbox"/> Microwave mounting      | <input type="checkbox"/> Microwave controls damaged/missing |
| <input type="checkbox"/> Microwave door damage   | <input type="checkbox"/> Microwave maintenance lacking      |
| <input type="checkbox"/> Timer does not function | <input type="checkbox"/> Microwave door seal                |
| <input type="checkbox"/> Microwave door springs  | <input type="checkbox"/> Microwave light inoperative        |

**Comments:**

**F. TRASH COMPACTOR**

- |   |  |
|---|--|
| <input type="checkbox"/> Compactor old                            | <input type="checkbox"/> Compactor inoperative |
| <input type="checkbox"/> Compactor noisy                          | <input type="checkbox"/> Compactor vibration   |
| <input type="checkbox"/> Compactor mounting                       | <input type="checkbox"/> Compactor corrosion   |
| <input type="checkbox"/> Compactor door damage                    | <input type="checkbox"/> Compactor unsanitary  |
| <input type="checkbox"/> Compactor wiring defective               | <input type="checkbox"/> Ram does not operate  |
| <input type="checkbox"/> Key is missing and/or door does not lock |  |

**Comments**

**G. BATHROOM EXHAUST FANS AND/OR HEATERS**

**BATHROOM EXHAUST FAN(S)**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Exhaust fan inoperative     | <input type="checkbox"/> Exhaust fan noisy             |
| <input type="checkbox"/> Exhaust fan vibration                  | <input type="checkbox"/> Exhaust fan light inoperative |
| <input type="checkbox"/> Vent to exterior needed                | <input type="checkbox"/> Missing covers on unit(s)     |
| <input type="checkbox"/> Units are loose at ceiling and/or wall |  |

**BATHROOM HEATER(S)**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Heater inoperative | <input type="checkbox"/> Heater damaged             |
| <input type="checkbox"/> Heater rusted                 | <input type="checkbox"/> Damaged control            |
| <input type="checkbox"/> Heaters old                   | <input type="checkbox"/> Condensation/vent problems |

**Comments:**

The master bathroom exhaust fan and heater was inoperable and should be repaired.

**H. WHOLE HOUSE VACUUM SYSTEM**

- |   |                                       |   |
|---|---------------------------------------|---|
| <input type="checkbox"/> Vacuum inoperative | <input type="checkbox"/> Vacuum noisy | <input type="checkbox"/> Vacuum low suction |
|---|---------------------------------------|---|

**Comments:**

**I. GARAGE DOOR OPERATORS**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Auto reverse adjustment                  | <input type="checkbox"/> Opener damaged                      |
| <input type="checkbox"/> Unit(s) is loose or not properly secured to ceiling | <input checked="" type="checkbox"/> Manual lock not disabled |
| <input type="checkbox"/> Opener inoperative                                  | <input type="checkbox"/> Opener sensor height                |
| <input type="checkbox"/> No safety quick release rope to disable opener      | <input type="checkbox"/> Extension cord use                  |
| <input type="checkbox"/> Electronic sensors inoperative                      |  |

**Comments:**

The manual lock feature on the garage doors should be disabled when using a garage door operator. This is a simple and straightforward repair.

The auto reverse feature on the southwest garage door is in need of adjustment for proper operation and should be repaired.

**J. DOOR BELL AND CHIMES**

- |   |  |
|---|--|
| <input type="checkbox"/> Door bell damaged                            | <input type="checkbox"/> Doorbell did not function |
| <input type="checkbox"/> Doorbell switch is loose or damaged          |  |
| <input type="checkbox"/> Doorbell inside unit is missing the cover(s) |  |

I	NI	NP	R	Inspection Item
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**Comments:**

**K. DRYER VENTS**

- Dryer vent cover is loose, damaged and/or missing
- Dryer vent is not vented to the exterior wall or roof
- Dryer vented into attic or under house
- Vent length
- Vent pipe poor

**Comments:**

**VI. OPTIONAL SYSTEMS**

**A. Lawn Sprinklers**

**Comments:**

Kwik Dial Model

Station #1 – East side of the driveway – 6 spray heads

Station #2 – Back yard – 3 Rotors, 1 rotor needs repair along east fence line

Station #3 – West side of front yard – 14 spray heads

Station #4 – Back Yard – 5 Rotors and 1 rotor at the front west side adjacent to the condenser

Station #5 – Back Yard northwest corner – 5 rotors, 1 rotor is installed outside the north fence line.

