

# **FOLLOWING IS A SAMPLE OF A RESIDENTIAL INSPECTION REPORT COPYRIGHTED BY FORESIGHT ENGINEERING & INSPECTIONS, LLC.**

This report contains the following sections only:

- Structural – Foundation, Roof Covering & Roof Structure & Attic
- Electrical – Service Entrance/Panels and Branch Circuits

**A complete and comprehensive inspection report includes following sections in the report and may be 40 to 50 pages long (average is 45 pages):**

- **STRUCTURAL:** Foundation & types, Grading & Drainage, Walls, Ceilings & Floors, Doors, Windows, Stairways, Fireplace & Chimney, Porches/Balconies/Carports/Decks
- **ELECTRICAL:** Service Entrance, Electric Panels, presence of required/recommended disconnects, and Branch Circuits, light fixtures and safety aspects & features.
- **HEATING, VENTILATION & AIR-CONDITIONING:** Types & energy source of Heating & Air Conditioning, zoned or not, Ductwork, filters and thermostats, etc.
- **PLUMBING:** Types of Plumbing lines, location & presence of main disconnects & meters, plumbing fixtures, Drains & Vents, Water Heaters, Hydro-therapy equipment.
- **APPLIANCES:** Like Dishwashers, Garbage Disposers, Ovens & Cooktops, Microwaves, Range Exhaust Fans, Trash Compactors, Bathroom Exhaust Fans and Heaters & Dryer Vents, other built-in appliances.
- **OPTIONAL SYSTEMS:** Sprinkler System, Swimming Pool, Septic Tank, Gas Supply System, Water Wells, Outdoor Cooking Equipment, Outbuildings, etc.

## **HOW TO READ & BETTER UNDERSTAND THIS REPORT**

For ease of understanding & presentation, we have divided each section into following four distinctive sub-sections which are printed in distinctive colors for easy identification:

**Informational Comments:** This section is printed in **dark blue**. This section furnishes very helpful information for the clients (buyers) like how to minimize problems in future and tips on preventive maintenance. For example, tree limbs overhanging roof line could fall on roof & damage it and leaf pile reduces the life of roofing shingles, or trees being too close to foundation can cause foundation problems, etc.

**GENERAL & SPECIFIC “TREC” INSPECTION LIMITATIONS:** These Are taken from the Texas Real Estate Commission’s (TREC’s) Most Recent Standard of Practice and are printed in **Deep Red** (included at the tail end of the report). This section informs the clients about TREC’s inspection limitations.

**FEATURES:** This section is in **black** and informs the clients what kind of features (items) the property has and condition of the inspected items, if possible. For example, the type & condition of the foundation, roof and attic structure, & how it was inspected.

**DEFICIENT SYSTEM/ITEM COMMENTS:** This is the most important section and is printed in **bright red**. It informs the clients what the deficiencies are in any particular section and are **numbered** for easy reference. Further explanation may be provided as to why it is deficient &/or why it should be addressed.

## **WE CERTAINLY UNDERSTAND YOUR TIME IS VERY VALUABLE.**

That’s the reason we have included only few sections of the report for your review to give you an idea of the depth and details of our inspections and reports, however, **if you prefer to see a complete sample inspection report, please call our office at (713) 661-9200 or email us @ [foresight9200@hotmail.com](mailto:foresight9200@hotmail.com). A complete report will be furnished promptly and, of course, without any obligation.**

# PROPERTY INSPECTION REPORT

REPORT # SMC 10A-XXXX

DATE OF INSPECTION XXXXX (10:30AM)

A SINGLE FAMILY RESIDENCE AT  
**XXXXXXXX, HOUSTON, TX 77077**



**FOR MR. & MRS. AAAAAAAAAAAAAAAAAA (CLIENTS-BUYERS)**

BY:  
**JITENDRA M. VARMA**, Professional Inspector # 3864



# FORESIGHT

**P. O. BOX 271813  
HOUSTON, TX 77277**

## ENGINEERING & INSPECTIONS, LLC...

**PHONE (713) 661-9200  
FAX (713) 669-9200  
[www.Bestinspections.org](http://www.Bestinspections.org)**

(YOUR PROFESSIONAL **ONE**  ENGINEERING & INSPECTION COMPANY)

### CONTENTS

**INSPECTED ITEMS (AS CHECKED):**  GENERAL  STRUCTURAL SYSTEMS  ELECTRICAL SYSTEMS  
 HVAC SYSTEMS  PLUMBING SYSTEMS  APPLIANCES

**OPTIONAL SYSTEMS (Inspected as Checked):**

- LAWN & GARDEN SPRINKLER SYSTEMS  SWIMMING POOLS, SPAS, HOT TUBS & EQUIPMENT  OUTBUILDINGS
- OUTDOOR COOKING EQUIPMENT  GAS SUPPLY SYSTEMS  PRIVATE WATER WELLS
- PRIVATE SEWAGE DISPOSAL (SEPTIC) SYSTEMS  WHOLE-HOUSE VACUUM SYSTEMS  OTHER BUILT-IN APPLIANCES

**CONCLUDING COMMENTS & DISCLAIMERS**

**1 PAGE**

**Texas Real Estate Consumer Notice CONCERNING HAZARDS OR DEFICIENCIES**

**1 PAGE**

**SPECIFIC "TREC" INSPECTION LIMITATIONS**

**3 PAGES**

**REAL ESTATE INSPECTION AGREEMENT & CONTRACT (REIAAC)\***

**3 PAGES**

**\*REIAAC IS AN INTEGRAL PART OF THIS INSPECTION REPORT & SHALL BE READ THOROUGHLY.**

### WE APPRECIATE YOUR BUSINESS

THIS IS AN INSPECTION REPORT AND IS NOT A WARRANTY NEITHER STATED NOR IMPLIED. THIS STRUCTURAL AND/OR MECHANICAL INSPECTION REPORT REFLECTS ONLY THE OPINION OF THE INSPECTOR AS VISUALLY OBSERVED ON THE DAY AND TIME OF THE INSPECTION. THIS COMPANY OR THE INSPECTOR ASSUMES NO RESPONSIBILITY FOR THE CONDITION OR THE PERFORMANCE OF STRUCTURAL AND/OR MECHANICAL ITEMS INSPECTED FOLLOWING THE DAY AND TIME OF THIS INSPECTION, AND ANY/ALL INACCESSIBLE AND/OR HIDDEN STRUCTURAL/MECHANICAL COMPONENTS.

