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PROPERTY INSPECTION REPORT

Prepared For: Sample Report
(Name of Client)

Concerning: 0000 Main Street, Your Town, TX -
(Address of Inspected Property)

By: Robert V Smith, Jr., #3452 07/07/2006
(Name and License Number of Inspector) (Date)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



Time of Inspection: -- a.m.
Weather conditions Sunny Cloudy Rain Snow
Outside temperature: -- Degrees
House Occupied Not occupied
Utilities on: Gas Electric Water
Year house was built: ----
Present at inspection: Buyer Seller Realtor

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need Of Repair	
I	NI	NP	R	Inspection Item			

I. STRUCTURAL SYSTEMS

-

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

Comments (An opinion on performance is mandatory.):

Type of foundation: Slab Pier & beam

Note: Soils in central Texas are expansive & most buildings will experience some movement. Foundations may experience changes at any time. Inspection consists of visual observations of the exterior slab (or) pier & beam foundation, stress cracks in sheet rock, deflection cracks in masonry, obvious unevenness in floors, door & windows not square or sticking. Cracking in the underpinning (plaster cosmetic coating) most of the time is not indicative of foundation stress, but is normal due to thermal expansion of the structure.

Spalling or cracking observed along the masonry ledge and/or corners of the foundation beam are minor in nature and do not pose a threat to the integrity of the of the foundation. These cracks result from thermal expansion of dissimilar materials which cause the cosmetic parge coating to crack.

Plaster underpinning Good Average Poor
 Water maintenance needed around foundation Yes No

- It is the inspectors opinion that the foundation is performing satisfactorily at time of inspection. Hairline cracks in foundation under south bedroom & in garage appears to be in the parge coat & not affecting performance of foundation.

-

B. Grading & Drainage

Comments:

- | | |
|---|---|
| <input type="checkbox"/> Gutters around all of structure | <input type="checkbox"/> Erosion of soil near structure |
| <input type="checkbox"/> Improper drainage away from foundation | <input type="checkbox"/> Leaks in Sprinkler System |
| <input type="checkbox"/> Trees/foilage preventing drainage | <input type="checkbox"/> Extend A/C Condensate Line |
| <input type="checkbox"/> Planters adjoining the structure | <input type="checkbox"/> Inadequate grading clearance |

*Maintaining consistent drainage away from the foundation is crucial to protecting the foundation from excessive settling. Soils mostly of clay in Central Texas are highly expansive when they are wet and shrink excessively when very dry. **It is highly recommended on every house that gutters be installed with down spouts and splash blocks positioned so that the storm water drains away from the house.** The ideal drainage slope away from the foundation is 1 inch per 1 foot. Storm water should never pond near the foundation.*

Soils should also be kept 6" below the walls to prevent water penetration when possible.

- Gutter down spouts need to be extended away from the foundation 5' to prevent disturbing the soil around the foundation.

-

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

Comments:

Asphalt composition Metal Tile Cedar Shake Built Up/Modified Bitumen

Method of inspection: Walked on roof Ladder Ground Windows

Approximate Age: 6 years old

Evidence of active or previous leaks: Yes No

Underlayment felt: 15 lb. 30 lb. Unknown Improperly installed

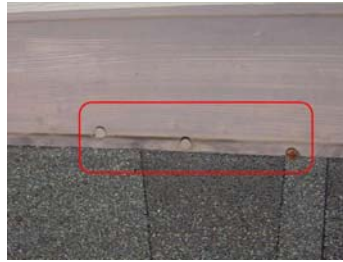
- | | |
|--|---|
| <input type="checkbox"/> Damaged or missing shingles | <input type="checkbox"/> Chimney not flashed properly |
| <input type="checkbox"/> Roof decking deflection or sagging | <input type="checkbox"/> Skylight covers cracked or improperly flashed |
| <input type="checkbox"/> Roof covering installed over older roof | <input type="checkbox"/> Seal storm collars at flues and/or chimney flues |
| <input type="checkbox"/> Inappropriate roof covering for slope of roof | <input type="checkbox"/> Drip edge flashing in need of repair |
| <input type="checkbox"/> Valley flashing in need of repair | <input type="checkbox"/> Lifting shingles |

