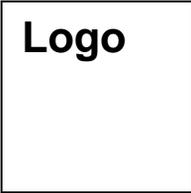


Property Inspection Report For

*

Address
City, State & Zip code



Your Company Name



Address
City, State Zip Code
Phone number, email address
Website address

PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

(Address or Other Identification of Inspected Property)

By:

(Name and License Number of Inspector)

(Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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.

The TREC Standards of Practice (Sections 535.227-535.233 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-I.

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

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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 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 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 ACTIONS, 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

Notice: This inspection report is subject to the attached contract and handouts

Inspection Scope Full Limited – Reason _____
 Property inspected was Occupied Vacant _____

Parties present at inspection Buyer Seller Listing Agent Buyers Agent
 Documents provided to inspector Sellers Disclosure Engineers Report Previous Inspection

Weather conditions during inspection Sunny Overcast Raining Snowing
 Time of inspection _____ Outside air temperature during inspection _____

Additional written information provided with this inspection report Yes No
 Cost of inspection services \$ _____ to be paid at Inspection Closing By mail By Credit Card

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

Comments: The inspector will inspect the inspect slab surfaces, foundation framing components, subflooring, and related structural components He will report exposed or damaged reinforcement and post-tensioned cable ends that are not protected.

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The inspector will inspect the raised pier and beam crawl space area to determine the general condition of the foundation components. He will report his crawl space inspection vantage point and any limits to his visibility of the area. He will also report crawl spaces that do not appear to be adequately ventilated or a crawl space drainage that does not appear to be adequate as a deficiency. He will report any deteriorated materials, damaged beams, joists, bridging, blocking, piers, posts, pilings. The inspection also includes the subfloor, non-supporting piers, posts, pilings, columns, beams, sills, or joists. The inspector will not enter a crawl space or any areas where headroom is less than 18 inches and the width of the access opening is less than 18 inches by 24 inches or where he reasonably determines conditions or materials are hazardous to his health or safety.

The inspector will render a written opinion as to the performance of the foundation. He will report general indications of foundation movement that are present and visible, such as open or offset concrete cracks, obvious floor slopes used to render the opinion of adverse performance. Other indicators may include brick cracks, rotating, buckling, cracking, or deflecting masonry cladding, separation of walls from ceilings or floors, framing or frieze board separations, out-of-square wall openings or separations at wall openings or between the cladding and window/door frames as well as sheetrock cracks in the walls or ceiling. Indicators around doorway could include binding doors, out-of-square doorframes non-latching, warped, and twisted doors or frames. Foundation movement could also be indicated by sloping countertops, cabinet doors, or window/door casings. Exterior indicators could include soil erosion, subsidence or shrinkage adjacent to the foundation and differential movement of abutting flatwork such as walkways, driveways, and patios. The inspector will not provide an exhaustive list of indicators of possible adverse performance. It should be noted that this inspector is not a structural engineer. The client should have an engineer give an evaluation if any concerns exist about the potential for future movement.

- Visible Floor Types Concrete Slab Wood Framing
- Wood on Ground Steel Support Structure
- Pier and Beam Crawl Space Accessible Not Accessible
- Crawl Space inspected From opening From under home
- Visibility of Crawl Space Full Limited Hazardous conditions
- Limited under Bathroom Kitchen
- Type of Ventilation Screened Vents Power Vents
- Vapor Barrier Present Yes No
- Crawlspace or Floor Insulation Present Yes No Thickness

B. Grading and Drainage – Comments: The inspector will inspect for improper or inadequate grading and drainage around the house and report any visible conditions that are adversely affecting the foundation performance. These deficiencies could include improperly sloped flatwork such as patios, sidewalks and porches, water ponding or soil erosion. Deficiencies in the gutter and downspouts system drainage will also be reported. Damage to retaining walls, as they related to foundation performance, will be included in the inspection but not included if they do not affect foundation performance. The inspector will not determine the area hydrology, presence of underground water or the efficiency or operation of any underground or surface drainage system.

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C. Roof Covering Materials

Type(s) of Roof Covering:

Viewed From:

Comments: The inspector will inspect the roof from the roof level unless if in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or he may significant damage to the roof covering materials may result from walking on the roof. He will report any roof levels or surfaces that were not accessed.