STRUCTURAL & MECHANICAL INSPECTIONS ARE PERFORMED FOR THE PERSON(S), OR COMPANY (CALLED CLIENT) NAMED ON THIS REPORT & ARE NOT TRANSFERABLE TO ANY PERSON(S), OR COMPANY WITHOUT WRITTEN CONSENT OF THE CLIENT & INSPECTOR.

**YES, WE DO NEW CONSTRUCTION (PHASED), ELECTRO-MAGNETIC FIELD (EMF), EIFS (ARTIFICIAL STUCCO), THERMAL IMAGING (INFRARED), COMMERCIAL, ENVIRONMENTAL & MANY OTHER INSPECTIONS.**

**> PL. CALL US WITH ALL YOUR SPECIFIC NEEDS <**

**WE DO ENGINEERING, FOUNDATION & STRUCTURAL, AND POST-CATASTROPHIC EVALUATION. WE, ALSO, DO TX DEPARTMENT OF INSURANCE INSPECTIONS**

**EXPERIENCE THE DIFFERENCE >> ☺ ☺ ☺ << WE GO THE EXTRA MILE**



# FORESIGHT

## ENGINEERING & INSPECTIONS, LLC.

(YOUR PROFESSIONAL **ONE**  ENGINEERING & INSPECTION COMPANY)

**P. O. BOX 271813  
HOUSTON, TX 77277**

**PHONE (713) 661-9200**

**FAX (713) 669-9200**

[www.BestInspections.org](http://www.BestInspections.org)  
[www.Best-Inspections.com](http://www.Best-Inspections.com)

### PROPERTY INSPECTION REPORT

**SMC 10A-XXXX**

**Exclusively Prepared For: MR. & MRS. AAAAAAAA**

(Name of Client)

**Concerning: XXXXXXXXXXXX, HOUSTON, TX 77077**

(Address or Other Identification of Inspected Property)

**By: JITENDRA M. VARMA, PROFESSIONAL INSPECTOR # 3864**

(Name and License Number of Inspector)

**XXXXXXXXXX**

(Date)

Not Applicable

(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](http://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-1.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should 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 action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.



# FORESIGHT

## ENGINEERING & INSPECTIONS, LLC.

(YOUR PROFESSIONAL **ONE**  ENGINEERING & INSPECTION COMPANY)

P. O. BOX 271813  
HOUSTON, TX 77277  
PHONE (713) 661-9200  
FAX (713) 669-9200

[www.BestInspections.org](http://www.BestInspections.org)  
[www.Best-Inspections.com](http://www.Best-Inspections.com)

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 THE INSPECTOR

**THE INSPECTION WAS CONDUCTED UNDER THE TEXAS REAL ESTATE COMMISSION'S LICENSE AND WAS NOT AN ENGINEERING INSPECTION AND SHALL NOT BE CONSIDERED AS ONE, AND THIS REPORT IS NOT AN ENGINEERING REPORT AND SHALL NOT BE CONSTRUED AS SUCH. IF ANY CAUSE OF CONCERN IS NOTED ON THIS REPORT, OR THE CLIENT(S) WANTS FURTHER &/OR MORE DETAILED EVALUATION, THE CLIENT(S) SHOULD CONSIDER ENGINEERING EVALUATION BY A LICENSED PROFESSIONAL STRUCTURAL ENGINEER EXPERIENCED IN RESIDENTIAL DESIGN & CONSTRUCTION OR BY "FORESIGHT ENGINEERING & INSPECTIONS, LLC" FOR AN ADDITIONAL FEE.**

### READ THIS REPORT IN ITS ENTIRETY

**Present at Inspection:**  Buyer  Buyer's Agent  Seller  Listing Agent  Tenant  Occupant   
**Inspector's arrival time:** 10:30 AM **Inspector's departure time:** 02:30 PM  
**Apparent or approximate age of home (Client should verify)**  14 Years  Unknown  
**For report orientation purposes the building faces:**  North  South  East  West  Undetermined  
**Building status:**  Vacant  Occupied (**visibility limitations exist**) **Wind:**  Calm  Breezy  Windy  
**Weather:**  Clear  Overcast  Light drizzle  Rain  Sleet  Snow  Ice

OTHER PERTINENT INFORMATION:

**MORE PERTINENT INFORMATION IS LOCATED ON THE CONCLUDING COMMENTS & DISCLAIMERS' PAGE. IT IS AN INTEGRAL PART OF THIS REPORT AND SHALL BE READ CAREFULLY**

**IF YOU FIND THAT IF ANY OF THE CHECK MARKS ON THE "INSPECTED, NOT INSPECTED, NOT PRESENT &/OR DEFICIENT" AND OTHER AREAS BOXES DO NOT SHOW UPON DOWNLOADING &/OR PRINTING THIS REPORT FROM EMAIL DUE TO SOME COMPUTERS NOT HAVING SAME SOFTWARE VERSIONS, PLEASE CALL FORESIGHT ENGINEERING & INSPECTIONS, LLC. AT 713-661-9200 IMMEDIATELY FOR A FAXED COPY OF THIS REPORT.**

### ENVIRONMENTAL HAZARD INSPECTION IS NOT A PART OF THIS INSPECTION

**This inspection does not cover environmental hazards such as pollutants, lead-based paint, asbestos contamination, urea-formaldehyde insulation, EMF, EIFS, termites & other wood destroying insects/organisms, fungus/algae, mold of any type or other similar biohazard conditions or waste.**

For ease of understanding & presentation, **General & Specific "TREC" Inspection Limitations** in this REPORT, taken from the Texas Real Estate Commission's (TREC'S) Most Recent Standard of Practice, are printed in **Deep Red**, Property Item FEATURES in **Black**, *Informational Comments in Dark Blue*, and **Item DEFICIENCY Comment(s) in Red**.

