

PROPERTY INSPECTION REPORT - Example

Prepared For: Smart Buyer or Seller
(Name of Client)

Concerning: Anystreet, Anytown Texas
(Address or Other Identification of Inspected Property)

By: Jeff Wampler TREC# 5592
Sheldon Conrad TREC# 9974
(Name and License Number of Inspector) (Date)

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR (Example)

Present At inspection:
Weather Conditions:
Temperature During Inspection:
Arrival Time: Departure Time:
Year House Built:
Special Notes:

As a reference point the house faces:

Filling in the above items gives us a reference point for the conditions under which your home is inspected.



↑
Sample Photo

We like to use "blue" to indicate positive / informative comments from the inspector regarding your home. In this way, the report transforms into a marketing document.

Below, items commonly identified on reports will be explained in "green"

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

I. STRUCTURAL SYSTEMS

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

Type of foundation: Slab-on grade Pier and beam

Method of inspection: Visual inspection of exterior

Comments (An opinion on performance is mandatory.):

- The foundation is performing as intended. No significant problems were observed
- Minor cracks were observed in the foundation and exterior walls of the house (See "Walls" section for more details). This implies that some structural movement of the building has occurred, as is typical of most houses. Recommend these areas be monitored for further changes.
- Slightly greater than typical foundation cracking was observed. (See "Walls" section for more details). The amount of movement does not suggest a structural issue, as typical secondary indicators were not observed (gaps around windows, doors, and / or frieze boards, windows and doors that do not operate properly, cracks on interior walls, ceilings and floors.) As the rate of movement cannot be predicted during a one-time inspection it would be wise to have the foundation further evaluated by a structural engineer.
- More than normal foundation settling was observed for a house of this age. (See "Walls" section for more details). This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. Recommend a structural engineer be consulted to further evaluate this condition and the remedies available for correction.

Inspector Note: 1.The soil in this area has high clay content. Clay soils are like a sponge and expand when wet & shrinks when dry. A consistent water maintenance program is recommended year round to keep even moisture levels in the soil.
2. Areas with trees closer to the structure will require additional moisture as tree roots absorb moisture from the soil.

Comments:

Here, we will inform you of any foundation cracking, exposed cable ends or indicators of foundation movement. If performing a Pre-Listing Inspection, any problems can be identified early, rather than leaving a buyer suspicious.

B. Grading & Drainage

Comments:

Common items in this area would include adding downspout extensions, identifying underground drainage systems, and watching for possible drainage improvements. Any deficiencies are generally easy to remedy, if desired.

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

Type of roof covering: Asphalt Composition Wood Clay Tile Metal

Method of inspection: Walked on roof Limited walk due to pitch Viewed with binoculars

Verification of nailing pattern per TREC SOP's: Examined nails from attic penetrating decking
 Unable to verify all areas

Comments:

In the example below, wouldn't it be best to know about this simple item prior to listing? Many items can be repaired ahead of time by a handyman, at great savings. When discovered during an inspection, any deficiencies will be documented with photos for ease of repair.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- Observed a vent stack “boot” on the rear elevation of the house which has deteriorated and should be repaired or replaced.



D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)

Method of inspection: Entered attic Viewed from access hatch None no access located

Estimated depth of ceiling insulation: 14”+ or R30 Recommended 12–14” Common >8” Marginal

Approximate average thickness of vertical insulation: Not visible 3 – 4” where visible >4” where visible

Roof Structure: Wood rafter Trusses

Roof Ventilation: Flat vents Turbines Soffit vents Gables Power vents Ridge vents

Comments:



Inspector Note: Radiant Barrier roof sheathing is present. Radiant Barrier provides much greater attic efficiency than traditional methods, and is the preferred material in modern roof structures.

The above comment is something we like to do in our Pre-Listing inspections, to make potential buyers aware of the positive aspects of the structure.

E. Walls (Interior & Exterior)

Interior Wall Finish(s): Sheetrock Paneling Plaster

Observed typical minor interior wall cracks. This implies that some structural movement has occurred, as is typical of most houses. These can be patched and painted as desired.