He will report roof coverings that are not appropriate for the slope of the roof and fasteners that are not present or are not appropriate (where it can be reasonably determined by a random sampling). He will report any visible deficiencies in the roof covering materials and evidence of previous repairs to roof covering materials, flashing details, skylights, and other roof penetrations. He will also list any visible evidence of water penetration. The list of all water penetration areas or areas of previous repairs will not be an exhaustive list of all affected locations.

The inspector will inspect the flashing and counter flashing the general condition of roof jacks skylights and other roof penetrations and report any deficiencies or evidence of previous repair. He will also report visible deficiencies in installed gutter and downspout systems.

He will not make a determination regarding the remaining life expectancy of the roof covering or determine the number of layers of the roof material or identify latent hail damage. If any concerns exist about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.

- Roof Condition Good / New Average Aged
- Unable to make a close observation due to
 - Evidence of previous repairs to flashings / skylights / other penetrations
 - This house has an overlay roof.

Picture of	Picture of
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D. Roof Structure and Attic

Viewed From:

Approximate Average Depth of Insulation:

Approximate Average Thickness of Vertical Insulation:

Comments: The inspector will inspect the roof structure. He will inspect the structure and sheathing and report any deficiencies in installed framing members and roof or attic flooring, as well as deflections or depressions in the roof surface as related to the adverse performance of the framing and the roof deck; He will report any visible evidence of water penetration evident. He will inspect for inadequate attic space ventilation and report deficiencies in attic ventilators.

He will inspect for the visible presence of attic insulation and report any missing insulation. He will describe the insulation and vapor retarders visible in unfinished areas. He will not operate any power ventilators. The inspector will enter the attic space unless

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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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G. Doors (Interior and Exterior) – Comments: He will report the condition and operation interior and exterior doors and overhead garage doors. He will report any deficiencies in the condition of the doors including locks and latches on exterior doors unless a key is not available The inspection include reporting the lack of a solid wood door not less than 1-3/8 inches in thickness, a solid or honeycomb core steel door not less than 1-3/8 inches thick, or a 20-minute fire-rated door between the residence and an attached garage. He will not inspect door locks or latches on interior doors.

door could not be inspected

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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H. Windows – Comments: The inspector will inspect all the visible door and window glazings, but may not identify all specific locations of damage. He will report damaged glass, damaged glazing and damaged or missing window screens. He will report insulated windows that are obviously fogged or display other evidence of broken seals. He will also report the absence of safety glass in hazardous locations. Windows and lock functions will not be operated or tested.

Safety glass installed in hazardous locations

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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I. Stairways (Interior and Exterior) – Comments: The inspector will inspect and report any visible deficiencies in interior and exterior steps, stairways, landings, guardrails, and handrails. He will report any spacing between intermediate balusters, spindles, or rails for steps, stairways, guards, and railings that permit passage of an object greater than 4 inches in diameter, except that on the open side of the staircase treads, spheres less than 4-3/8 inches in diameter may pass through the guard rail balusters or spindles The inspector will not exhaustively measure every stairway component.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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J. Fireplace/Chimney - Comments: The inspector will describe and inspect each fireplace or solid fuel burning appliance and chimney structure, termination, coping, crown, caps, and spark arrestor. He will report the build up of creosote and any deficiencies in the interior of the firebox and visible flue area. He will report deficiencies in the dampers, lintel, hearth, hearth extension, and firebox He will report the presence of combustible materials in near proximity to the firebox opening. hearth extension and any deficiencies in the lintel, hearth and material surrounding the fireplace. He will report the absence of firestopping at accessible attic penetrations of the chimney flue.

The inspector will report deficiencies with the gas log lighter valve and its location. He will report an inoperable circulating fan. The inspector will not make a determination of the adequacy of the draft, verify the integrity of the flue or perform a chimney smoke test.

- | | | | | | | | |
|---------------------|--------------------------|-----------------|--------------------------|----------------|--------------------------|-------------------|--------------------------|
| Type of fireplace | <input type="checkbox"/> | Masonry | <input type="checkbox"/> | Metal Insert | <input type="checkbox"/> | Wood stove/insert | <input type="checkbox"/> |
| Type of chimney | <input type="checkbox"/> | Tile | <input type="checkbox"/> | Brick | <input type="checkbox"/> | Metal | <input type="checkbox"/> |
| Attic Firestop | <input type="checkbox"/> | Area accessible | <input type="checkbox"/> | Not accessible | <input type="checkbox"/> | | |
| Chimney Cap | <input type="checkbox"/> | Present | <input type="checkbox"/> | Not present | <input type="checkbox"/> | | |
| Combustion Air Vent | <input type="checkbox"/> | Present | <input type="checkbox"/> | Not present | <input type="checkbox"/> | | |
| Gas Valve / Logs | <input type="checkbox"/> | Present | <input type="checkbox"/> | Not present | <input type="checkbox"/> | | |
| Chimney observed | <input type="checkbox"/> | From ground | <input type="checkbox"/> | From roof | <input type="checkbox"/> | | |