**DETAILED INFORMATION FOR KEYS TO OBSERVATION CODES**

I	NI	NP	D	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>INSPECTED:</b> Item was inspected and significant repair needs or imminent unsafe conditions were not observed by the Inspector during the limited time spent at the property. Unless specified, the following is undetermined or incomplete; compliance to code, insurability of item, remaining life expectancy, and that the property is free of unsafe conditions. Comprehensive inspections can further reduce risk.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>NOT INSPECTED:</b> The item was present but was / could not be inspected. Explanation is provided under the affected section &/or concluding Comments' section.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>NOT PRESENT:</b> The item was not present or discovered by the Inspector.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>DEFICIENCY:</b> A condition that, in the inspector's reasonable opinion, adversely and materially affects (may affect) the performance of a system or component or constitutes a hazard to life, limb, or property. A deficiency may include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsafe or unsuitable installation. Deficiency may also include comments that may affect (impact) or have the potential of affecting (impacting) the items or systems in future (like closeness of trees to the property &/or excessive moisture near foundation). <b>Some items reported as Deficient may be considered life-safety upgrades to the property. All further evaluation and repairs to deficiencies should be made by an experienced, licensed and qualified specialist/contractor, where applicable, and prior to closing.</b> Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Whenever repairs to deficiencies or upgrades are made, the entire system should be evaluated by the qualified tradesmen who should, at the conclusion of the repair, confirm & certify that all aspects of the item and related components are functioning properly and are safe. Some deficiencies and unsafe condition priorities are subjective and you, with the advice of the qualified tradesmen, will need to determine what is ultimately acceptable. Where applicable, we recommend you obtain receipts and warranties for all work performed.

**FEATURES OF INSPECTED ITEM SYMBOL**  : This indented symbol in the body of report indicates **feature &/or phenomena** of the inspected item, and does NOT necessarily indicate

**I STRUCTURAL SYSTEMS**

I NI NP D

**A. Foundations**

**INFORMATIONAL COMMENTS:**

*Closeness of trees and thick shrubs can play a very detrimental role in foundation heaves, settlements, cracks and foundation failures by depleting moisture from under the foundation that is needed for its structural support. Trees should be planted far away from the house so that their canopy will not overhang the roof when they are fully mature. A tree's root system mimics the canopy. Growing root system can lift sidewalks, patios and driveways causing damage and creating trip hazards.*

*Concrete spalling, if present, of foundations at/near exterior corners is common to brick veneered houses and is not considered a structural defect. It is caused by the friction generated at the common surface between top of foundation and bottom of first course of bricks due to uneven thermal expansion and shrinkage of two dissimilar materials.*

**SEE GENERAL & SPECIFIC "TREC" INSPECTION LIMITATIONS' SECTION**

**FEATURES:**

**TYPE OF FOUNDATION(S):**  Concrete Slab  Crawl Space

**SLAB/GRADE BEAM ( )**

**Reinforcement:**  Rebar  Post-tensioned cable  Unknown

**Foundation perimeter:**  Visible  Partially Visible  Not Visible

**CRAWL SPACE ( )**

- Crawl / Basement entry location:**  Interior  Exterior
- Crawl / Basement inspected:**  General Areas  Limited access  Entrance only  
 Not accessible  By shining flashlight
- Crawl / Basement limitations:**  Low clearance  Wet Soil  Debris  Insulation  Pipes  
 Hanging Wires  Insufficient Access opening

**Other observation Summary: Hairline non-structural cracks in garage slab.**

Weather conditions, water leakage and other factors do cause &/or contribute towards differential movement of foundation and thus affect the performance of foundation and structure it is supporting.

Some or all of the exterior grade beams are obscured from view by soil &/or vegetation, &/or driveways/patios/decks &/or by abutting townhouse or condo units or common property line of patio homes, and the opinion expressed herein was limited in that regard.

**This report does not & cannot predict future movements, repair potentials or past repair histories. Thus future performance of foundation &/or the supported structure cannot be forecasted and is NOT warranted. CONDITIONS COVERED BY FLOORING &/OR STORED ITEMS ARE UNKNOWN & CAN NOT BE DETERMINED.**

*Doorframes were found to be out-of-square within house. This implies that some structural movement of the building had occurred, as is typical of most houses. Foundation appeared to be functioning at the time of inspection. Acceptance of present and future condition/performance/maintenance rests solely with the buyer/client.*

*From all observations made during the limited visual inspection, all flatwork (driveways, walkways and patios) appeared to be performing on the date and time of the inspection excepting the deficient items, if any, noted in the Deficient system/item/condition Comments Section(D) below.*

- Foundation(s) was DEFICIENT due to:**
  - Open / Offset Crack(s) in grade beam(s)/slab \***
  - Excessive settlements as determined by (as checked) \* :**
    - Excessive Cracking/Buckling/Deflecting/Rotating of Exterior Masonry
    - Frieze Board/Framing Separation
    - Excessive use of caulking around door/window frames to cover separations
    - Excessive floor slopes / Counter tops / Cabinet Doors &/or Window / Door Casings
    - Interior Ceiling / Wall / Floors Cracks
    - Separation of walls from Ceilings or walls
    - Binding / Shaved / Dragging / Non-latching /.Out of Square / Ghosting Doors / Warped &/or Twisted doors or Frames
    - Micro-elevation Survey