Exterior Wall Finish(s): Brick Stone Siding Stucco EFIS

Observed typical minor cracks on the exterior walls of the house. This implies that some structural movement has occurred, as is typical of most houses. No repairs are needed at this time. The seals on these walls will eventually need improvement

Comments:

This is the most common area to find areas requiring caulking and sealing. A well-sealed house remains weather-tight, and leaves a positive impression with buyers!

Large or unusual cracks, identified in this section, can be data points in our evaluation of foundation performance. Other common items generally included in the “walls” section include caulking and sealing improvements. See example below:

This confidential report is prepared exclusively for Smart Buyer or Seller

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- Observed some minor mortar cracking in the concrete coping around some of the front windows and over the single garage. This condition is typical, and should be monitored. Any cracks or gaps should be filled as necessary to avoid water penetration.



Fire Separation Between Attached Garage & Dwelling

- Effective Feb. 1, 2009 TREC established new Standards of Procedures for inspectors regarding fire separation between the garage, the attic and the living space. Proper fire separation includes a finished dry wall on the interior of the garage with no penetrations (unless sealed with approved fire rated materials), properly sealed attic accesses and fire rated doors between the residence and the garage. Any deficiencies in proper fire separation are checked below:
 - Attic access (covering is comprised of combustible materials, no covering for attic access)
 - Finished dry wall on interior of garage is missing
 - Fire rated doors are not present between garage and residence
 - Unapproved penetrations in garage wall abutting the residence (outlets with plastic junction boxes, holes in the wall)
 - Other (specify)

F. Ceilings and Floors

Ceiling Finish(s): Sheetrock Plaster

Floor Surfaces: Carpet Tile Linoleum Wood / wood like

Comments:

The following is a common item we discuss with buyers. Vaulted ceilings are easily understood.

- Observed cosmetic cracks in the seams and a few nail heads starting to pop on the vaulted ceilings. This is common on ceilings that are at an angle and have no attic space over head.

G. Doors (Interior & Exterior)

Comments:

This confidential report is prepared exclusively for Smart Buyer or Seller

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

H. Windows

Window Glazing / Insulation: Single Pane Double Pane Storm Window

Comments:



This home has vinyl-framed, energy efficient windows which disconnect at the top for easy cleaning!

Common window items include:

- Replace or repair window screens where missing or damaged.
- Fogged Windows

Inspectors notes regarding windows – the determination of broken or compromised vapor barriers on windows has several limitations. For example, dirty windows, access to windows (occupied houses), weather conditions (clear vs. cloudy, warm vs. cold, dry vs. humid), time of day (morning vs. evening) or any after market solar blocks. A compromised vapor barrier may or may not be indicated by fogging or condensation inside the window panes at time of inspection. If inspector comments above indicate windows with current or possible prior condensation, it is recommended a window professional be consulted to evaluate all windows for any active or possible prior condensation.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplace/Chimney

Fireplace Material: Brick Metal / Ceramic

Chimney Material: Brick Wood framing Metal

Ventless: Living room

Comments:

When we inspect fireplaces, we look for safety and structure, examining the flue, chimney and firebox. These are items we're sure buyers *and* sellers would like to be aware of.

K. Porches, Balconies, Decks and Retaining Walls, Carports (Attached)

Comments:

L. Other

Comments:

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

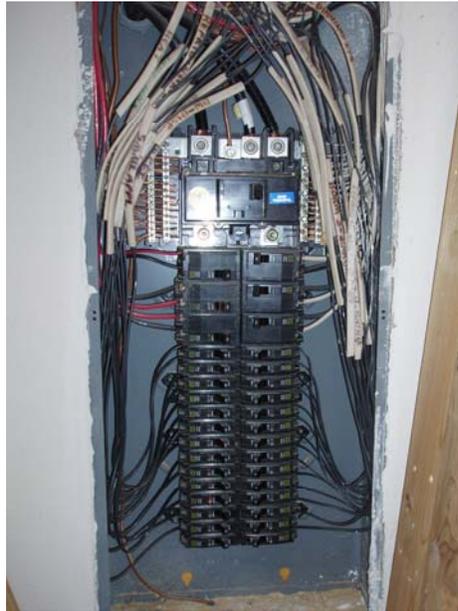
Size of Electrical Service: 120 / 240 volts 110 volts

Service Entrance Wires: Buried Wiring Overhead Wiring

Main Disconnect Size: 225 amps 200 amps 150 amps None, complies with code

We will include a photo of the interior of any panels, as shown below and check for proper wire sizes, good connections, and identify any potential safety issues.