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K. Porches, Balconies, Decks, and Carports – *Comments:* The inspector will inspect balconies, attached carports, and attached porches and abutting porches, decks, and balconies that are used for ingress and egress. He will report any structural deficiencies in visible footings, piers, posts, pilings, beams, joists, decking, water proofing at interfaces, flashing, surface coverings, and attachment points of porches, decks, balconies, and carports.

He will report deficiencies in, or absence of required, guardrails and handrails as well as spacings between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all decks which are higher than 30 inches as measured from the adjacent grade.

The inspector will not inspect detached structures or waterfront structures and equipment, such as docks and piers. He will not exhaustively measure the porch, balcony, deck, or attached carport components. He will not enter areas under porches, balconies and decks where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

L. Other – *Comments:* The inspector will inspect walkways, patios and driveways leading to the dwelling entrance and report any deficiencies. He will inspect a representative number of the installed cabinets.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels – *Comments:* The inspector will inspect the service entrance cables and report deficiencies with the insulation of the service entrance conductors, drip loop, separation of conductors at weatherheads, and clearances. He will report a drop, weatherhead or mast that is not securely fastened to the structure. The inspection includes the lack of a grounding electrode system, a grounding electrode conductor or the lack of a secure connection to the grounding electrode system. He will also report the lack of a visible grounding electrode conductor in the service or the lack of a secure connection to the grounding electrode or grounding system.

The inspector will not determine the present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system. He will not conduct voltage drop calculations or determine the accuracy of the breaker labeling. He will not determine the insurability of the property.

He will inspect electrical cabinets, gutters, meter cans, and panel boards that are not secure, appropriate for their location, have deficiencies in clearance and accessibility, missing knockouts or are not bonded and grounded. The inspection includes cabinets, disconnects, cutout boxes, and panel boards that do not have dead fronts secured in place with proper fasteners as well as conductors not protected from the edges of electrical cabinets, gutters, or cutout boxes. The inspector will report a panel that is installed in a hazardous location, such as a clothes closet, a bathroom, where there are

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corrosive or easily ignitable materials, or where the panel is exposed to physical damage. He will not remove covers where hazardous as judged by the inspector.

The inspector will report the absence of a main disconnect and trip ties that are not installed on 240 volt breakers and deficiencies in the type and condition of the wiring in the cutout boxes, cabinets, or gutters. The inspector will report deficiencies in the type and condition of the wiring in the panels, the compatibility of overcurrent devices for the size of conductor being used and the sizing of overcurrent protection and conductors for listed 240 volt equipment (when power requirements for listed equipment are readily available and breakers are labeled). He will not verify the effectiveness of overcurrent devices; or operate overcurrent devices.

The inspector will report the lack of arc-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas, as well as the failure of installed arc-fault circuit interrupter devices. He will not test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment or report the lack of arc-fault circuit interrupter protection when the circuits are in conduit.

In homes that have aluminum wiring, the inspector will report as deficient the absence of appropriate connections and anti-oxidants on aluminum conductor terminations.

Wire Type(s) found in Main and Sub Panels: Copper Aluminum

Appropriate Connections: Present Not Present

Approved Copper / Aluminum Devices

Pig Tailed Connections Crimp Connections

Other

Location of Main(s) / Sub Panel(s) / Disconnect(s)

Nominal Voltage Service Ampacity Wiring Methods

Picture of panel	Picture of
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Comments: The inspector will inspect the branch circuits, connected devices and fixtures. He will report deficiencies in exposed wiring, wiring terminations, junctions, junction boxes and devices. He will also report appliances and metal pipes that are not bonded or grounded or lack of equipment disconnects. He will report the absence of conduit and disconnects in appropriate locations. He will report the improper use of extension cords. He will not inspect low voltage wiring systems or disassemble any mechanical appliances.