Soil Erosion, Subsidence or Shrinkage adjacent to Foundation

**\*Further evaluation by a licensed professional structural engineer, experienced in residential design & construction, is strongly recommended prior to closing.**

**OTHER DEFICIENT SYSTEM/ITEM/CONDITION COMMENTS (D):**

1. The height of the backfill (soil adjacent to the foundation) appeared to exceed the acceptable limit &/or was covering the foundation. Such a condition has the potential of water intrusion in the house and might have already occurred which might have been covered by recent painting, signs of which were observed in some areas. Foundation should have a minimum exposure of 6" above grade for brick veneer or stucco or wood siding around house and 4" at the porch(es).
2. Spalling crack in foundation (non-structural in nature and commonly appear near exterior corners) &/or fallen chunks of concrete should be repaired to avert brick veneer movement at the corner and to minimize access ports to wood destroying insects.
3. Trees were too close with roots under the foundation. Loss of moisture from under the foundation could be a potential of foundation problems in future.
4. The horizontal/vertical separation(s) between sections of driveway/walkway/other flatwork were in an unsafe condition as it creates a tripping hazard.
5. Ground &/or patio slab was sloping towards the foundation which has the potential of water intrusion into the interior during heavy rains or may have already caused water intrusion in the house.
6. The height of the entry and patio slab reduced the acceptable limit of foundation exposure. Foundation should have a minimum exposure of 4" above grade for brick veneer or stucco or wood siding.
7. Exposed &/or rusted rebars were observed on the exterior of the foundation. This should be protected to prevent further corrosion and foundation problems.

I NI NP D

**C. Roof Covering Materials**

**INFORMATIONAL COMMENTS:**

*Gutters discharging on roof, tree branches overhanging & touching roof, and leaf pile ups on roof can have a detrimental effect on the life expectancy of the roof covering and premature failures. Gutters and valleys are subject to water backing up under the shingles causing leaks, shingle staining and fungus. Clean gutters and downspouts frequently. Downspouts should be placed at no more than 20' spacing to prevent overflow during rains and water intrusion.*

*Roof penetrations, especially the fireplace(s), loose/lifting flashing and exposed roofing nails could be a source of water intrusion. These create weak points in the roof system and periodic leaks and maintenance should be anticipated. Most roof leaks occur at around flashings. They should lay flat on the roofing surface. Dormers often are also another source of leaks due to improper flashing. Lifting/fish mouting shingles are more prone to be blown away during high winds.*

**SEE GENERAL & SPECIFIC "TREC" INSPECTION LIMITATIONS' SECTION**

**FEATURES:**

**Type of 1<sup>st</sup> Roof:**  Composition  Wood  Metal  Tile/Tile like  Slate  Built-up  Over wood shingles\*

**\*Expensive to replace, fire hazardous and sometimes difficult to insure**

**Type of 2<sup>nd</sup> Roof:**  Composition  Wood  Metal  Tile/Tile like  Slate  Built-up

**Viewed from:**  Ladder at eave  Walking some surfaces  Areas inaccessible  Roof edge beyond 12' ladder reach

**FORESIGHT ENGINEERING & INSPECTIONS, LLC. (713) 661-9200****Report # SMC 10A-XXXX**

I=Inspected\*

NI=Not Inspected\*

NP=Not Present\*

D=Deficiency\*

**\*See Page 3 for Detailed Information on Keys to Observation Codes** Ground with binoculars (due to high pitch, wet roof &/or other unsafe conditions) **Previous Repairs observed to:**  Roof Covering Materials  Flashing Details  Skylights  Other Roof Penetrations**Roof fastenings inspected:**  Yes (By lifting shingles &/or from attic)  No {Shingles could not be lifted (Note 2 below)}**Roof Condition:**  Very Good  Good  Good to Fair  Fair  Fair to Poor  Poor  Damaged  LeakingNOTE 1: This report is an opinion of the general quality & condition of the roof and does not cover manufacturer's installation requirements. Roofs are NOT inspected to meet insurance requirements &/or code requirements.NOTE 2: Fastening of roof covering material may not/could not have been not determined as it does destroy the sealing & bonding of the shingles, causes cracking & breaking in the old & brittle shingles when shingles are lifted to examine the fastenings and, also, it may void the shingles warranty from the manufacturer.NOTE 3: Roof could not be fully inspected due to high roof or inaccessibility or adverse weather conditions. It is strongly recommended that the roof be inspected by a professional roofer before closing and repaired/replaced if needed.

***Future performance of roof coverings is NOT estimated. Insurability is NOT determined under the scope of this inspection. The roofing and flashing are visually observed for defects and indication of leaks, however, all leaks may not be detected visually. The detection of some leaks requires water testing which is NOT a part of such an inspection.***

***Evaluation by an experienced and qualified roofing contractor is recommended if deficiencies in the following section are noted prior to closing.***

Visible areas of the roof covering appeared to be working as intended on the day and time of inspection excepting the deficient items, if any, noted in the Deficient System/Item/Condition Comments Section(D) below.

