

2013 Actual Inspection Sample Check Box Report by another DFW Inspector

Fee: \$400.00

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

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations (If all crawl space areas are not inspected, provide an explanation.)
 The opinion of the foundation was based on observations made during the time of the inspection. Due to expansive soils in the area, foundations can shift at any time due to changes in moisture content of the soil and extreme weather conditions.
 It is imperative that proper soil moisture and drainage be maintained throughout the year.
 I strongly recommend you consult with a Structural Engineer if you have any concerns for future foundation performance; This inspector is not a structural engineer.

Type of Foundation	<input checked="" type="checkbox"/> Slab on Grade	<input checked="" type="checkbox"/> Post Tension Slab
	<input type="checkbox"/> Floating Slab	<input type="checkbox"/> Pier and Beam
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
Visibility of Crawl Space	<input type="checkbox"/> Full	<input type="checkbox"/> Limited
Limited under	<input type="checkbox"/> Bathroom	<input type="checkbox"/> Kitchen <input type="checkbox"/>

Foundation Performance: This house faces north for orientation purposes.
 No significant movement was observed in the foundation.

B. Grading & Drainage
 Comments:

C. Roof Covering (If the roof is inaccessible, report the method used to inspect)
 Comments: This inspection covers the roof covering, flashings, skylights, gutters and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.

Type of Roof Covering	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile	<input checked="" type="checkbox"/> Composition	<input type="checkbox"/>
Roof Condition	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Average	<input type="checkbox"/> Aged	
Roof Observed from	<input type="checkbox"/> Roof	<input type="checkbox"/> Ladder	<input checked="" type="checkbox"/> Ground with binoculars	
	<input type="checkbox"/> Unable to make a close observation due to _____			

D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect)
 Comments: This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

Attic observed from	<input checked="" type="checkbox"/> Attic	<input type="checkbox"/> Attic access opening	<input type="checkbox"/> No access
Attic ventilation	<input checked="" type="checkbox"/> Soffit vents	<input checked="" 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		

Approximate Depth of Attic Insulation: 10-12" Approximate Average Vertical Thickness: n/a

E. Walls (Interior & Exterior)
 Comments: This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

F. Ceilings & Floors
 Comments: This inspection covers deficiencies of the ceilings, floors and stairways related to structural performance or water penetration.

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G. Doors (Interior & Exterior)

Comments: This inspection covers the condition and operation of interior and exterior doors (including the overhead garage doors).

I. Seal the air leaks at the bottom of the front entryway door.

H. Windows

Comments: This inspection covers the presence and condition of window and door screens. A visual inspection was conducted for moisture at all visible windows. Due to climate changes windows can lose their seal at any time.

I. Southeast breakfast nook window will not latch.

I. Fireplace / Chimney

Comments: This inspection covers inspect the visible components and structure of the fireplace and chimney.

Type of fireplace	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Metal Insert	<input type="checkbox"/> Wood stove/insert
Type of chimney	<input type="checkbox"/> Tile	<input type="checkbox"/> Brick	<input type="checkbox"/> Metal <input checked="" type="checkbox"/> Siding
Attic Firestop	<input type="checkbox"/> Area accessible	<input checked="" type="checkbox"/> Not accessible	<input type="checkbox"/> No attic penetration
Chimney Cap	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not present	
Combustion Air Vent	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not present	
Gas Valve / Logs	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not present	
Chimney observed	<input checked="" type="checkbox"/> From ground	<input type="checkbox"/> From roof	

TREC standards of practice require damper blocks be installed at the fireplace flue damper when gas is present.

II. ELECTRICAL SYSTEMS

A. Service Entrance & Panels

Comments: This inspection covers the service entrance wiring, electrical panels and subpanels.

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

Deficient: TREC standards of practice call for all dwelling outlets not protected by GFCI outlets to be protected by an Arc Fault Circuit Interrupter. This is a NEC change for houses built after 2009

The panel box is located in the garage.

B. Branch Circuits

(Report as in need of repair the lack of Ground Fault Circuit Protection where required.) Comments: This inspection covers electrical receptacles, switches and fixtures.

Branch circuit wiring	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Aluminum
Branch circuit wiring is	<input checked="" type="checkbox"/> Grounded 3 wire	<input type="checkbox"/> Ungrounded 2 wire
GFCI protection at	<input checked="" type="checkbox"/> Kitchen <input type="checkbox"/> Bar	<input checked="" type="checkbox"/> Bathroom <input type="checkbox"/> Laundry
	<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 checked="" type="checkbox"/> Bedrooms	<input checked="" type="checkbox"/> Hallways

Deficient: TREC standards of practice call for all dwelling outlets to be tamper proof outlets. This is a NEC change for houses built after 2009.