If branch circuit aluminum wiring is discovered in the main or subpanels, he will perform a random sampling of accessible receptacles and switches. He will report inappropriate connections, such as copper/aluminum approved devices.

The inspector will inspect all accessible receptacles and report as a deficiency receptacles that are damaged, inoperative, have incorrect polarity or three-prong receptacles that are not grounded. He will report missing or damaged covers, evidence of arcing or excessive heat. He will report receptacles that are not secured to the wall or covers that are not in place.

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He will report if Ground Fault Circuit Interrupter (GFCI) devices are not properly installed or do not operate properly. Required GFCI locations include bathroom receptacles, garage receptacles, outdoor receptacles, crawl space receptacles, unfinished basement receptacles, kitchen countertop receptacles, and laundry, utility, and wet bar sink receptacles located within 6 feet of the outside edge of a laundry, utility, or wet bar sink; kitchen countertop receptacles.

The inspector will operate all accessible wall and appliance switches and report switches that are damaged or inoperative. He will also report switches that have missing or damaged covers as well as switches that display evidence of arcing or excessive heat and switches that are not fastened securely with cover in place. The inspector will inspect installed fixtures, including lighting devices and ceiling fans, and report inoperable or missing fixtures.

He will inspect the operation of smoke or fire detectors that are not connected to a central alarm system and report deficiencies in installation and operation. The inspector will manually test the accessible smoke alarms by use of the manufacturer's approved test or by the use of canned smoke and report the absence of smoke detectors in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms; and on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics. In dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level. The inspector will not verify the effectiveness of smoke alarms, interconnectivity of smoke alarms, activate smoke alarms that are being actively monitored or require the use of codes or verify that smoke alarms are suitable for the hearing-impaired.

- Branch circuit wiring is Grounded 3 wire Ungrounded 2 wire
- Random inspection of outlets / switches performed
- GFCI protection at Kitchen Bar Bathroom Laundry
- Whirlpool Garage (note for freezer use)
- Exterior outlets (below 5'6") Pool/Spa light
- Smoke Detectors Present Not Present

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System:

Energy Source:

Comments: The inspector will operate the system using normal control devices and report any deficiencies in the controls, thermostats and accessible operating components of the heating system. He will report the inadequate access and clearances, lack of protection from physical damage, inappropriate locations and furnace burners, burner ignition devices or heating elements, switches, and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation. He will inspect for deficiencies in mounting and operation of window units. He will not operate a unit outside its normal operating range.

He will inspect and report deficiencies in operation of heating elements of electric furnaces and the condition of the conductors. The inspector will inspect gas furnaces and

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report gas leaks, the presence of forced air in the burner compartment, flame impingement, uplifting flame, improper flame color, or excessive scale buildup. He will report units that do not operate

He will report with and the lack of a gas shut-off valve. The inspector will report gas furnaces that are using improper materials for the gas branch line or the connection to the appliance. He will report deficiencies in conditioned, combustion, and dilution air. He will inspect the vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances. The inspector will not evaluate of the integrity of a heat exchanger. This requires dismantling of the furnace and is beyond the scope of a visual inspection. He will not inspect heat reclaimers, wood-burning stoves operate radiant heaters, steam heat systems, unvented gas-fired heating appliances or determine the efficiency or adequacy of a system.

Furnace is Fully accessible Partially accessible Not accessible
 Gas Shut Off Valve Present Accessible Not Present and/or Observable
 Branch Line Iron / Flex Copper

B. Cooling Equipment

Type of System:

Comments: The inspector will describe inspect each unit and report inoperative units. He will report deficiencies because of inadequate access and clearances as well as inadequate cooling as demonstrated by its performance in the reasonable judgment of the inspector. He will operate the system using normal control devices (except when the outdoor temperature is less than 60 degrees Fahrenheit) and report deficiencies in performance. He will not inspect the pressure of the system coolant or determine the presence of leaks in the system.

He will report dirty evaporator or condensing coils, (where accessible), damaged casings on the coils, and a condensing unit lacking adequate clearances or air circulation and deficiencies in the condition of fins, location, levelness, or elevation above ground surfaces. He will also report deficiencies in the mounting and operation of window or wall units

He will report deficiencies in the condensate drain and auxiliary/secondary pan and drain system, water in the auxiliary/secondary drain pan and a primary drain pipe that terminates in a sewer vent. He will also report missing or deficient refrigerant pipe insulation.