**DEFICIENT SYSTEM/ITEM/CONDITION COMMENTS (D):**

1. See Notes 1 and 2 above.
2. Tree limbs were touching &/or overhanging roof line. Tree limbs should be trimmed back at least 4 feet from roof overhangs to prevent contact with shingles, damage to the roof covering and potentially causing roof leaks.
3. Nail heads were exposed on the roof & flashing. They should be sealed to reduce risk of water leaks in to the interior. (See photo top left)
4. Leaf pile up &/or debris is very detrimental to the life of the roof as the shingles get water soaked and deteriorated from the moisture of leaf pile up &/or debris. Roof should be cleaned. (See photo top right)
5. Dips in the roof were observed. (See photo middle left)
6. The loose flashing should be re-secured to minimize water intrusion into the interior. (See photo middle right)
7. Shingles were lifting/fishmouthing. This should be repaired promptly to minimize shingles blown off the roof and water intrusion into the interior. (See photo top right)
8. The loose flashing at the roof penetration and fireplace chimney should be re-secured to minimize water intrusion into the interior. (See photos middle left and bottom left)
9. Downspouts &/or gutter drops that were discharging onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration &/or failure of the roofing, as the rain water washes the protective grit of the shingles which protects the roof from weather and ultra violet rays of the sun, downstream side of the



**downspouts &/or gutter drops. This was observed on right and left sides of the house. (See photo bottom right)**

- 10. The exterior siding material does not terminate 1" above the roof covering. Therefore, the presence of flashing and/or other building components, to direct storm fluids away from the siding was not visible and could not be confirmed.**



See Concluding Comments & Disclaimers' page for more information & comments

I NI NP D

**D. Roof Structure & Attic**

**INFORMATIONAL COMMENTS:**

*Ventilation is very important for all buildings. Attic ventilation reduces the amount of moisture that can develop in insulated areas of attics and contributes to increasing the life of the roof covering by reducing condensation and heat buildup. Proper and sufficient ventilation can reduce accumulation of toxic &/or offensive fumes, &/or fungal/mold/mildew growth and thus contributing to a healthy house. It is important that attic ventilation should be kept open and clear all year around. This will insure that the underside of roof decking is dry and free of water stains, and mildew caused by leaks.*

***Stairs located in garage may/could not have been inspected for fire-rating.***

*Insulation plays a very important part in making the house comfortable and on the cost of heating & cooling the house. Two types of insulation is commonly used, viz., batts and blown-in (loose fill). Blown-in insulation gets compacted over a period of time and loses its R-value. A minimum of 6" insulation in the floor of the attic is recommended. For reasonable fuel consumption, 10 to 12" of insulation is desired.*

**SEE GENERAL & SPECIFIC "TREC" INSPECTION LIMITATIONS' SECTION**

**FEATURES:**

**Entry location:**  Interior  Garage  Exterior

**Entry 22"X30" (Min.):**  Yes  No (unsafe to enter) **Headroom 30":**  Yes  No (unsafe)

**Stairs (Folding/Dropdown):**  Wood  Metal  **Stairs Fire-rated for garage use:**  Yes  No (Unsafe)

**Viewed from:**  Walking decked or safe areas and observing general conditions\*  No access opening found

Areas were obstructed\*  Areas were inaccessible\*  From opening only (no safe decked area)\*

**Framing type:**  Conventional  Truss  Combination

**Deck type seen:**  Sheathing  Wood Shingles\*  Unknown

**\*Expensive to replace, fire hazardous and sometimes difficult to insure**

**Ventilation Present:**  Yes  No  **Ventilation appeared adequate:**  Yes  No

**Insulation Type & Approximate Average depth in Attic:**  Batt \_"  Blown 5"  None

**Approximate Average thickness of Vertical insulation:**  Batt \_"  None  Not Applicable

**Any Evidence of Water Intrusion in visible areas:**  No  Yes

*Limited access; due to mechanical equipment, insulation, storage &/or the design of attics; always presents a limitation on inspection of attics. Only decked and other safe accessible areas of attic(s) were inspected and reported. Inaccessible and unsafe areas were not/could not be inspected and excluded from the findings of this report. INSPECTION OF INSULATION COVERED STRUCTURAL, ELECTRICAL & MECHANICAL COMPONENTS ARE EXCLUDED FROM INSPECTION.*

***A thermal (infrared) imaging, for an additional fee, is strongly recommended if a cause of concern exists or is noted in the section below, or the Client wants further evaluation to assure himself/herself/themselves of conditions in these areas.***

**\*The attic can never be fully inspected. Inspecting attic always presents limitation of a thorough and complete inspection due to the following facts:**

- 1. Attic insulation covering the framing.**
- 2. Inaccessibility to get to corners & eaves near and where rafter meet top plates.**
- 3. Under mechanical equipment.**
- 4. Under storage in attic.**
- 5. Blown-in insulation retainers covering framing members.**
- 6. Un-decked areas (there are no attics that have safe walking areas to reach far locations from the attic opening) restricting safe means to walk on and inspect framing in far locations.**

**Normally, decked area is provided only from the attic opening to the mechanical equipment to service such equipment.**

*Recent repairs were observed to be done in attic.*

Visible areas of the roof structure & attic appeared to be working as intended on the day and time of inspection excepting the deficient items, if any, noted in the Deficient System/Item/Condition Comments Section(D) below.

**DEFICIENT SYSTEM/ITEM/CONDITION COMMENTS (D):**

- 1. The pull down ladder &/or brackets holding springs not installed with 16-16d nails OR 1/4" x 3" lag screws as recommended by many folding ladder manufacturers. Such a condition is potentially unsafe as the ladder can fail under the weight of a heavy person &/or when any heavy equipment is moved over it while storing or removing from the attic creating an unsafe condition and should be promptly attended to.**
- 2. The pull down stair(s) was(were) not insulated &/or sealed. It is recommended that weather stripping be installed &/or other repairs be made to prevent conditioned air loss to attic &/or sucking attic air into house as well as insulating stairway if not done already and thus saving on energy bills.**
- 3. Damaged/cracked/ split rafter(s) which makes them weaker. Replace or provide additional supports. (See photo top left)**
- 4. Undersized purlins with insufficient bracing caused sag in the roof. Additional purlins of the same size as rafters with bracing at no more than 4' centers (supported on to load bearing walls) are recommended. Installation does not comply with common industry standards and should be promptly attended to. (See photo top right)**
- 5. Insufficient ventilation was observed (no soffit vents on front side). The level of ventilation should be improved to keep front area cool, minimize stagnant air, reduce air conditioning cost and improve life of roof. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of living area below attic. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.**
- 6. Missing wall insulation in upper and lower attics. (See photo middle left)**
- 7. Damaged sheetrock in upper attic. Attic openings should be sealed as to prevent loss of conditioned air. (See photo middle left)**

