



Professional Inspection Report



**123 Your New Home
San Antonio, TX 78247**

**Sample A Report
03/12/2006**

www.InspectionSource.com

Professional Inspectors Group

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PROPERTY INSPECTION REPORT

Report #: HCR031220061

Prepared For: Report, Sample A
(Name of Client)

Concerning: 123 Your New Home, San Antonio, TX 78247
(Address of Inspected Property)

By: Harold C Robertson, Lic #905 03/12/2006
(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

Weather Conditions	Approximate. Temperature	Approximate. Age	Building Status	Utilities
Clear	86	10	Vacant	All Utilities On

Professional Inspectors Group wishes to remind you, every home requires a certain amount of ongoing maintenance, such as, clogged drains, servicing of air conditioners, heaters, water heaters etc. This home is no exception. We suggest you budget for ongoing regular maintenance / repairs in addition to the items noted in this report.

NOTE: No moisture, and/or Indoor Air Quality (IAQ) tests were performed as they are beyond the scope of the inspection performed on this date. It should also be noted that various fungi, molds, and mildew flourish in such an environment provided by moist and/or water damaged conditions. A growing concern of many to date includes the adverse affect on indoor Air Quality and the potential for inherent hazards with some immunocompromised individuals. If a comment is made concerning (past and/or present) moisture intrusion, plumbing leaks, roof leaks or any type of moisture damage, you are advised to contact a specialist to make further inspections and/or testing and to seek estimated cost of remediation prior to the purchase of this property.

NOTE: There may be items listed in this report as in need of repair that may have been considered acceptable when originally installed or constructed, but due to changes in the industry these items may not be considered acceptable due to obsolescence, or life, safety, health or functionality considerations.

This report is GENERAL IN NATURE AND SCOPE and is NOT meant to be an in depth all encompassing inspection. THIS REPORT IS NEITHER VALID NOR COMPLETE WITHOUT THE INSPECTION AGREEMENT. This report is paid for by and prepared exclusively for Sample A Report. This report is not intended to be used for the determination of insurability or warrantability of any part, component or system. Copying or other reproduction of this document is prohibited without written permission of Professional Inspectors Group.

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

Comments:
Special Comments:
NOTE: All directions given in this report (i.e. left, right, front, rear) are to be taken as if standing on the street facing the front of the building.

Foundation Type: Slab Reinforcement: Undetermined

Evidence of Structural Movement Noted:
No significant evidence of structural movement noted at this time.

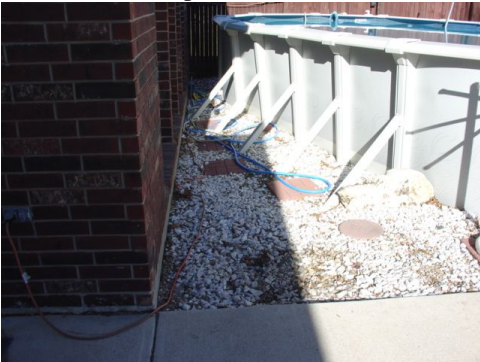
Structural Performance Opinion:
The foundation is adequately supporting the structure at this time.

B. Grading & Drainage

Comments:
Conditions Conducive to Structural Movement:
NOTE: The following conditions can influence or damage the foundation and various other components of the building (i.e. slab, walls, roof, plumbing, etc.) via soils movement, mechanical damage, and/or water penetration. Soils movement and its influence is generally considered to be perpetual in nature.

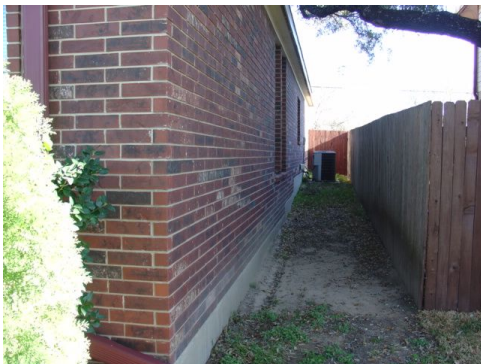
Gutters are draining too close to the structure at the rear left corner and the front right corner.

