



This confidential report is prepared exclusively for:

Sample Report

Rockwall Home Inspections

(972) 772-6050

Rockwall, TX 75032

Buyer present Buyers Agent Present Seller Present Seller Agent Present
Check/Money Order # Pay-Pal Invoice number # Cash Cost \$

Rockwall Home Inspections
101 Oakridge Dr.
Rockwall, TX 75032
972-772-6050
www.rockwallhomeinspections.com

PROPERTY INSPECTION REPORT

Prepared For: Sample Report
(Name of Client)

Concerning: Rockwall, TX 7032
(Address or Other Identification of Inspected Property)

By: Uriah Shockley TREC # 9413 06/26/2013
(Name and License Number of Inspector) (Date)

(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.

The TREC Standards of Practice (Sections 535.227-535.231 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 warrant ability 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-I.

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.

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 INSPECTOR

2 Story Condo, 2 bedroom, 1 living area, 1 dining area, 2 bath, 1 Fireplace, vacant, utilities on, sunny, 96 degrees.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab-on grade

Comments:

Evidence of past foundation repairs at left side of unit and at patio. Buyer should request a copy of structural engineers report and foundation repair report and have them evaluated by a, 3rd party structural engineer, to assure that remedies for repair are appropriate and have been carried out in a proper fashion by the foundation repair company.

Slopping floors observed at 1st floor entry, bathroom, living area, stairs, 2nd floor stair landing and rear bedroom and front bath. Movement is mostly left side of structure and rear of structure, at both floors.

Upstairs doors are out of square and windows in rear bedroom are hard to open.

New tape, texture, and paint throughout. New floor coverings throughout.

B. Grading & Drainage *Comments:* Soil is 4" inches over foundation wall at left rear side of structure where piers are suspected to be installed. This can cause water to enter exterior walls causing rot, attract termites and eventually structural damage to wood support studs and base plates if left uncorrected. Fix of repair. Most likely a HOA issue.

Tree branches in contact with roof and structure should be removed and roof material repaired as needed. Most likely an "HOA" association issue.

Tree branches, roots and shrubs should be cut back no closer than 3' feet from foundation. Fix or repair. Most likely an "HOA" association issue.

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Roofing Material

Viewed From: Walked on roof.

Comments: Tree branches in contact with roof. Roofing material should be examined and repaired as needed.

Raised flashing and exposed fasteners was observed at back patio.. Fix or repair to prevent driven moisture into walls. Most likel a HOA issue.

D. Roof Structure & Attic

Viewed From: No attic access.

Approximate Average Depth of Insulation: Unknown, since there was not attic access

Approximate Average Thickness of Vertical Insulation: unknown, however, inspector could see there was no insulation by viewing holes in the outside electric meter closet.

Comments: Further investigation warranted to find insulation level for efficiency reasons.

E. Walls (Interior & Exterior) *Comments:* Holes in sheet rock need repair in closet that houses electric meters to prevent pest and vermin from entering building.

Hole in sheet rock needs to be sealed around upstairs front bathroom toilet to prevent pest and vermin from entering walls.

Exterior trim has separated from structure in various areas as typical of structural movement. Large piece of trim has fallen off and is laying in the shrubs on ground.

Lots of caulking around siding and trim is needed to prevent water and pest from entering exterior walls.

I	NI	NP	D	Inspection Item
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Lots of rotted wood siding and trim has been painted over. Fix or repair.

Signs of active wood destroying insect damage observed at left side of building. Further investigation with HOA on past termite treatments and who is responsible for treatment. A licensed exterminator should evaluate condition and remedies for repair.

- F. Ceilings & Floors** *Comments:* slopping floors (see foundation notes above)

New floors, along with, painted and textured ceilings throughout structure was observed.

Sheet rock patching observed in various spots.

- G. Doors (Interior & Exterior)** *Comments:* Performing as intended, however, front entry door is out of square along with several doors upstairs. Typical of a building that has experienced some kind of structural movement.

- H. Windows** *Comments:* missing window screens throughout.

Windows on each side of patio are not tempered safety glass. Safety glass is required if windows are within 2' feet of door frame. Fix or repair.