- 8. Improper bracing angle or bracing in the plane of purlin was observed behind the water heater. Angle should be between 45° and 75°. Installation does not comply with common industry standards and should be promptly attended to. (See photo middle right)
- 9. Fireplace chimney was observed to be touching roof and ceiling framing. There was no 2" clearance away from combustibles. (See photo below)



See Concluding Comments & Disclaimers' page for more information & comments

## II. ELECTRICAL SYSTEMS

SEE GENERAL & SPECIFIC "TREC" INSPECTION LIMITATIONS' SECTION

I NI NP D

### A. Service Entrance and Panels

FEATURES:

**Main service lines:**  Buried (inaccessible)  Overhead (Service drop/ Weatherhead / Mast)

**Not secured or not properly secured:**  Weatherhead  Mast

**Grounding electrode system seen at:**  Main panel  Grounding rod  Plumbing pipe  None  Not Found  
 Missing grounding electrode conductor  Loose grounding electrode conductor

**Main panel location:**  Exterior  Garage  Clothes Closet  Kitchen/utility  Bathroom  Not Found

**System voltage:**  110/120  220/240  3-Phase  Unable to determine

**Service conductors:**  Aluminum  Copper  Undetermined (see next section for branch conductor material)

**Feeder conductors:**  Aluminum  Copper  Undetermined (see next section for branch conductor material)

**Main panel approximate AMP rating (per panel label):** Amps  Unable to determine

**Main panel service conductor approximate AMP rating (per visual observation):**  Unable to determine

**Main disconnect Present:**  Yes (If readable) size  150 Amps  No (If not, # of throws of hand: )

**Main panel over current protection:**  Circuit breakers  Fuses

**Number of sub-panes(s) found in:**  Garage  Exterior  Clothes Closet  Bathroom  Attic  Laundry

**AFCI Present on all 110 volt, 15 and 20 amp branch house circuits (excepting required GFCI locations):**  Yes  No (**Unsafe**)

INFORMATIONAL COMMENTS:

*A typical electrical system consists of two distinct components: the electric service entrance (supplied by overhead or underground cable) and the electric circuits. The service entrance determines the capacity of the electrical power available to the house. The electric (branch) circuits (breakers, fuses, etc.) distribute the power throughout the house. Electrical devices in a house typically use 120 or 240 volts power. Major appliances like kitchen ranges, clothes dryers, water heaters, air conditioners and electrical heating units operate on 240 volts and general purpose circuits (lighting, outlets, kitchen appliances, etc.) require 120 volts.*

*When overhead power supply is less than 10' above the yard or 12' above the driveway, or when it comes in contact with trees or shrubs, it can be unsafe and should be promptly corrected.*

*A larger portion of the electrical system is concealed behind walls, ceiling and attic, and, obviously, not all the conditions relating to these un-inspected areas can be known. The inspection of the electrical system is strictly limited to the visible and accessible components, the entrance cable, meter box, service panel(s), outlets, switches, and the visible portion of the wiring. Where possible and practical, the cover(s) of the main service panel(s) and sub-panel(s), if present, are removed to investigate adverse conditions.*

*While some deficiencies in the system are readily discernible, not all conditions that can lead to the interruption of electrical service &/or that are hazardous can be identified.*

**NOTE 1:** Arc Fault Circuit Interrupters (AFCI) are breakers designed to provide protection from the effects of arc faults by recognizing the characteristics unique to



**Arc Fault Circuit Interrupter Breaker**

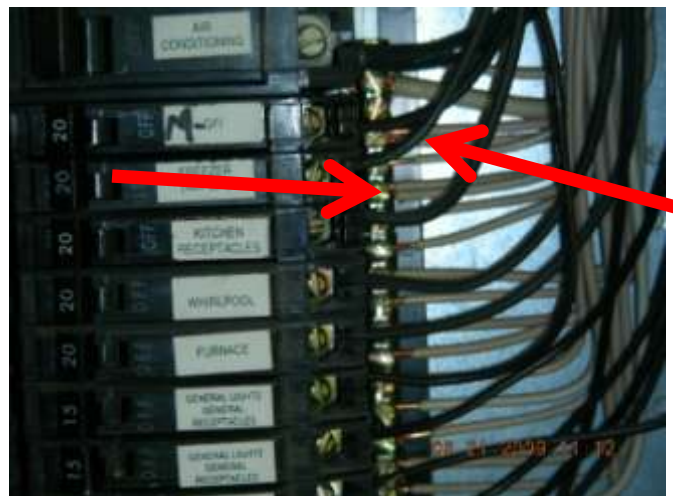
arc and by functioning to trip the circuit when an arc fault is detected. These devices are now required in all 120 volt, 15 & 20-amp branch circuits throughout the house (excepting the circuits controlled by GFCIs) on all new construction per latest NEC electrical Code. Absence of AFCI on house circuits poses a **safety hazard**. It is strongly recommended that AFCIs be installed in the electric panel(s) on all 120 volt, 15 & 20-amp branch residential circuits (excepting the circuits controlled by GFCIs).