There is not positive drainage away from the foundation at the rear primarily at the rear center and rear between the pool and home.



Roof runoff exists (poorly functioning or non-existent gutter system). The right side of the home does not have a gutter system.

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C. Roof Covering

Comments:
Primary Roof Covering Type: Composition Shingle
Secondary Roof Covering Type: N/A

Inspection/viewing Method: Walked on the roof top

Roof Covering Approximate Age: 10 Yrs. Average Design Life: 16 Yrs.
⋄ Limited Useful Design Life Remaining.

Roof Covering (and related components):
NOTE: Any evidence of roof leaks or roof component related leakage or repairs referred to in this report should be followed up by the client requesting all available repair and/or replacement work orders, receipts, and warranties from the seller. Any conditions noted below are cause for professional evaluation or repairs.

There is evidence of active roof leakage on the right side of the home. Further investigation and repair or replacement of components by a professional in this field is prudent.

Shingles are torn/damaged/perforated and/or missing in one or more areas.



Exposed and improperly sealed nail and/or staple heads are visible through the shingle surfaces and/or flashing areas.

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There are area of the roof or roof components that have been patched with an excessive amount of sealing tar. (patches of this type are temporary in nature and generally require ongoing maintenance).



Shingles are coming loose on the left side of the home.



Gutters & Downspouts:

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D. Roof Structure and Attic

Comments:
Attic Viewing Method: Areas inside the attic
Note: All attics have limited access due to insulation/obstructions/clearances.

Attic:
Photos provided as a courtesy.

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Ceiling Insulation:
Insulation Type(s): Blown in insulation **Approximate Depth:** greater than 10 inches

Roof Decking/Sheathing:

Roof Structure:
The roof system has areas of deflection considered typical.

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E. Walls (Interior and Exterior)

Comments:
Siding Materials: Brick, **Other Siding Materials:** N/A

Exterior Walls/Siding:
Fascia boards are water damaged, rotted and/or have visible evidence of wood filler or repairs.
Most notable was at the front center and left front corner.



Fascia boards are separating at joints and/or are twisted/warped.



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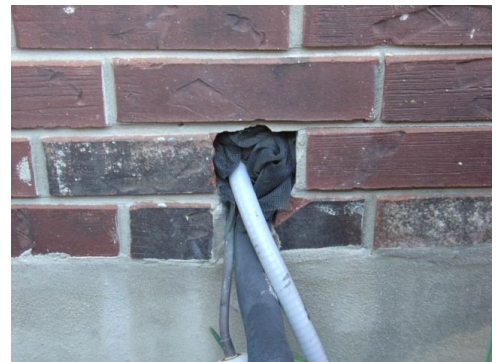
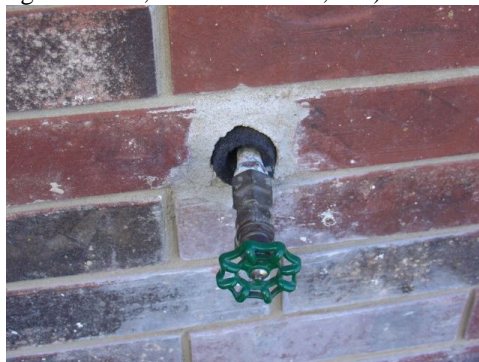
Trim boards are water damaged, rotted and/or have visible evidence of wood filler or repairs. The trim on the chimney was most notable.



The siding and/or trim is in direct contact with the roofing material(s) at the chimney.



Poor seal noted at various exterior wall penetration points (i.e. Freon line entry point, exterior light fixtures, exterior faucets, etc.).



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Interior Walls:
The baseboard(s) is water damaged in the rear adjacent to the rear doorway.



The baseboard(s) is water damaged in the master bathroom adjacent to the shower stall and hall bathroom adjacent to the bath tub. Both areas are a result of water splash out from the adjacent shower and bath.

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F. Ceilings and Floors

Comments:
Interior Ceilings:
Water stains on the ceiling(s) in the left side bedroom.