Station #6 – Front Yard – 4 Rotors

Station #7 – East side front yard – 4 spray heads and back yard – 3 spray heads

Leaks at spray heads and rotors were noted in several stations and should be repaired.

Bent spray heads were noted in several stations and should be repaired.

Several spray heads were inoperable and should be repaired.

Due to the installation of the landscape and fence, it is suggested the installer of the sprinkler system come back and run a full test inspection on all stations to verify proper operation of system.

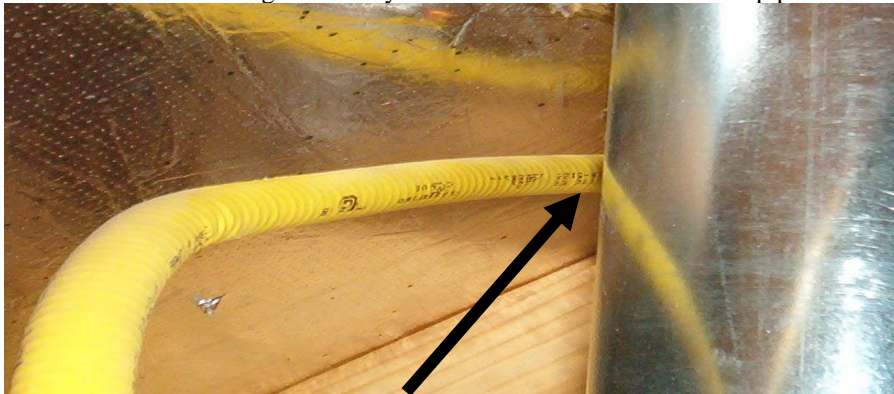
It is suggested the buyer speak with the contractor of the sprinkler system to determine how many spray heads or rotors were originally designed for each station?

It is suggested that the contractor of the sprinkler system provide a complete operating manual and proper operating instructions to the buyer on the operation of the sprinkler system.