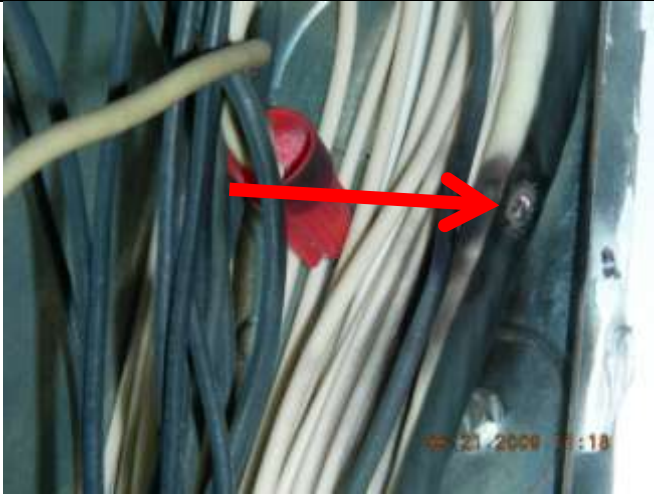
**A thermal (infrared) imaging, for an additional fee, is strongly recommended if a cause of concern exists or is noted in the section below or to assure that the circuits/breakers are not overheating, or the Client wants further evaluation to assure himself/herself/themselves of conditions behind covered areas.**

From all observations made during the limited visual inspection, all systems appeared to be performing on the date and time of the inspection excepting the deficient items, if any, noted in the Deficiency Comments Section(D) below.

☑ **DEFICIENCY COMMENTS (D):**

1. No arc fault circuit interrupters (AFCI) installed on any of the house's 110 volt 15 & 20 amp circuits (excepting required GFCI locations)-Unsafe
2. Improper color (white) "hot" wires. When using white wires as hot wires, they should be re-identified. (See top left photo)
3. There was no anti-oxidant compound on the exposed feeder aluminum wiring. Use of anti-oxidant prevents arcing &/or rusting of aluminum wires. (See top left photo)
4. The upper end of the grounding electrode was above the ground level indicating less than full 8' embedded depth into the ground which not only violates the current electrical code but also is a tripping hazard, and thus making the protruding end & the grounding wire connection susceptible to physical damage. The upper end of the grounding electrode should be flush with or below ground level.
5. Neutral wires were double/triple lugged in neutral buss bar. Only one wire/screw is recommended. (See top right photo)
6. A hot wire was punctured while installing top right screw in the panel box causing shortage and fire because wire bundle was up against the panel and putting lot of pressure against the lip of the panel. This caused the puncturing and burning of the insulation. See bottom left and right photos. A cardboard was installed between wire and panel box to force the wire away from the panel lip. See bottom right photo. Top screw was not installed. This condition should be promptly corrected as it is unsafe.





See Concluding Comments & Disclaimers' page for more comments

I NI NP D

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

FEATURES:

Type of Wiring: Primary branch 110/120 conductor type seen:  Copper  Aluminum  Copper & Aluminum

Primary branch 220/240 conductor type seen:  Copper  Aluminum  Copper & Aluminum

Conductor type seen:  3 wire  2 wire  Knob and tube (antiquated system) with Exposed wiring (Unsafe)

Primary receptacle type seen:  3 prong  2 prong  Mixed

GFCI found at:  None  Bathroom(s)  Kitchen (all countertop outlets)  Kitchen Bar  Exterior  Wet Bar

Garage  Hydro-Massage Therapy Equipment  Pool  Spa  Crawl Space/Unfinished Basement

**For Aluminum Wiring**

"CO/ALR"\* marked receptacles/switches seen:  No:  Yes on (# checked )

Ideal "65"Twister \*\*(purple) connectors seen:  No:  Yes (# checked )

Copper pigtailig\*\*\* with common connectors seen:  No:  Yes (# checked )

Copalum Crimp Devices:  Yes  No (Safety Hazard)

Connections were:  Proper  Improper  Incomplete repairs

**NO REPAIRS NOTED ON ALUMINUM WIRING**

\*CO/ALR receptacles have failed in laboratory tests when connected to aluminum wire typical of that installed in existing homes. The test conditions simulated actual use conditions; no "overstress" type of testing was used.

**NOT RECOMMENDED** by US Consumer protection Safety Commission and at best can be used as an emergency temporary repair for a failed aluminum termination. Should such a repair be performed, the Commission staff recommends that you arrange to have your home rewired or the COPALUM crimp connector repair performed as soon as possible.

**\*\*NOT RECOMMENDED** by US Consumer protection Safety Commission. The purple Ideal #65 "does not withstand its UL Listing. These connectors do not meet the UL486C heat-cycle test performance requirements when tested with splices representative of the common "pigtailig" combination used in aluminum-wired homes, even though the connector is UL listed for those wire combinations.

**\*\*\*NOT RECOMMENDED** by US Consumer protection Safety Commission. The Commission believes that this method of repair does not solve the problem of overheating present in aluminum branch circuits. Over time, substantial numbers of these connectors have overheated in laboratory tests. "Pigtailing" Is Not a Recommended Repair.

**"Lot more information on aluminum wiring can be found on CPSC's web site (www.cpsc.gov)."**

**Smoke Detectors: Smoke detectors present in bedrooms & hall:**  Yes  No ( Bedrooms  Halls) (**Unsafe**)

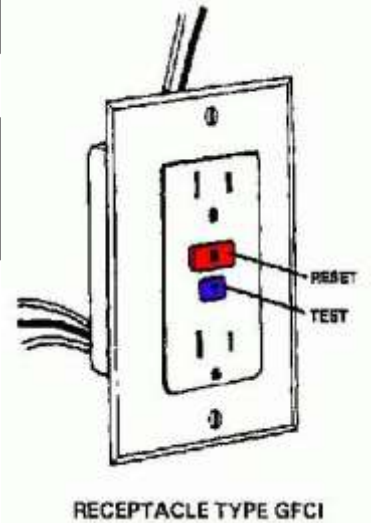
**Tested by canned smoke:**  Yes  No

**Smoke Detectors tied to security systems were/might not be inspected.**

**INFORMATIONAL COMMENTS:**

Branch circuits consist of light fixtures, switches, receptacles, 220 & 110 volt electrical appliance circuits, GFCIs, AFCIs and such other items.