On Evaporative cooling units, the Inspector will inspect all units and report the type of system as a one or two speed system, the type of water supply line and when units are winterized, drained, shut down or the lack of a damper. He will report as deficient all corrosive and mineral build-up or rust damage/decay at the pump, pulleys of the motor, blower, louvered panels, water trays, exterior housing, or the roof frame. He will also report when there is less than a one-inch air gap between the water discharge at the float and water level in the reservoir.

The inspector will inspect the components of the system and report deficiencies with the function of the pump, interior housing, the spider tubes, tube clips, bleeder system, blower and bearings, float bracket, fan belt, evaporative pad(s), and installation and

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condition of the legs on the roof rails and fasteners to the roof structure and the unit as well as the roof jack.

Unit Manufacture

Primary condensation drainline termination point(s)

Location	Return	°	Supply	°	Δ Temperature	°
Location	Return	°	Supply	°	Δ Temperature	°
Location	Return	°	Supply	°	Δ Temperature	°

Window Air Conditioners Present Not Present

C. Duct System, Chases, and Vents – Comments: While testing the HVAC system, the inspector will inspect the visible components of the ducts, chases, vents and thermostats for each unit. He will report the absence of airflow at all accessible supply registers in the habitable areas of the structure and report deficiencies in accessible duct fans, filters, ducting and insulation. He will not determine the uniformity of the supply of conditioned air to the various parts of the structure nor determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring.

He will report noticeable vibration of the blower fan or condensing fan and damaged ducting or insulation, improper material, or improper routing of ducts as well as improper or inadequate clearance of the unit from the earth. He will report as deficient the absence of air flow at accessible supply registers in the habitable areas of the structure, problems with duct fans, filters, grills or registers, the location of return air openings; and gas piping, sewer vents, electrical wiring, or junction boxes in the duct system, plenum(s), and chase(s)

He will not inspect accessories such as humidifiers, air purifiers, motorized dampers, electronic air filters or. The inspector will not program digital-type thermostats or controls or operate setback features on thermostats or controls. He will not verify types of materials contained in insulation.

Filter Type Pleated Fiber Size(s)

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter:

Location of main water supply valve:

Static water pressure reading: PSI

Comments: The inspector will inspect the plumbing system, including drainage, sump pumps and related piping and report the presence of any active leaks. He will report incompatible materials visible in the connecting devices between differing metals in the supply system such as the lack of dielectric unions. He will also report deficiencies in the type and condition of all accessible and visible water supply line components and water pressure that is lower than 40 PSI or higher than 80 PSI. If the pressure is higher than 80 PSI, he will report the absence of a pressure reducing valve and the lack of an

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expansion tank at the water heater when a pressure reducing valve is present in the system.

The inspector will inspect the water supply system by viewing functional flow in two fixtures operated simultaneously. He will report deficiencies in the operation of all fixtures and faucets if the flow end of the faucet is accessible or not connected to an appliance. He will also report deficiencies in the installation and identification of the hot and cold faucets and a lack of shut-off valves. He will report the lack of back-flow devices, anti-siphon devices or air gaps on all fixtures. He will not determine the effectiveness of any anti-siphon devices. He will inspect any exterior faucet that is attached to the structure or immediately adjacent to the structure and report if it does not operate properly.

The inspector will inspect the visible gas distribution system and components. He will not inspect the inaccessible gas supply system for leaks. The inspector will not operate any water or gas main valves, branch valves or shut-off valves. He will not inspect any system that has been winterized, shut down or otherwise secured. He will not determine the quality, potability, or volume of the water supply. This inspection does not include circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems.

Type of supply lines Copper Galvanized Iron
 PVC/CPVC Polybutylene
 Anti Siphon / Back Flow / Air Gap(s) Present Not Present

B. Drains, Wastes, and Vents – Comments: The inspector will inspect the waste and vent system piping and report deficiencies in the type and condition of all accessible and visible wastewater lines and vent pipes. He will report drainpipes that leak as well as any deficiencies in the functional drainage at all accessible plumbing fixtures. He will also report mechanical drainstops (if installed) that are missing or do not operate on sinks, lavatories and tubs. He will inspect the tubs, shower and enclosures for leaks or damage. He will report commodes that have cracks in the ceramic material, commodes that are improperly mounted on the floor or commodes that leak or have tank components that do not operate. The inspector will report the lack of a visible vent pipe system to the exterior of the structure and any improper routing or termination of the vent system. He will not inspect for the presence of sewer clean-outs. The inspection does not include the presence or operation of private sewage disposal systems He will not verify the functionality of clothes washing drains or floor drains.