Signs of water penetration into walls from window ceils along with rotted trim around windows. Fix or repair.

- I. Stairways (Interior & Exterior)** *Comments:* Steps slope at middle and top landing.

- J. Fireplace/Chimney** *Comments:* performing as intended. Some soot build up.

- K. Porches, Balconies, Decks, and Carports** *Comments:* Evidence of foundation repair at back patio.

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels** *Comments:* Inspector deemed it unsafe to remove panel since it was a FPE, Stab-lok panel. Buyer should have a qualified, current licensed electrician remove FPE breaker panel to examine that there are no spliced wires inside panel, general condition of breakers and wires.

Main Breaker panel is a federal Pacific Sab-Lok, panel. This panel has lost its listing by Underwriters Laboratories due to a long list of deficiencies such as explosions, fires, breakers fall out when removing panel, electrocutions, staying on when turned off, failure to trip...and many other deficiencies. It is highly recommended that the current breaker panel be replaced with a more reliable breaker panel that meets Underwriters Laboratories approval for commercial and residential use.

Today's standards do not allow panels in bathroom unless it is in a closet. Recommend a qualified, current licensed master electrician, evaluate condition and remedies for repair.

I	NI	NP	D	Inspection Item
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

220 wires for water heater are improperly spliced outside of a junction box. Fix or repair.

Missing GFCI in Kitchen. Fix or repair.

Missing Arc Fault Circuit Interrupters (AFCI) in all bedrooms. Fix or repair

A current licensed electrician is needed to make sure copper water supply lines are properly bonded to grounding system. Fix or repair.

Missing junction box covers under sink, cabinet over microwave, and utility room. Fix or repair.

An extensive amount of loose plug outlets throughout condo was observed by inspector. Outlets should be examined by a current licensed electrician and repaired as needed.

Due to deficiencies in electrical system a qualified, a current licensed master electrician should evaluate and repair entire system as needed.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central Forced Air Furnace

Energy Source: Electricity

Comments: performance could not be evaluated due to temperature was well over 65 degrees,

B. Cooling Equipment

Type of System: Central Forced Air System

Comments:

Upstairs AC unit is blowing hot air. Further investigation and repair required by a current licensed HV/AC professional. Fix or repair.

Blower in downstairs unit is beginning to wobble out of balance and is covered in dust. Fix or repair.

Both outside condensers show signs of past repairs.

As is not uncommon for homes of this age and location, the air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

C. Duct System, Chases, and Vents *Comments:* Missing air filter for upstairs unit and an extremely dirty filter in downstairs unit. Condition can cause evaporator coils to become clogged. Fix or repair

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: At Street

Location of main water supply valve: main water shut off for condominium is not present, Fix or repair

Static water pressure reading: 60psi (Acceptable range 40-80psi)

Comments: main, emergency water shut off not present. Fix or repair.

Old shut off valves in utility room with hot water valve leaking, Fix or repair.

Missing anti siphon device on all exterior faucets for entire building. This can cause cross contamination of potable water for entire building. Fix or repair.

I	NI	NP	D	Inspection Item
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. Drains, Wastes, and Vents <i>Comments:</i> Performing as intended. |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. Water Heating Equipment
<i>Energy Source:</i> Electricity
<i>Capacity:</i> 40gls
<i>Comments:</i> water heater is not properly wired (see electrical comments in electrical section). Fix or repair by a current licensed electrician.
<i>Water heater missing a drip line for drip pan that terminates to the exterior of building.</i> |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. Hydro-Massage Therapy Equipment <i>Comments:</i> N/A |
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- V. APPLIANCES**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A Dishwasher <i>Comments:</i> Anti-siphon device is not installed between dishwasher and disposer drain. Fix or repair.
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. Food Waste Disposer <i>Comments:</i> Performing as intended. |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | C. Range Exhaust Vent <i>Comments:</i> Performing as intended. |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | D. Ranges, Cooktops, and Ovens <i>Comments:</i> Performing as intended. |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. Microwave Oven <i>Comments:</i> Performing as intended. |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Trash Compactor <i>Comments:</i> N/A |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | G. Mechanical Exhaust Vents and Bathroom Heaters <i>Comments:</i> light not working on upstairs exhaust fan and glazing is cracked. Fix or repair. |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | H. Garage Door Operator(s) <i>Comments:</i> N/A |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I. Doorbell and Chimes <i>Comments:</i> Performing as intended. |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | J. Dryer Vents <i>Comments:</i> Performing as intended. |
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VI. OPTIONAL SYSTEMS