Ground Fault Circuit Interrupters (GFCI) are electrical devices such as a receptacle or a circuit breaker designed to protect people from electric shock. Periodically, test the GFCI circuit interrupter for proper operation. Current safety standards require them in wet or damp areas such as kitchen, garage, exterior, bathrooms, hydro-massage therapy tub, pool, wet bar, kitchen island, crawl spaces/unfinished basements, and fountains. In the event of an appliance coming in contact with water and you touching it, the GFCI would detect the current that passes your body to ground, and shut the circuit off, protecting you from electrical shock. Upgrading to GFCIs should be performed by a qualified licensed electrician. GFCIs should be tested regularly, as some are known to deteriorate and lock in the hot position. Faulty and/or malfunctioning receptacles and GFCI breakers should be replaced immediately.



All GFCIs should be tested once a month to make sure they are working properly and are protecting you from fatal shock. GFCIs should be tested after installation to make sure they are working properly and protecting the circuit. To test the receptacle GFCI, first plug a nightlight or lamp into the outlet. The light should be on. Then, press the "TEST" button on the GFCI. The GFCI's "RESET" button should pop out, and the light should go out. If the "RESET" button pops out but the light does not go out, the GFCI has been improperly wired. Contact an electrician to correct the wiring errors. If the "RESET" button does not pop out, the GFCI is defective and should be replaced. If the GFCI is functioning properly, and the lamp goes out, press the "RESET" button to restore power to the outlet.

Damaged/missing receptacle & switch plates, and damaged switches & receptacles should be promptly replaced as they pose a safety hazard. Remember the golden rule "electricity and water don't mix together". Play it safe.

SMOKE DETECTOR is a device that senses the presence of smoke in a building and warns the occupants, enabling them to escape a fire before succumbing to smoke inhalation or burns.

Smoke detectors provide an early warning of presence of smoke and potential fire(s) and thus could be potentially life and property savers. At least one smoke detector should be present per floor, in every bedroom and all sleeping hallways. We recommend hardwired smoke alarms (connected directly to the electrical system), with battery backup, tied to a central alarm system since they will provide more dependable and long term service. These should be tested on monthly basis. If the house has natural gas equipment, installing carbon monoxide detectors near gas water heaters & gas furnaces, one per sleeping hallway could be a wise investment for human safety.

Two basic types of smoke detectors are currently manufactured for residential use. The photoelectric smoke detector (PSD) uses an optical beam to search for smoke. When smoke particles cloud the beam, a photoelectric cell senses the decrease in light intensity and triggers an alarm. This type of detector reacts most quickly to smoldering fires that release relatively large amounts of smoke.

The second type of smoke detector, known as an ionization chamber smoke detector (ICSD), is quicker at sensing flaming fires that produce little smoke. It employs a radioactive material to ionize the air in a sensing chamber; the presence of smoke affects the flow of the ions between a pair of electrodes, which triggers the alarm. Between 80 and 90% of the smoke detectors in American homes are of this type.

Batteries on smoke detectors should be replaced twice a year in all smoke detectors.



*Not all receptacles were/could be checked/inspected &/or accessible. Recessed lights should be fitted with bulbs suitable to this application. Otherwise, there is a risk of overheating and/or fire. Recessed light fixtures that are installed in insulated ceilings can represent a fire hazard if they are not suitably rated for this application. Unfortunately, it is difficult to verify that the installation has been made safely, during a home inspection. It is recommended that a licensed electrician be engaged to verify safety of the system.*

**Following Color Codes used for Receptacles: Red dots – GFCIs missing or inoperative, Orange dots - Reverse Polarity, Green dots - non-grounded or loose ground, Yellow dots – Missing or loose neutral wire & other problems, and Blue dots - non-working plugs or lights.**

From all observations made during the limited visual inspection, all systems appeared to be performing on the date and time of the inspection excepting the deficient items, if any, noted in the Deficiency Comments Section(D) below.

☑ **DEFICIENCY COMMENTS (D):**

1. Ground fault circuit interrupters (GFCI) were not present on all the required receptacles {in the kitchen, wet bars, laundry room near sink, baths, exterior, hot tubs, pool, garage and other wet/potentially wet area(s)}. These were inoperative &/or missing on some kitchen receptacles -a safety hazard. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. The installation of a ground fault circuit interrupter (GFCI) is recommended. Such locations were marked with red dots for ease of identification of such receptacles.
2. None of the 15A and 20A, 125V receptacles in the dwelling unit was tamper resistant as required by current national electrical code.
3. Space between face plate and edge of the junction box exceeds ¼" (allowable by current codes). See photo. Missing requires spacer (spark ring) on all kitchen /bath counter top outlets and switches with the back splash (reference NEC370-20 & IRC E3806-5) See photo below.
4. Non-grounded 220 Volt dryer plug was found. Does not comply with current National Electric Code (NEC) minimum standards and is unsafe as it has risk of electrical shock. Will not fit recently purchased dryer with 4 prong electrical plug.
5. Smoke/fire detectors were NOT connected to a central alarm system and NOT on an AFCI circuit.
6. Unsealed fixture (exhaust fan) above master bath tub/shower-Unsafe.
7. Pendant, track, or suspended lights or pedal fans were discovered within 8' above and 3' to side of top of tub or shower threshold-Unsafe and not permitted by current NEC code.
8. No receptacle within 3' of each bathroom basin.
9. No receptacle on left side of master basin. It is unsafe to stretch power cords across wet areas.
10. Wall switch(es) was(were) discovered within 3' of the wet area (master tub & shower). This should be repaired as is poses a safety hazard. Such locations were marked with yellow dots for ease of identification.



Missing Spark  
arrestor ring