Type of waste lines PVC Iron Tile

C. Water Heating Equipment

Energy Source:

Capacity: Gallons Gallons Gallons

Comments: The inspector will inspect each unit and report any inoperative units, leaking or corroded fittings or tanks, broken or missing parts or controls and the lack of a cold water shut-off valve. He will report the lack of a safety pan, drain line and improper termination, where applicable. The inspector will also report an unsafe or inappropriate

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location, installation or inadequate access and clearance. He will not determine the efficiency or adequacy of the unit

In electric water heaters, the inspector will test the operation of the heating elements and inspect the condition of the conductors. In gas units, he will report as deficient gas leaks, the lack of burner shields, flame impingement, uplifting flame, improper flame color, or excessive scale build-up as well as the lack of a gas shut off valve. He will report any deficiencies the condition of the vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances. He will report inadequate combustion and dilution air. He will report gas water heaters that are using improper materials for the gas branch line or the connection to the unit. He will report the absence of a shut-off valve, an inaccessible valve or a valve that leaks.

The inspector will inspect water heaters located in the garage and report those without protection from physical damage. He will report burners, burner ignition devices or heating elements, switches, or thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation or in rooms or closets that open into the garage.

The inspector will report a temperature and pressure relief valve that does not operate when the valve is of an operable type, leaks, is damaged, corroded, improperly located or can not be tested due to obstructions.. He will also report deficiencies from the use of inadequate materials, piping that lacks gravity drainage, improperly sized piping or piping that lacks a proper termination. He will not verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes. He will not operate the temperature and pressure relief valve when the operation may cause damage to persons or property as reasonably determined by the inspector.

Type of Water Heater Present:

- T & P Valve Operated Not Operated because
- Safety Pan and Drain Installed Yes No
- Gas Shut Off Valve Present Accessible Not Present and/or Observable
- Branch Line Iron / Flex Copper
- Type of Observable Vent Pipe Double Wall Single Wall
- Cement / Asbestos
- Garage Unit(s): Physically Protected Yes No
- 18 inch Floor Clearance Yes No

Unit Manufacture

D. Hydro-Massage Therapy Equipment – *Comments:* The inspector will inspect the unit and report if it does not operate. He will report evidence of visible and active leaks if the access cover is available and accessible. He will report as deficient any inaccessible pumps or motors. He will report problems with the ports, valves, grates and covers. He will report switches that are not in a safe location or do not operate. He will also report a unit the lack or failure of a Ground Fault Circuit Interrupter (GFCI). The inspector will not determine the adequacy of self-draining features of the circulation system.

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GFCI Present Not Present
 Access Cover Available Accessible Not Available and/or Accessible

V. APPLIANCES

A. Dishwasher – *Comments:* The inspector will operate the unit in the normal mode with the soap dispenser closed and report inoperative units rust on the interior of the cabinet or components, failure to drain properly or the presence of active water leaks. He will report any deficiencies in the door gasket, control and control panels and interior parts, including the dish racks, rollers and spray arms. He will report soap dispensers that do not open, drying elements that do not operate and missing rinse caps. He will report units that are not securely mounted to the cabinet and door latches or springs that do not operate properly. He will report the lack of back flow prevention and any deficiencies in the discharge hose or piping.

B. Food Waste Disposer – *Comments:* The inspector will operate the unit and report any defective units, unusual sounds or vibration. He will report a unit that is not securely mounted. He will also report signs of active water leaks and any deficiencies in the splashguard, grinding components, wiring or exterior casing.

C. Range Exhaust Vent – *Comments:* The inspector will inspect the unit and report a vent pipe that does not terminate outside the structure, if the unit is not of a re-circulating type or configuration. He will report if the unit is not securely mounted or has any unusual sounds or vibration from the blower fans. He will report a blower that does not operate at all speeds. He will also report any deficiencies in the filter, vent pipe, light, lens and switches. He will report if the vent pipe is made of inadequate material or if the vent pipe does not terminate outside the structure when the unit is not of recirculating type or configuration.

