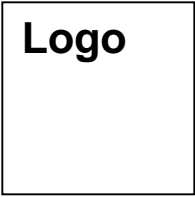


Property Inspection Report
For

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)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.texas.gov.

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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is **NOT** required to climb over obstacles, 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
<http://www.trec.state.tx.us>.

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Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

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These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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

General Deficiencies are in Black **Safety or Structural Deficiencies are in Red**
Maintenance Recommendations are in Blue **Energy Efficiency Suggestions are in Green**

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): Post Tension
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.

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

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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 | <input checked="" type="checkbox"/> Concrete Slab | <input type="checkbox"/> Wood Framing |
| | <input type="checkbox"/> Wood on Ground | <input type="checkbox"/> Steel Support Structure |
| Pier and Beam Crawl Space | <input type="checkbox"/> Accessible | <input type="checkbox"/> Not Accessible |
| Crawl Space inspected | <input type="checkbox"/> From opening | <input type="checkbox"/> From under home |
| Crawl Space visibility | <input type="checkbox"/> Full | <input type="checkbox"/> Limited <input type="checkbox"/> Hazardous conditions |
| Limited under | <input type="checkbox"/> Bathroom | <input type="checkbox"/> Kitchen <input type="checkbox"/> |
| Type of Ventilation | <input type="checkbox"/> Screened Vents | <input type="checkbox"/> Power Vents |
| Vapor Barrier Present | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Crawlspace or Floor Insulation Present | <input type="checkbox"/> Yes <input type="checkbox"/> No | Thickness |

Foundation Structural Deficiencies

Foundation Deficiency Items

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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, however the sizing, efficiency or adequacy of the gutter and downspout system will not be determined. 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 surface or sub-surface drainage system.

Grading and Drainage Deficiency Items

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I NI NP D

Grading and Drainage Maintenance Recommendations

- C - Proper grading should be maintained on all sides of the house to allow water to drain away from the foundation. Check your flowerbeds each year to make sure that water is not trapped next to the foundation. All gutter downspouts should extend several feet away from the foundation or flowerbeds to prevent localized flooding.
- C - The area within 2-3 feet of the foundation should be watered 10 – 15 minutes several times a week during dry seasons throughout the year to keep the soil hydrated and minimize the potential for foundation settlement.

C. Roof Covering Materials

Types of Roof Covering: Composition shingle

Viewed From: Rooftop

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.

Roof Covering Deficiency Items

Roof Covering Maintenance Recommendations

- C - All tree limbs should be trimmed 3 feet away from the roof to

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minimize damage to the roof covering.

Roof Covering Energy Efficiency Suggestions
C - Light color roofs are more energy efficient than darker color roofs. When your current roof is replaced, consider a lighter roof to reduce your cooling bills.

D. Roof Structures and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 6-8 inches

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 and deficiencies in floored passageways and service platforms that would not allow or limit access for equipment, service. Repair or replacement. 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 it is inaccessible or a hazardous condition exists, as reasonably determined by the inspector. He will not enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches.

- | | | | | | | |
|-------------------|--------------------------|--------------|--------------------------|-----------------|--------------------------|------------------|
| Roof Type | <input type="checkbox"/> | Wood frame | <input type="checkbox"/> | Steel frame | | |
| Attic ventilation | <input type="checkbox"/> | Soffit vents | <input type="checkbox"/> | Exhaust ports | <input type="checkbox"/> | Gable vents |
| | <input type="checkbox"/> | Ridge vents | <input type="checkbox"/> | Wind Turbine(s) | <input type="checkbox"/> | Power Turbine(s) |
| | <input type="checkbox"/> | None Evident | | | | |

Type of Insulation Vapor Barrier Visible Not Visible

Visible evidence of moisture penetration evident in

Roof Structure Safety Items

Roof Structure Deficiency Items

Roof Structure Energy Efficiency Suggestions
C - Recessed light ceiling penetrations into the attic should be sealed with foam insulation boxes or replaced with air tight and insulation contact rated fixtures. Construct the insulation boxes from ½ inch foam panels using metal backed duct tape. These boxes should be applied over recessed lights and pull down attic stairways located in living areas. Make sure you provide 2-3 inch clearance away from the recessed