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- Drip edge flashing not installed
- Remove leaves/debris from roof
- Trim trees minimum 3' from roof surface
- Vent jacks improperly installed or deteriorated
- Flashings not secured to roof surfaces
- Exposed fasteners not sealed

Additional or Repair Comments:

- Roof termination at window above breakfast room is prone to water penetration. Kick out/turn back flashing is not installed which is highly recommended. **See photo 1**
- Exposed nail penetrations in roof need to be sealed with silicone caulk. **See photo 2**
- One shingle over dormer window has been patched. Patch is temporary & should be repaired by a skilled roofer. Client should contact owners for knowledge of prior leak. **See photo 3**



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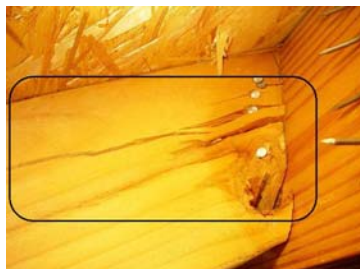
D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.)

Comments:

Inspector does not enter through attic unless 5' of headroom exist & flooring is installed to prevent injury & damage to ceiling sheet rock. Observations are made from the scuttle opening.

- Method of inspecting attic: Entered attic, limited access Access hatch
 Obstructed areas of attic: By Personal items By design
 Attic Access: Pull down stairs Access hatch No access Too small to enter
 Framing: Conventional Truss
 Roof decking: OSB Plywood Shiplap Cedar Shake Unknown
 Ventilation: Ridge vent Turbine Gravity hoc Gable Soffit
 Sufficient: Yes No
 Insulation Thickness: 12" Material: Fiberglass Cellulose
 Attic Flooring Sufficient: Yes No N/A
 Visible Moisture penetration evident: Yes No
 Weather Barrier Present at ext. walls: Yes No

- Anchoring of the pull down stairs to the attic is not the manufacturer's recommended 16d nails or 3" lag bolts (sheet rock screws are not an approved fastener, subject to excessive shear stress). Any other type of anchoring can cause injury. Repair is needed.
- One rafter is cracked over garage & several rafters are separated away from the ridge beam approximately 1/8" or more. Repair is needed by a qualified carpenter to insure that full contact is made between the rafters & the ridge beam.



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E. Walls (Interior and Exterior)

Comments:

Exterior wall construction: Brick Hardiplank
 Fascia trim board water damage Mortar spalling/deterioration
 Sealant failure @ windows & siding Brick cracking/deterioration
Interior Walls: Cosmetic cracking Structural settlement
Interior Finishes: Paint Wallpaper Paneling Other
Visible moisture penetration evident: Yes No
Freshly painted or plastered walls: Yes No

(Fresh paint or remodeling may obscure previous cracking or damage)

Exterior

- **Note:** Sealant is needed around window frames/trim & siding joints to prevent water penetration.

F. Ceilings and Floors

Comments:

Floors construction: Wood framing Concrete slab
Floor coverings: Carpet Vinyl Wood Tile Laminate
Visible moisture penetration evident: Yes No
Freshly painted ceilings: Yes No

(Fresh paint or remodeling may obscure previous cracking or damage)

(Inspector does not move furniture, rugs, etc.)

G. Doors (Interior and Exterior)

Comments:

Interior doors: Good Average Poor
Exterior doors: Good Average Poor
Overhead Garage: Good Average Poor N/A

- Front entry door sticks in the jamb, repair recommended.

H. Windows

Comments:

Type: Metal Wood Vinyl
Style: Single pane Double Insulated
Condition of windows: Good Average Poor

- Pane(s) broken/cracked Yes No
- Pane(s) fogged Yes No

(Window panes may fog due to broken seals between the panes. Panes may fog at different times of day, therefore, sometimes not noticeable).

Screens missing: Yes No **Condition:** Good

- Front bedroom left window track felt is loose that could affect performance of raising/lowering. Repair recommended by skilled contractor.