Vent Recirculates Air Vents to Exterior Vent not Present

D. Ranges, Cooktops, and Ovens – *Comments:* The inspector will inspect and operate each range or cooktop and report inoperative units. He will report as deficient any damaged controls and control panels, thermostats sensor support, glass panels, drip pans, lights and lenses. He will also report problems with the door gaskets, hinges, springs, closure, and handles, door latch and heating elements or burners. He will report inadequate clearance from combustible material, secure mounting of the unit and the absence of applicable anti-tip devices. He will inspect the operation of the thermostat and report any inaccuracy of the thermostat more than 25 degrees plus or minus of a 350 degree setting. The inspector will not operate or inspect self-cleaning functions.

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The inspector will report gas units that are using improper materials for the gas branch line or the connection to the appliance. He will report gas leaks and the absence or inaccessibility of a shut-off valve.

- Type of Range Electric Gas
- Type of Oven Electric Gas
- Gas Shut Off Valve Present Accessible Not Present and/or Observable
- Branch Line Iron / Flex Copper
- Oven Temperature when set at 350° ° °

E. Microwave Oven – Comments: The inspector will operate built-in units by heating a container of water or other testing means and report any broken inoperative units. He will report as deficient any problems with controls and control panels, handles, the turn table, interior surfaces, door and door seal, glass panels and lights or lenses. He will report a unit that is not securely mounted to the wall. The inspector will not test for radiation leakage.

F. Trash Compactor – Comments: The inspector will operate the unit and report as deficient a unit that is not securely mounted or does not operate. He will also report any unusual noise or vibration.

G. Mechanical Exhaust Vents and Bathroom Heaters – Comments: The inspector will operate each unit and report inoperative units and any unusual noise or vibration. He will also report visible vent pipes that do not terminate outside the structure, or a gas heater that is not vented to the exterior. He will report as a deficiency the lack of an exhaust ventilator in required areas.

Vents terminate outside the structure

H. Garage Door Operator(s) – Comments: The inspector will operate the overhead garage door operator and report an inoperative unit. He will report deficiencies in the installation, condition and operation of the garage door operator as well as the control button and emergency release components. He will report a door that does not automatically reverse during closing cycle or any installed electronic sensors that are not operable or not installed at the proper heights above the garage floor. He will also report door locks or side ropes that have not been removed or disabled.

Door Operated Manually Automatic door controls

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- I. Doorbell and Chimes** – *Comments:* The inspector will inspect the doorbell components and report if the unit does not operate. He will also report any deficiencies in visible and accessible components.

- J. Dryer Vents** – *Comments:* The inspector will inspect the visible components of the system and report deficiencies in materials, installation or termination. He will report improper routing and length of vent pipe as well as the lack of a dryer vent system when provisions are present for a dryer. The inspector will not determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring.

VI. OPTIONAL SYSTEMS

- A. Lawn and Garden Sprinkler Systems** – *Comments:* The inspector will operate all zones or stations on the system in the manual mode. He will report as deficient surface water leaks, deficiencies in water flow or pressure at the zone heads, the absence or improper installation of anti-siphon valves or backflow preventers and the absence of a shut-off valve. He will also report the lack of a rain or freeze sensor. He will inspect and report deficiencies in the visible wiring and in the condition and mounting of the control box. He will not inspect the automatic function of the timer or control box, the effectiveness of the rain or freeze sensor or the sizing and effectiveness of anti-siphon valves or backflow preventers.

- Anti Siphon Valve(s) Present
 Shut Off Valve(s) Present
 Number of Zones

- Back Flow Preventers Present
 Location of Shutoff Valve
 Control Panel located in

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

Type of Construction:

Comments: The inspector will inspect the pool or spa and report water leaks in above-ground pipes and equipment. He will report as deficient a pump motor, blower, or other electrical equipment that lacks bonding, the absence of or deficiencies in safety barriers; and deficiencies in lighting fixtures. He will also report the lack or failure of required ground-fault circuit interrupter protection.

He will report deficiencies in pool surfaces, tiles, copings, decks, slides, steps, diving boards, handrails and other equipment. He will also report deficiencies in the drains, skimmers, valves, filters, pressure gauge, pumps, motors, controls, and sweeps. He will report the absence of enclosures and any deficiencies in fences and gates. He will not fill the pool, spa or hot tub with water. He will not operate any valve or inspect any system that has been winterized, shut down or otherwise secured

The inspector will inspect any heating equipment present and report gas units that are using improper materials for the gas branch line or the connection to the appliance. He will report the absence of a gas shut-off valve, an inaccessible valve or a valve that leaks.