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				<p>light fixture as a heat buffer zone. Install gaskets or caulk and seal the ceiling light junction boxes to the ceiling sheetrock to reduce air infiltration.</p> <p>C - Attic insulation protects the living area from attic temperatures that can reach 160 degrees during the summer. The current insulation standard on new construction residences is R – 38 or about 14 inches of fiberglass insulation. Upgrading your attic insulation package can save you energy and may you qualify for a federal tax credit to help defray the installation cost.</p> <p>C - You can also protect the living area from attic temperatures by using a radiant barrier material to minimize transmission of infrared heat from the roof into the house. Radiant barrier paints are not very effective, however radiant barrier foil is much more effective and easy to install as a D-I-Y project. Installing radiant barrier can save you energy and may qualify for a federal tax credit to help defray the installation cost.</p> <p>C - Attic ventilation is also important to help reduce attic temperature. Current building codes require 1 square foot of ventilation for every 150 square feet of attic area. Soffit vents on the eaves allow air into the attic to cool the space and roof vents allow the hot air to be exhausted. The roof vents may be passive exhaust vents, wind driven vents or solar vents and should be located in the upper third of the roof. Make sure that your soffit vents are clean and unobstructed to allow good air flow.</p>
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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 absence of or deficiencies in the 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

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bathroom, where there are corrosive or easily ignitable materials, or where the panel is exposed to physical damage or does not have a minimum of 36 inches of clearance. 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 deficiencies of installed 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. 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

Service Entrance and Panel Safety Repairs

Service Entrance and Panel Deficiency Items

Electrical Panel

- ### Service Entrance and Panel Maintenance Recommendations
- C - The electrical panel door should not be obstructed by stored item for safety and easy access.
 - C - Once you move into the house, verify what circuit breakers cover which areas in the house and write that information on the register on the panel door. The current listings may not be accurate.

Service Entrance and Panel Energy Efficiency Suggestions

- C - Power Factor Correction equipment can save energy and help protect

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electrical equipment in the house from power surges.			

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

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, smart home automation components 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.

He will report deficiencies of installed Ground Fault Circuit Interrupter (GFCI). 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 inoperative or missing fixtures.

He will manually test smoke or fire detectors and carbon monoxide alarms 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 and carbon monoxide alarms or, 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	<input checked="" type="checkbox"/>	Grounded 3 wire	<input type="checkbox"/>	Ungrounded 2 wire
	<input type="checkbox"/>	Random inspection of outlets / switches performed		
GFCI protection at	<input type="checkbox"/>	Kitchen	<input type="checkbox"/>	Bar
	<input type="checkbox"/>	Whirlpool	<input type="checkbox"/>	Garage (note for freezer use)
	<input type="checkbox"/>	Exterior outlets (below 5'6")	<input type="checkbox"/>	Pool/Spa light
Smoke Detectors	<input type="checkbox"/>	Present	<input type="checkbox"/>	Not Present
Carbon Monoxide Alarms	<input type="checkbox"/>	Present	<input type="checkbox"/>	Not Present

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Branch Circuit, Connective Device and Fixture Safety Repairs

Branch Circuit, Connective Device and Fixture Deficiency Items

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air - Split System

Energy Sources: Horizontal Flow - Gas

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 for inspection, service, repair or replacement, 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 heat pumps and the condition of the conductors. The inspector will inspect gas furnaces and 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. Heat pumps may not be tested when the outdoor air temperature is above 70 degrees.

He will report deficiencies 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

Heating Equipment Deficiency Items

B. Cooling Equipment

Type of Systems: Heat Pump

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

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coolant or determine the presence of leaks in the system or the tonnage and match of indoor and outdoors coils and condensing units.