**A. Gas Lines**

**Comments:**

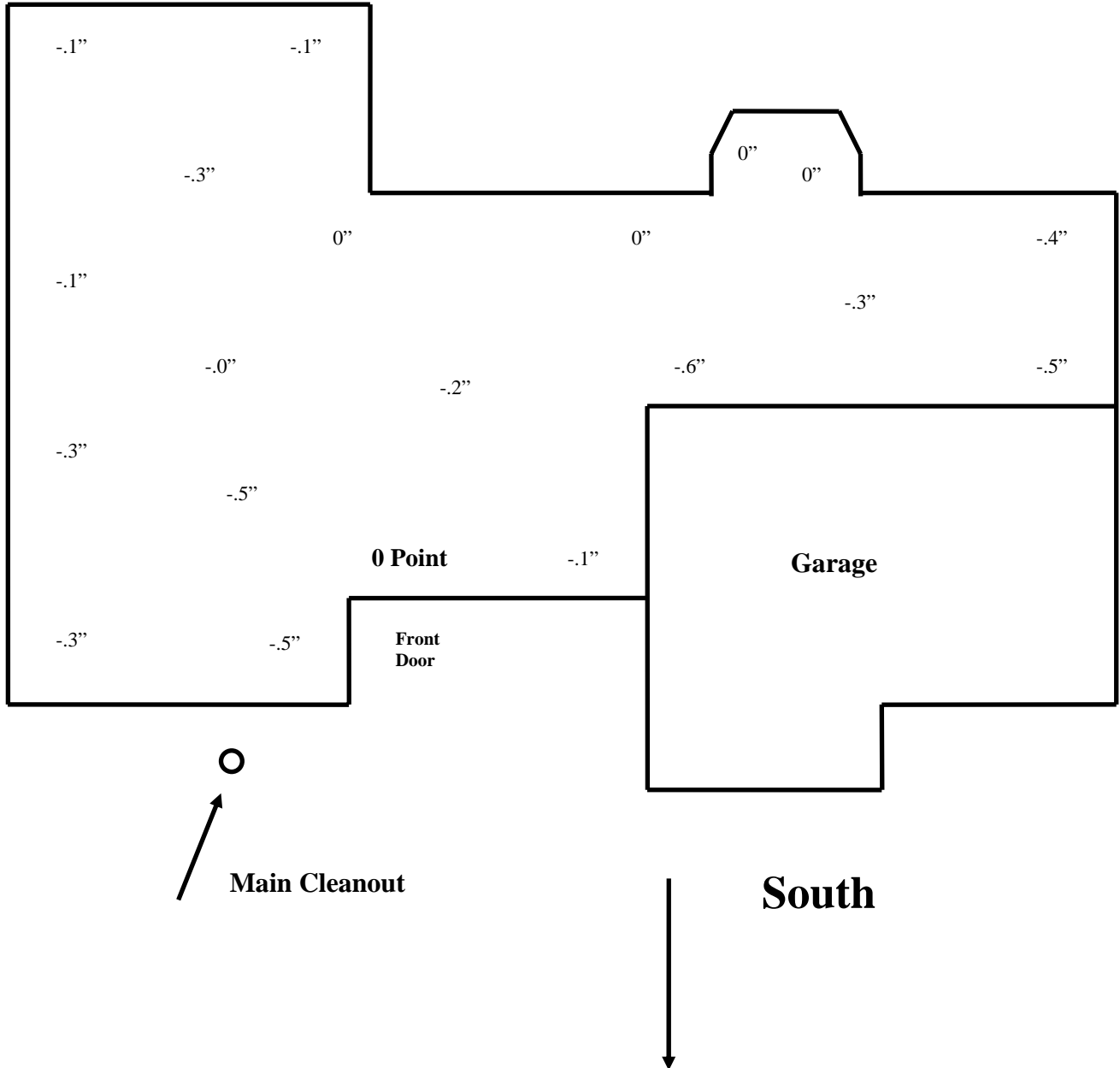
It was noted a gas line very close to the furnace flue exhaust pipe.



Flex gas line close to furnace exhaust flue pipe

I	NI	NP	R	Inspection Item
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## Elevation Survey #25 Rimrock Canyon San Antonio, Texas 78258



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Report Identification: Mr. and Mrs. John Q. Sample - XXXXXXXX

## **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:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- 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.
- 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 fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

### **Regular Maintenance**

#### **EVERY MONTH**

- Check that fire extinguishers) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- 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.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

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## SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- 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.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.

## ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
- 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.
- 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).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

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## 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.

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

## **ADDENDUM: CARBON MONOXIDE INFORMATION**

### **What is carbon monoxide (CO) and how is it produced in the home?**

CO is a colorless, odorless, toxic gas. It is produced by the incomplete combustion of solid, liquid and gaseous fuels. Appliances fueled with gas, oil, kerosene, or wood may produce CO. If such appliances are not installed, maintained, and used properly, CO may accumulate to dangerous levels.

### **What are the symptoms of CO poisoning and why are these symptoms particularly dangerous?**

Breathing CO causes symptoms such as headaches, dizziness, and weakness in healthy people. CO also causes sleepiness, nausea, vomiting, confusion and disorientation. At very high levels, it causes loss of consciousness and death.

This is particularly dangerous because CO effects often are not recognized. CO is odorless and some of the symptoms of CO poisoning are similar to the flu or other common illnesses.

### **Are some people more affected by exposure to CO than others?**

CO exposures especially affect unborn babies, infants, and people with anemia or a history of heart disease. Breathing low levels of the chemical can cause fatigue and increase chest pain in people with chronic heart disease.

### **How many people die from CO poisoning each year?**

In 1989, the most recent year for which statistics are available, there were about 220 deaths from CO poisoning associated with gas-fired appliances, about 30 CO deaths associated with solid-fueled appliances (including charcoal grills), and about 45 CO deaths associated with liquid-fueled heaters.

### **How many people are poisoned from CO each year?**

Nearly 5,000 people in the United States are treated in hospital emergency rooms for CO poisoning; this number is believed to be an underestimate because many people with CO symptoms mistake the symptoms for the flu or are misdiagnosed and never get treated.