I. Fireplace/Chimney

Comments:

Chimney observed from: Ground Rooftop Inside attic
Type of fireplace: Masonry Metal Factory built Wood Stove
Damper: Good Average Poor - Repair needed
Crown type: Masonry Metal
Spark Arrestor: Yes No
Firebox: Good Average Poor - Repair
Gas Log Lighter: Yes No
Hearth: Good Average Poor - Repair
Attic firestop: Yes No Not determined
Combust. Air Vent: Yes No

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J. Porches, Decks and Carports (Attached)

Comments:

K. Other

Comments:

Cabinets: Good Average Poor

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Total amperage: 150 amps **120/240 Volt** 3 Phase
 Underground Service **Overhead Drop Service**
Location of Main Service Panel: Outside Storage closet
Location of Subpanel: Outside Garage Closet Bedroom
Service Disconnect: In panel box Meter None
Type of wiring: Romex Bx Knob & Tube
Circuit Breakers: Good Avg. Poor
Main Grounding: Ground Rod Hose bib Not found
Bonding Jumper: Yes No
Breakers Labeled: Yes No

- Ground rod is not driven into the soil the minimum of 8' as per the NEC. The ground clamp was exposed.



B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)

Comments:

Branch Circuit Wiring: Grounded 3 wire Aluminum Copper
GFCI's in proper locations: Yes No
Outlets operating: Yes No
Fixtures operating: Yes No
Switches operating: Yes No
Ceiling fans: Good Out of balance Not working N/A
Smoke detectors Yes No **Location:** Hallways Bedrooms

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type and Energy Source: Central, Gas

Comments:

No. of units: 1 **Type:** Forced Air Furnace **Age:** 2000
Installed Location: Closet Attic Exterior
Flue construction: Good Average Poor
Combustion Air: Good Average Poor
Gas Supply Hose: Good Average Poor
Evidence of Spillage: Yes No

- Flex gas lines that penetrate through the metal furnace cabinets is not a recommended installation by current industry standards. It is recommended that a solid gas pipe extend through the cabinet before the gas line is connected.

B. Cooling Equipment:

Type and Energy Source: Central, Electric

Comments:

No. of units: 1 **Type:** Forced Air Unit **Age:** 2000
Installed Location: Closet Attic Exterior
Temp. diff: 18 *(15 - 20 degree differential is normal)*
Electric Disconnect installed Yes No
Drain pan/auxiliary line provided Yes No
Condensate line insulated Yes No
Condensate line properly installed Yes No
Condensate line terminates: Sink Drain Outside
Condition of filter: Clean Dirty

- Unit was operating satisfactorily at time of inspection.
- Client is advised to have a/c evaluated & serviced by a licensed contractor prior to closing due to possible defects not detectable during normal inspection. Inspector is not licensed to put gauges on refrigerant lines to evaluate system level for possible leaks.

Note: "Minimum efficiency standards for air conditioners are on the rise. Starting Jan. 23, 2006, air conditioning manufacturers must produce units with a seasonal energy efficiency ratio (SEER) rating of at least 13. The higher the SEER rating, the more energy efficient the air conditioner. The previous minimum was SEER 10. The new standard does not prevent a consumer from repairing an existing unit with a SEER lower than 13, nor are homeowners required to replace or upgrade existing air conditioners that have a SEER rating lower than 13. However, replacement parts for lower-efficiency units may become scarce, and replacement with a larger, more-efficient new air conditioner system may necessitate significant structural modifications. Residential service contracts may not cover some of the additional costs necessary for a property owner to replace an older air conditioner with a new 13 SEER unit. The specific terms of the residential service contract will specify the extent of any coverage, as well as any costs to the property owner." **Information source: Texas Association of Realtors - TAR**

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C. Ducts and Vents

Comments:

Type: Aluminum flex Box Plastic wrap
Return Air Supply Plenums Acceptable: Yes No
Ductwork Accessible: Yes No
Condition: Good Average Poor - Dirty

It is highly recommended that ducts be evaluated by licensed contractor prior to closing. Inspector can visibly inspect only what is exposed. He is not allowed to dismantle plenum or ducts to inspect for mold or extensive dirt accumulation that may exist. (Ducts should be cleaned yearly to prevent the buildup of dirt & fungus.)