A. Outbuildings *Comments:* Outside electrical meter closet has large holes in sheet rock allowing pest and vermin into walls. Fix or repair. Most likely a HOA issue.

B. Smoke Detectors *Comments:*

Inspector found the smoke/fire alarm system deficient by today's standards since alarms are not interconnected so that if one sounds they all sound. Also, alarms should be in all sleeping areas and sleeping area hallways with a back up battery source. Fix or repair by a current licensed safety/ alarm professional or qualified electrician required.

C. Security System *Comments N/A*

ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

For your convenience, the following conventions have been used in this summary addendum.

Major Concerns: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issues: denotes a condition that is unsafe and in need of prompt attention.

Repair Items: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improvement Items: denotes improvements which are recommended but not required.

Items To Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Deferred Cost Items: denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

MAJOR CONCERNS

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

There is obvious evidence of past foundation repairs observed.

Main Breaker panel is a federal Pacific Sab-Lok, panel. This panel has lost its listing by Underwriters Laboratories as an acceptable panel for residential use, due to a long list of deficiencies.

SAFETY ISSUES

Windows on each side of patio are not tempered safety glass. Safety glass is required if windows are within proximity of door frame. Fix or repair.

Today's standards do not allow electrical breaker panels in bathroom unless it is in a dedicated closet. Fix or repair.

REPAIR ITEMS

Soil is 4" inches over foundation wall at left rear side of structure

Tree branches in contact with roof and structure should be removed and roof material

Raised flashing and exposed fasteners was observed at back patio..

Hole in sheet rock needs to be sealed around upstairs front bathroom toilet to prevent pest and vermin from entering walls.

Signs of water penetration into walls with rotted wood painted over inside and out; observed in dining room at window ceil. Fix or repair

Main Breaker panel is a federal Pacific Sab-Lok, panel. This panel has lost its listing by Underwriters Laboratories as an acceptable panel for residential use, due to a long list of deficiencies.

220 wires for water heater are improperly spliced outside of a junction box. Fix or repair.

A current licensed electrician is needed to make sure copper water supply lines are properly bonded to grounding system. Fix or repair.

Missing junction box covers under sink, cabinet over microwave, and utility room. Fix or repair

An extensive amount of loose plug outlets throughout condo was observed by inspector. Outlets should be examined by a current licensed electrician and repaired as needed.

Missing GFCI in Kitchen. Fix or repair.

Missing Arc Fault Circuit Interrupters (AFCI) in all bedrooms. Fix or repair

I	NI	NP	D	Inspection Item
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Upstairs AC unit is blowing hot air. Further investigation and repair required by a current licensed HV/AC professional. Fix or repair.

Missing air filter for upstairs unit and an extremely dirty filter in downstairs unit. Condition can cause evaporator coils to become clogged. Fix or repair

Old shut off valves in utility room with one of them leaking, Fix or repair.

water heater is not properly wired

IMPROVEMENT ITEMS

ITEMS TO MONITOR

DEFERRED COST ITEMS

Buyer should have a qualified, current licensed electrician remove FPE breaker panel to examine that there are no spliced wires inside panel and general condition of breakers and wires.

Due to age of air conditioner it would be wise to budget for costly repairs. Depending on how long you plan to own home / condo it may be more cost effective to install a newer energy efficient system.

ADDENDUM: PHOTO SUMMARY



Rotted siding at dining room window



Repair spot where pier was installed at patio.



FPE stab-Lok installed in bathroom



Soil 4 inches or more above foundation wall.



220 wires improperly spliced outside of junction box.



One of several plugs not secured and covered.