### **How can production of dangerous levels of CO be prevented?**

Dangerous levels of CO can be prevented by proper appliance maintenance, installation, and use:

#### **Maintenance:**

- A qualified service technician should check your home's central and room heating appliances (including water heaters and gas dryers) annually. The technician should look at the electrical and mechanical components of appliances, such as thermostat controls and automatic safety devices.
- Chimneys and flues should be checked for blockages, corrosion, and loose connections.
- Individual appliances should be serviced regularly. Kerosene and gas space heaters (vented and unvented) should be cleaned and inspected to insure proper operation.
- CPSC recommends finding a reputable service company in the phone book or asking your utility company to suggest a qualified service technician.

#### **Installation:**

- Proper installation is critical to the safe operation of combustion appliances. All new appliances have installation instructions that should be followed exactly. Local building codes should be followed as well.

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- Vented appliances should be vented properly, according to manufacturer's instructions.
- Adequate combustion air should be provided to assure complete combustion.
- All combustion appliances should be installed by professionals.

**Appliance Use:**

Follow manufacturer's directions for safe operation.

- Make sure the room where an unvented gas or kerosene space heater is used is well ventilated; doors leading to another room should be open to insure proper ventilation.
- Never use an unvented combustion heater overnight or in a room where you are sleeping.

**Are there signs that might indicate improper appliance operation?**

Yes, these are:

- Decreasing hot water supply
- Furnace unable to heat house or runs constantly
- Sooting, especially on appliances
- Unfamiliar or burning odor
- Increased condensation inside windows

**Are there visible signs that might indicate a CO problem?**

Yes, these are:

- Improper connections on vents and chimneys
- Visible rust or stains on vents and chimneys
- An appliance that makes unusual sounds or emits an unusual smell
- An appliance that keeps shutting off (Many new appliances have safety components attached that prevent operation if an unsafe condition exists. If an appliance stops operating, it may be because a safety device is preventing a dangerous condition. Therefore, don't try to operate an appliance that keeps shutting off; call a service person instead.)

**Are there other ways to prevent CO poisoning?**

Yes, these are:

- Never use a range or oven to heat the living areas of the home
- Never use a charcoal grill or hibachi in the home
- Never keep a car running in an attached garage

**Can Carbon Monoxide be detected?**

Yes, carbon monoxide can be detected with CO detectors that meet the requirements of Underwriters Laboratories (UL) standard 2034.

Since the toxic effect of CO is dependent upon both CO concentration and length of exposure, long-term exposure to a low concentration can produce effects similar to short term exposure to a high concentration.

Detectors should measure both high CO concentrations over short periods of time and low CO concentrations over long periods of time - the effects of CO can be cumulative over time. The detectors also sound an alarm before the level of CO in a person's blood would become crippling. CO detectors that meet the UL 2034 standard currently cost between \$35 and \$80.

**Where the detector should be installed?**

CO gases distribute evenly and fairly quickly throughout the house; therefore, a CO detector should be installed on the wall or ceiling in sleeping area/s but outside individual bedrooms to alert occupants who are sleeping.

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**Aren't there safety devices already on some appliances? And if so, why is a CO detector needed?**

Vent safety shutoff systems have been required on furnaces and vented heaters since the late 1980s. They protect against blocked or disconnected vents or chimneys. Oxygen depletion sensors (ODS) have also been installed on unvented gas space heaters since the 1980s. ODS protect against the production of CO caused by insufficient oxygen for proper combustion. These devices (ODSs and vent safety shutoff systems) are not a substitute for regular professional servicing, and many older, potentially CO-producing appliances may not have such devices. Therefore, a CO detector is still important in any home as another line of defense.

**Are there other CO detectors that are less expensive?**

There are inexpensive cardboard or plastic detectors that change color and do not sound an alarm and have a limited useful life. They require the occupant to look at the device to determine if CO is present. CO concentrations can build up rapidly while occupants are asleep, and these devices would not sound an alarm to wake them.

**For additional information, write to the U.S. Consumer Product Safety Commission, Washington, D.C., 20207, call the toll-free hotline at 1-800-638-2772, or visit the website <http://www.cpsc.gov>**