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Comments:

Gas/fuel shutoff valve: At the meter unless otherwise noted.
Water pressure: 40 psi **Acceptable:** Yes No
Water shutoff valve(s) are located at the meter near the street.
Type of supply pipes: Copper PVC Poly But. Galvanized
Condition (visible): Good Average Poor

Toilets: Good Average Poor
Tubs/showers: Good Average Poor
Sinks: Good Average Poor
Kitchen: Good Average Poor
Laundry: Good Average Poor
Hose bib(s): Good Average Poor

- **Note:** Water pressure is very low, measured 40 psi. If pressure is below clients desire, then he is advised to hire a licensed plumber to investigate & elevate the pressure at the meter. The pressure regulator may need to be adjusted or installed.

B. Drains, Wastes, Vents

Comments:

Type of drains: Metal PVC Iron
Condition (visible): Good Average Poor

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C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized by TREC rules.)

Energy Source: Gas

Comments:

TPR (Temperature & Pressure Relief) Valve should be tested and replaced if needed by a licensed plumber every 3 years by the manufactures recommendation plate attached to the valve.

No. of units: 1 Gallon size: 40 Year made: 2000
 Water temperature: 110 degrees
 Gas meter location: (Side of house unless noted otherwise)
 Location: Attic Garage Closet
 Elevated 18" (Garage/storage) Yes No N/A
 TPR valve/drain acceptable: Yes No
 Drain pan installed: Yes No
 Gas pipe/distribution accept: Yes No N/A
 Vents/flues & chimney's: Good Avg. Poor N/A

- TPR (temperature & pressure relief) valve trip arm is broken off, TPR should be replaced.
- CPVC pipe is installed on the TPR drain line & routed to the outside. CPVC does not meeting the temperature & pressure standards set by the manufacturer. (The TPR valve is rated for **210 degrees & 180 psi**. The CPVC is rated for **180 degrees & 100 psi**). CPVC should be replaced with an approved material.



D. Hydro-Therapy Equipment

Comments:

V. APPLIANCES

A. Dishwasher

Comments:

Runs through a normal cycle Yes No
 Drain hose looped under sink Yes No
 Evidence of leaks Yes No
 Back flow preventer installed Yes No
 Controls acceptable Yes No

- **Note:** Drain hose is not looped under the sink to prevent back siphonage.

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B. Food Waste Disposer

Comments:

Batch Cover: Good Average Poor - Replace

Armored cable installed by manufactures spec's: Yes No

C. Range Hood

Comments:

Drafts to outside Recirculating draft

D. Ranges/Ovens/Cooktops

Comments:

Gas Range **Electric Oven** **Oven temperature:** 345 degrees

(Oven is set at 350. Within 25 degrees of setting is normal)

(Clock timers, self clean & other timers are not inspected)

Anti tip device installed for oven Yes No

Gas valve in an accessible location Yes No None

Burners light off pilot (gas) Yes No N/A

- All of burners do not stay lit off pilot when on low setting allowing raw gas to escape. This is a health safety hazard.

E. Microwave Cooking Equipment

Comments:

(Radiation test are not performed on microwaves)

F. Trash Compactor

Comments:

G. Bathroom Exhaust Fans and/or Heaters

Comments:

Bathrooms without windows have exhaust vents: Yes No

- Bath exhaust vents terminate in the attic, they should be routed through the roof to prevent moisture buildup in the attic.

H. Whole House Vacuum Systems

Comments:

I. Garage Door Operators

Comments:

Laser eye sensors operable Yes No

Reverse tensioner operable Yes No

Mount of ceiling unit secure Yes No

Controls 5' above floor Yes No

Lock bars disabled Yes No

Safety Label near controls Yes No

- Door opener failed the reverse test which allows the door to reverse upon impact to protect children, animals & automobiles. Inspector placed hand on shoulder and door did not reverse upon impact which is a safety hazard.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				J. Door Bell and Chimes <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				K. Dryer Vents <i>Comments:</i> Vented to: <input checked="" type="checkbox"/> Outside wall <input type="checkbox"/> Roof <input type="checkbox"/> Outside slab <input type="checkbox"/> Attic
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				L. Other Built-in Appliances <i>Comments:</i>

ADDENDUM: Maintenance Advice

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
 - Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
 - Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
 - Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
 - Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
 - Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
 - Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
 - Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
 - Install rain caps and vermin screens on all chimney flues, as necessary.
 - Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.
-

Regular Maintenance

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.

- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!