I. Missing outlet on the north end of the kitchen island.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.) Energy Source: <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Propane Comments: This inspection covers the water heating equipment and its temperature and pressure relief system. Note: The TP&R is visually inspected only. T & P Valve <input type="checkbox"/> Operated <input checked="" type="checkbox"/> Not Operated Safety Pan and Drain Installed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Water Heater Size(s) <input checked="" type="checkbox"/> Tankless <input type="checkbox"/> 40 Gal Water heater Location <input type="checkbox"/> Attic <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Exterior of House Gas Shut Off Valve <input checked="" type="checkbox"/> Present <input checked="" type="checkbox"/> Accessible <input type="checkbox"/> Not Present and/or Observable Branch Line <input checked="" type="checkbox"/> Iron/Flex <input type="checkbox"/> Copper <input type="checkbox"/> Type of Observable Vent Pipe <input type="checkbox"/> Double Wall <input type="checkbox"/> Single Wall <input type="checkbox"/> Cement / Asbestos <input type="checkbox"/> Garage Unit(s): Physically Protected <input type="checkbox"/> Yes <input type="checkbox"/> No 18 inch Floor Clearance <input type="checkbox"/> Yes <input type="checkbox"/> No
1. Due to the size of the house and number of bathrooms, recommend a license plumber to size the water heater.				

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	K. Other Comments: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Therapy Equipment Comments: This inspection covers built-in hydrotherapy and whirlpool equipment. GFCI <input type="checkbox"/> Present <input type="checkbox"/> Not Present Access Cover <input type="checkbox"/> Available <input type="checkbox"/> Accessible <input type="checkbox"/> Not Available and/or Accessible

V. APPLIANCES

A. Dishwasher
Comments: The inspection of the dishwasher covers the door gasket, control knobs, and interior part including the dish tray, rollers, spray arms, and the soap dispenser.
Dishwasher drain line High Loop/Air Gap
 Visible Not Visible/Not Present

B. Food Waste Disposer
Comments: The inspection covers the splashguard, grinding components, and exterior.

C. Range Hood
Comments: The inspection covers the filter, vent pipe, and switches as well as operate the blower
Vent Recirculates Vents to Exterior

D. Ranges / Ovens / Cooktops
Comments: The inspection of the range / oven / cooktops covers the knobs, elements, drip pans handles, glass panels, lights or light covers, and other parts.
Type of Range Electric Gas
Type of Oven Electric Gas
Gas Shut Off Valve Present Accessible Not Present and/or Observable
Branch Line Iron / Flex Copper
* Anti tip bracket installed for the oven Yes No N/A
Oven Temperature with in specified temperature ranges (350° + or - 25°) Yes No

E. Microwave Cooking Equipment
Comments: The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door and seals.
Microwave Temperature: 130°

F. Bathroom Exhaust Fans and/or Heaters
Comments: The inspection will cover the operation of the unit, observing sound, speed and vibration level.
Note: TREC standards of practice call for the exhaust fan pipes to be vented outside. This is a code adopted by the 2000 IRC energy code. Houses built before 2000 vent into the attic.

G. Garage Door Operators
Comments: The inspection will cover the condition and operation of the garage door operator.
TREC standards of practice call for the garage door locks to be disabled or removed when automatic openers are installed
* Garage Door Opener Reversing by Pressure Yes No Not Installed.

H. Door Bell and Chimes
Comments: The inspection will cover the condition and operation of the unit.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Dryer Vent

Comments: Vents through an exterior wall Vents through the roof.

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VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn Sprinklers
Comments: The inspection of the sprinkler system will cover operating all zones or stations on the system manually and observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves, function of the shut off valves, isolation valves, or backflow preventers.				
<input type="checkbox"/> Anti Siphon Valve(s) Present		<input checked="" type="checkbox"/> Back Flow Preventers Present		
<input checked="" type="checkbox"/> Shut Off Valve(s) Present		Number of Zones 9		
Areas of non coverage				
Rain sensor installed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Cooking Equipment
Comments: The inspection of the outdoor cooking equipment will cover the condition of control knobs, handles, burner bars, grills, box, rotisserie (if present), and heat diffusion material as well as Observe the stability of the unit and pedestal.				
Energy Source		<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Propane	<input type="checkbox"/> Electric
Gas Shut Off Valve		<input checked="" type="checkbox"/> Present	<input checked="" type="checkbox"/> Accessible	<input type="checkbox"/> Not Present and/or Observable
Branch Line		<input checked="" type="checkbox"/> Iron / Flex	<input type="checkbox"/> Copper	<input type="checkbox"/>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas Lines
Comments: The inspection of the gas line is limited to the condition of all accessible and visible gas piping at the point of connection to the appliance.				

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Property inspected was Occupied Vacant Furnished Un-furnished

Parties present at inspection Owner Seller Listing Agent Buyers Agent

Documents provided to inspector Sellers Disclosure Engineers Report Previous inspection report

Weather Condition during inspection Sunny Overcast Raining Snowing

Outside temperature during inspection 36° Time of inspection 09:00am

Additional Inspections: WDI Pool Septic No Additional Inspection Requested

Additional written information provide with this inspection report Yes No

Cost of inspection services \$400.00 to be paid at Inspection