[Here is the interior photo of your electrical panel\(s\) - Example](#)



Comments:

B. Branch Circuits - Connected Devices and Fixtures

Type of branch circuit wiring: Copper Aluminum

Receptacles: Grounded Not Grounded

Comments:

Branch Circuits refer to wiring, past the panel, running throughout the house – along with the connected fixtures. It is quite common for multiple deficiencies to be discovered in this area. These items are often perceived by buyers as safety issues. Repair or improvements of these items is typically straightforward.

Note: As a seller, typically these items can be repaired by a “handyman”. If identified at a later time, a licensed electrician will generally be required. When would you like these items identified?

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

Ground fault protection, ARC fault protection and smoke alarms



Ground Fault Circuit Interrupters (GFCI) and GFCI enabled:

- Effective Feb. 1, 2009 TREC established new Standards of Procedures for inspectors. Inspectors are to inspect for GFCI outlets in all bathroom outlets, all kitchen counter top outlets, all outdoor outlets and all garage outlets. In addition, outlets located within 6 feet of the outside edge of the sink(s) located in the laundry room, utility room and wet bar sink. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. Any departures from GFCI guidelines are checked below:



Arc Fault Circuit Interrupters (AFCI)

- Effective Feb. 1, 2009 TREC established new Standards of Procedures for inspectors. Inspectors are to inspect for proper Arc Fault Protection (AFCI) devices for all electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas Any departures from AFCI guidelines are checked below:

AFCI protection is not installed in the house (consistent with pre 2003 NEC code)

AFCI installed in the bedrooms only. No other areas have AFCI protection. (consistent with post 2003 NEC code)

- Effective Feb. 1, 2009 TREC established new Standards of Procedures for inspectors. Inspectors are to inspect for smoke alarm installations as follows:
 1. smoke alarms connected to a central system
 2. Installations of smoke alarms in all bedrooms and hallways that access each bedroom.

Any departures are noted below:

Smoke alarms are not centrally connected

Smoke alarms are not installed in all bedrooms and appropriate hallway(s)

Smoke alarms are not operating

Inspector unable to determine if alarm system is connected to a monitoring service, therefore alarms not operated.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of heating system: Central Forced Air Heat Pump

Energy source: Electricity Gas

Comments:

Proper operation of the furnace is checked, and typically we like to include filter sizes along with where they go, as shown below:

Inspector Note: All filters are 20 x 25 x 1 – all located in the attic.



B. Cooling Equipment

Type of cooling system: Central Forced Air Window Unit

Energy source: Electricity Gas

Unit Size(s) / Date of manufacture:

Comments:

Size, age and condition of each cooling unit is observed and measured. Often, service is called for if deficiencies are noted. These items can be identified and dealt with easily in a Pre-Listing Inspection. See Example below:

	North	Middle	South
Temperature at air return:	80	78	78
Temperature at air supply:	59	57	58
Desired Differentials 16-21 degrees	21	21	20

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- Observed rust in the bottom of the secondary drain pan of the attic portion of the north AC unit. Recommend this be serviced by a licensed HVAC technician if the unit has not been serviced in the last 6 months.



Inspector Note: Please review the additional disclosures below regarding: 1. Inspections of air conditioning systems and warranties for evaporator coils. 2. How to determine / verify adequate sizing of heating and cooling systems.

Disclosure regarding evaporator coils: Evaporator coil(s) are the number one item that show up on home warranty claims and are commonly disallowed due to prior lack of cleaning. The air conditioning system fan(s) and evaporator coil(s) are not readily accessible for inspection without disassembling. Because the inspector does not disassemble equipment the condition of these items are unknown. If the system does not have a history of cleaning over the past 2 to 4 years (a subjective number) then professional servicing may be justified. The only way to verify the condition of the evaporator coil for warranty purposes is for the unit to be serviced / evaluated by a licensed HVAC technician.