He will not determine the presence of sub-surface water tables or determine the presence of sub-surface leaks. The inspector will not dismantle or otherwise open any

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components or lines. He will not uncover or excavate any lines or other concealed components of the system. He will not inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, water ionization devices or water conditioners.

Unit is a: Swimming Pool Spa Pool / Spa Combination
 GFCI on Pool / Spa Light Present Not Present
 Type of Heater Not Present Electric Gas
 Gas Shut Off Valve Present Accessible Not Present and/or Observable
 Branch Line Iron / Flex Copper
 Fence / Enclosure Present Not Present

Picture of pool / spa	Picture of pump equipment
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C. Outbuildings – Comments: The inspector will inspect the building for deficiencies in the structural, electrical, plumbing, heating, ventilation, and cooling systems. He will report as deficient the lack of ground-fault circuit interrupter protection in grade-level portions of unfinished accessory buildings used for storage or work areas, boathouses, and boat hoists.

D. Outdoor Cooking Equipment

Energy Source:

Comments: The inspector will inspect built-in equipment and report unstable units, gas leaks and inoperative units as well as deficiencies in the condition of control knobs, handles, burner bars, grills, box, rotisserie (if present), and heat diffusion material. Gas units will be inspected for proper materials used for the gas branch line and the connection to the appliance, and for presence and location of the gas shut-off valve and for leaks at the valve.

Energy Source Natural Gas Propane Electric
 Gas Shut Off Valve Present Accessible Not Present and/or Observable
 Branch Line Iron / Flex Copper

E. Gas Supply Systems – Comments: The inspector will inspect for the condition and type of all accessible and visible gas piping. He will test gas lines by using a local or an industry-accepted procedure. He will report as deficient and leaks or problems in the condition and type of gas piping, fittings, and valves. The inspector will not inspect the sacrificial anode bonding or existence.

Gas Leak Test Performed Not Performed
 Location of Gas Shutoff valve

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F. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments: The inspector will operate at least two fixtures simultaneously and report deficiencies in water pressure, flow and operation of pressure switches. He will inspect the condition of visible and accessible equipment and components. The inspector will observe the condition of the wellhead site drainage and clearances. He will recommend, perform, or arrange to have performed, a coliform analysis.

The inspector will not open, uncover, or remove the pump, heads, screens, lines, or other component parts of the system. He will not determine water quality or potability or the reliability of the water supply / source, or locate / verify underground water leaks.

Location of Well

Type of Well Cistern

Coliform test performed by

Septic System proximity

System tested

Drilled-Electric

minutes

Drilled-Wind

Picture of well head	Picture of pressure tank
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G. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments: The inspector will inspect the system and report deficiencies based on visual or olfactory evidence of effluent seepage or flow at the surface of the ground. He will report inoperative aerators or dosing pumps and deficiencies in accessible or visible components and functional flow. He will also inspect for areas of inadequate site drainage around or adjacent to the system and the aerobic discharge system.

in the condition of the accessible or visible components of the system at the time of the inspection. He will operate the plumbing fixtures to observe functional flow, and walk over the area of tanks and fields or beds to identify by visual and olfactory means, any evidence of effluent seepage or flow at the surface of the ground.

The inspector will not excavate or uncover the system or its components to determine the size, adequacy, or efficiency of the system. He will not determine the type of construction used unless readily known without excavation or destructive examination.

System presently in use

Yes

No

Other Equipment

Aerators

Dosing Pump

Is there visible tank access?

Yes

No

Proximity to: Water Well(s)

Water Supply Lines

Slopes / Breaks

Soil Absorption Systems

Sprinkler System

Underground Cisterns

Streams / Ponds / Lakes

Easement / Property Lines

Swimming Pool

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H. Whole-House Vacuum Systems – *Comments:* The inspector will operate the unit and inspect all accessible outlets throughout the house. He will report if the unit does not operate and deficiencies in the main unit or outlets. He will not inspect the attachments or hoses or verify that accessory components are present.

I. Other Built-in Appliances – *Comments:* The inspector will inspect and report any deficiencies in condition or operation of other built-in appliances that are specifically noted in this section. The inspector will inspect any power attic turbines that are present and accessible and report deficiencies in the operation and installation of each unit, including the wiring and mounting of the thermostat control. He will also report unusual noise or vibration.