Interior Floors:

Interior Steps/Stairways/Railings:
The handrail is missing at the garage steps.



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G. Doors (Interior and Exterior)

Comments:
Interior/Exterior Doors:
The door frame is water damaged/rotted at the rear entry doorway.



The door swings open/closed by itself at the hall closet and master bedroom.

Sliding Glass Doors/Screen Doors:

Overhead Garage Doors:
Type(s): Metal

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H. Windows

Comments:
Windows:
Note: Storm windows/shutters/blinds were not the subject of this inspection.

The thermal pane windows have defective seals. Moisture is visible between the glass and/or is becoming clouded at the master bathroom.



Poor caulking seal at the window alarm contact sensors. This is conducive to moisture penetration into the wall(s) under the window(s).

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Exterior Screens:

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I. Fireplace/Chimney
Comments:
Type of Fireplace: Factory Built

Exterior Chimney:

Interior of Firebox and Flue:
Note: Gas log operation is not inspected.

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J. Porches, Decks and Carports (Attached)
Comments:

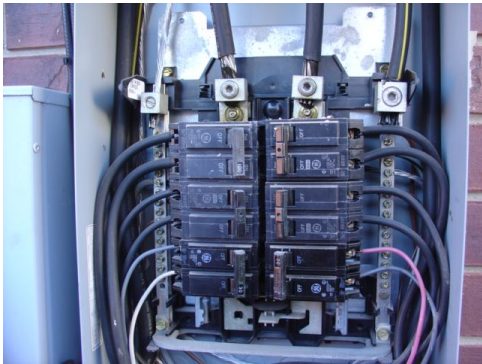
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K. Other
Comments:

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II. Electrical Systems
A. Service Entrance and Panels
Comments:
Service Entrance & Panels:
Visible Wiring Type(s) (Service): Copper
Visible Wiring Type(s) (Feeders): Copper
Note: The wiring types listed above are for identification purposes only and are not in need of repair.
Photos provided as a courtesy.

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Main Service:

Main Disconnect:
Main Panel(s) labeled: Yes (Accuracy of labeling not determined)

Subpanel(s):
Subpanel(s) labeled: Yes (Accuracy of labeling not determined)

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B. Branch Circuits - Connected Devices and Fixtures

Comments:
Note: Security alarm systems, intercom systems and fire detection systems are not the subject of this inspection.

Branch Circuits:
Predominant Branch Circuit Wire Type: Copper

Switches/Receptacles:
Receptacle/switch does not operate in the kitchen (3 receptacles).

The receptacles (4) are not wired properly in the rear family room.

Ground Fault Circuit Safety Protection:
One or more receptacles in a required location are not GFCI protected: Location(s): counter wall facing the family room.

Attached Devices:
The ceiling fan makes an excessive noise during operation in the master bedroom.

Smoke Alarms:

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III. Heating, Ventilation, A/C Systems

A. Heating Equipment

Comments:
Type(s) of Heating: Unit A: Central Forced Air Unit B: N/A

Energy Source: Unit A: Gas Unit B: N/A

Approximate Age(s) In Years: 10
Average design life is 13-15 years. ⋯ Limited useful life remaining.

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HVAC Thermostat(s) and Controls:

Note: Programmable digital thermostats and set back features on thermostats are not inspected.

Heating Equipment:**Heater Combustion/Exhaust/Flue Pipes:****B. Ducts and Vents**

Comments:

Type(s) of HVAC Ducting: Flex Ducts

HVAC Ductwork:**Garage Combustion Air or Gasoline Vapor Venting:****C. Cooling Equipment**

Comments:

Type(s) of Heating: Unit A: Central Forced Air **Unit B:** N/A

Energy Source: Unit A: Electric **Unit B:** N/A

Approximate Age(s) In Years:

Average design life is 13-15 years. " Limited useful life remaining.

" Condensing unit(s) data plate is not legible/missing (age, specifications not determined)

Filter Type & Condition: Unit A: Conventional **Unit B:** N/A

Air Conditioner Condition:

Note: Accessories such as humidifiers, motorized dampers and electric air filters are not inspected.