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 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	o	Supply	o Δ Temperature	o
Location	Return	o	Supply	o Δ Temperature	o
Location	Return	o	Supply	o Δ Temperature	o

Window Air Conditioners Present Not Present

<p>Cooling Equipment Deficiency Items</p>
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<p>Cooling Equipment Maintenance Recommendations</p> <p>C - Good air flow around the outside air conditioning compressor improves energy efficiency and increases the economic life of the unit. Keep the outside compressor level and cleaned from grass and shrubs.</p> <p>C - Keeping the A/C compressor charged helps keep it operating at higher efficiency levels and will extend the life of the unit. Once the compressor is more than 5 years old, it should be charged yearly to keep it in peak performance.</p>
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<p>Cooling Equipment Energy Efficiency Suggestions</p> <p>C - Air Conditioning equipment is rated by its Seasonal Energy</p>
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Efficiency Rating (SEER). Each 1 point increase in the rating is equally to a 10% increase in energy efficiency. Upgrading an older SEER 9 compressor to a SEER 14 compressor equates to a 50% increase in energy efficiency. Upgrading your air conditioning system may qualify for a federal tax credit to help defray the installation cost.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Street / Island

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 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 components 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	<input type="checkbox"/> Copper	<input type="checkbox"/> Galvanized Iron
	<input type="checkbox"/> PVC/CPVC	<input type="checkbox"/> Polybutylene <input type="checkbox"/>
Anti-Siphon / Back Flow / Air Gap(s)	<input type="checkbox"/> Present	<input type="checkbox"/> Not Present

Plumbing Supply, Distribution System and Fixture Safety Repairs

Plumbing Supply, Distribution System and Fixture Deficiency Items

Plumbing Supply, Distribution System and Fixture Maintenance

Report Identification: REPORT 2015 PREMIUM SAMPLE

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendations

- C - Installing water cut off valves under sinks and at plumbing fixtures can minimize future problems and make repairs and upgrades easier to make.
- C - The aerator at some faucets are clogged and sprays outward. The aerator screens can be cleaned by soaking them in white vinegar.

Plumbing Supply, Distribution System and Fixture Energy Efficiency Suggestions

- C - Dripping faucets and leaking toilets can waste considerable water each month. Your water bill covers the amount of water you use and then they charge you for the waste water you generate based on the amount of water you use, so you are paying for water leaks twice. Some water companies are adding a surcharge for water use above some specified level, so you may end up paying for that water leak at a triple rate.
- C - Low flow faucets and shower heads can reduce the amount of water that you use. Often part of that water is hot water so low flow devices can also reduce your energy consumption for water heating.

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

Drain, Waste and Vent Deficiency Items

V. APPLIANCES

A. Dishwashers

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

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I NI NP D

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.

Dishwasher Deficiency Items

Dishwasher Maintenance Recommendations

- C - If your dishwasher drain line terminates into your garbage disposal, then you should run the disposal before running the dishwasher to prevent backups into the sink.
- C - Watch you dishwasher rack for rust spots on the spindles. Use a tab of silicone to keep the spindle sealed to extend the life of the rack.

B. Food Waste Disposers

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.

Food Waste Disposer Deficiency Items

Food Waste Disposer Maintenance Recommendations

- C - Use ice or lemon slices to clean the unit and keep odors at a minimum.
- C - Jammed hammers can be loosed by spraying WD-40 into the top of the unit, and then have someone secure the blade assembly with a Allen wrench under the sink while you tap the jammed hammer with a large screw driver and hammer.

C. Range Hood and Exhaust Systems

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

Range Hood and Exhaust System Deficiency Items

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I	NI	NP	D
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Range Exhaust Vent Maintenance Recommendations
C - Clean the range exhaust vent filter regularly with hot soapy water to keep grease from becoming rancid in the filter and recirculating back into the house.

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.

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	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas	
Type of Oven	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas	
Gas Shut Off Valve	<input type="checkbox"/> Present	<input type="checkbox"/> Accessible	<input type="checkbox"/> Not Present and/or Observable
Branch Line	<input type="checkbox"/> Iron / Flex	<input type="checkbox"/> Copper	<input type="checkbox"/>
Oven Temperature when set at 350°			<input type="checkbox"/>

Range, Cooktop and Oven Safety Repairs

Range, Cooktop and Oven Deficiency Items

Range, Cooktop and Oven Maintenance Recommendations
C - Do not use oven cleaners inside self-cleaning ovens. The chemical will etch the oven wall coating so the self-cleaning function will not work in the future