Inspectors notes regarding limitations of sizing information disclosed above: The above information above (if available) was recorded from the manufactures nomenclature plate located on the outside condensing unit installed. An inspection of internal components was not completed. Inspectors DO NOT verify sizing of installed equipment, sizing per conditioned square foot or matching of heating and cooling system components. For adequate sizing of heating and cooling systems a "HEAT GAIN AND LOSS REPORT" must be completed. This report is completed by a licensed mechanical contractor. Heat gain and loss reports are normally completed prior to construction; this report typically would have been filed with the General Contractor.

 C. Ducts, Chase and Vents

Duct Insulation: Aluminum Wrap Plastic Wrap

Duct Material: Flex Duct Metal Duct

Comments:

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Water Supply Service: Public Water System Private Well / Coop Supply

Location of water meter: End of driveway Front of house Not located

Location of main water supply service: Near water meter Front of house Not located

Static water pressure at hose bib closest to water main: (60 – 80 is normal)

Comments:

Again, many plumbing “deficiencies” can easily be remedied when identified, with no need for a professional plumber – as often happens when negotiating repairs. Below are a few examples of common plumbing deficiencies:

- Recommend minor caulk and grout improvements in the guest baths tub and shower areas. Any cracked and/or missing shower stall grout and caulk should be replaced.
- Observed a loose toilet in the master bathroom. Recommend this toilet be re-secured.

B. Drains, Wastes, Vents

Waste System: Public Sewer System Private Septic System

Comments:

C. Water Heating Equipment

Energy source: Electricity Gas

Water Heater Size / Mfg Date: 50 gallons / 2000 40 gallons /

Location: Garage Attic Hall Closet Utility Closet

Comments:

Water heaters are a common source of problems when inspected due to improper installation, gas leaks, disconnected flues etc. Why not discover problems early and make the water heater(s) a non-issue? (as well as keeping your home safe!)

D. Hydro Massage-Therapy Equipment

Comments:

Here is a common Jacuzzi deficiency which is easily remedied:

- The GFCI switch for the Jacuzzi (located in the master bedroom closet) will not trip. Recommend replacing the switch.



I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

V. APPLIANCES

Appliances are all tested for proper operation and safety

A. Dishwasher
Comments:

B. Food Waste Disposer
Comments:

C. Range Exhaust Vent
Comments:

D. Ranges/Ovens/Cooktops
Oven temperature when see to 350 degrees:
Comments:

E. Microwave Oven
Comments:

F. Trash Compactor
Comments:

G. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

TREC requires inspectors to verify bath room exhaust fans terminate to the exterior.

H. Garage Door Operators
Comments:

The most common issue with garage door openers is lack of proper safety adjustment. When identified, this is an easy item to fix.

I. Door Bell and Chimes
Comments:

J. Dryer Vents
Comments:

Report Identification: **Anystreet, Anytown Texas**

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

VI. OPTIONAL SYSTEMS

Optional systems include Sprinkler Systems, Pools & Equipment, Outbuildings, Outdoor Cooking Equipment, Gas Supply & More. A thorough inspection of these items now can save costly re-negotiation later!

Our inspections also include a complete summary of all items, providing a quick & easy "punch-list" of items that may warrant attention.

Don't take chances.....take control of your listing by inspecting first – for success!

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

Addendum A: Summary

All items added to the report as Deficiencies will be listed with no photos in this section – for quick and easy reference.

Report Identification: **Anystreet, Anytown Texas**

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

Calidad Home Inspection

517 Wagonwheel Court - Colleyville, TX 76034

Phone: 817.896.1203 – Fax: 817.656.9980

www.calidad-tx.com

INVOICE

Property Address: Anystreet, Anytown Texas

Inspection Date:

Client: Smart Seller

Payment amount: \$

Thank you for allowing Calidad Home Inspection to be of service to you.
If you have any questions please feel free to contact us at (817) 896-1203.