Temperature drop: 21 Degrees. **Note:** Temperature drop should be between 15-21 degrees F.

The condenser unit coils are dirty.

The condenser unit fins are damaged/bent.

IV. Plumbing System**A. Water Supply System and Fixtures**

Comments:

NOTE: Private water wells, septic systems, water softeners and filter systems are not inspected by this company. Only visible plumbing is inspected. Plumbing system is neither pressure nor flow tested. Gas lines are not pressure tested only visually inspected.

Water Source: Public

Sewer Type: Public

Sinks:

The kitchen sink faucet leaks at the neck/base.

The sink faucet handle is loose in the master bathroom left sink cold water faucet.

There is evidence of prior leaks inside the cabinet under the sink in the hall bathroom right sink.

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The shelf under the sink is water damaged in the kitchen.



The sink drains slowly in the master bedroom left sink.

Commodes:

Bathtubs and Showers:

Washing Machine Connections:

Washing machine connected: No, Faucets/drains not tested for proper operation

Exterior Plumbing:

The exterior faucets do not have backflow or anti-siphon protection.

The exterior faucet is dripping at the rear left.

Functional Flow and Pressure:

Water pressure is in excess of 80 PSI (115 at the front left exterior faucet).

Gas Lines:

Additional Plumbing System Comments:

The walls have been repaired/patched in the master bathroom closet and the hall bathroom. These areas were cut out to gain access to the plumbing in order to upgrade the faucets and fixtures.

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B. Drains, Wastes, Vents

Comments:

Sewer Drainage:

Plumbing Vent System:

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C. Water Heating Equipment

Comments:

Capacity: Unit A: 50 gallons Unit B: N/A

Energy Source: Unit A: Gas Unit B: N/A

Approximate Age(s) In Years: 10

Average design life is 10-12 years. ␣ Limited useful life remaining.

⋄ Water heater(s) data plate is not legible or missing (age, specifications could not be determined)

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Note: Water temperatures above 120 degrees F can cause severe burns from scalding.
Water temperature at master bath: 112 degrees F. Acceptable Needs repair/adjustment

Water Heater:
The water heater tank is rusted and/or damaged.



Water Heater T&P Valve(s):
The water heater safety T&P valve operation was not tested at this time.

Acceptable Needs repair/adjustment

D. Hydro-Therapy Equipment
Comments:

V. Appliances

Acceptable Needs repair/adjustment

A. Dishwasher
Comments:

Acceptable Needs repair/adjustment

B. Food Waste Disposer
Comments:

Acceptable Needs repair/adjustment

C. Range Hood
Comments:
Range Hood/Ventilator:
Type: Non Vented

Acceptable Needs repair/adjustment

D. Ranges/Ovens/Cooktops
Comments:
Note: Timers and clocks on such items as ovens, ranges, and other household appliances are not checked for accuracy over long term operation. Any self-cleaning cycle is not tested due to the extensive time necessary for operation.

Range Type: Electric **Oven Type:** Electric
Gas Branch Line Type: N/A

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E. Microwave Cooking Equipment*Comments:*

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F. Trash Compactor*Comments:*

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G. Bathroom Exhaust fans and/or Heaters*Comments:*

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H. Whole House Vacuum Systems*Comments:*

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I. Garage Door Operators*Comments:*

NOTE: It is very important to maintain the door operator and keep all safety or pressure sensitivity switches in proper adjustment and in good working order. Units installed after 1991 should have electric eye sensors. We recommend that you consider upgrading your unit if these are not installed.

The overhead garage door opener electric eye safety sensor height is improper (both units).

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J. Door Bell and Chimes*Comments:*

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K. Dryer Vents*Comments:*

Note: Functional exhaust flow is not tested.

The dryer vent pipe has separated and leaking into the attic.



The dryer vent pipe is excessive in length and may not operate properly as a result or will need cleaning on a regular basis.

The dryer vent pipe has duct tape on it.

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L. Other Built-in Appliances
Comments: