



**This confidential report is prepared exclusively for:**

**Sample Report**  
**Rockwall Home Inspections**  
**(972) 772-6050**  
**Rockwall, Texas 75087**

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

Rockwall Home Inspections  
101 Oakridge Dr,  
Rockwall, Texas 75032  
972-772-6050

info@rockwallhomeinspections.com

## PROPERTY INSPECTION REPORT

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**Prepared For:** Sample Report

(Name of Client)

**Concerning:** Anywhere, Rockwall, TX 75032

(Address or Other Identification of Inspected Property)

**By:** Uriah Shockley TREC # 9413

(Name and License Number of Inspector)

02/04/2013

(Date)

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(Name, License Number and Signature of Sponsoring Inspector, if required)

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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 535.227-535.231 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 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-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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**4 bedroom, 3 bath, 1 Fireplace, 2 dining, 3 living, office, 3 car garage, pool, hot tub, vacant, utilities on, 73 degrees, cloudy.**

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:*

The foundation is performing as intended. No significant problems were observed

**B. Grading & Drainage** *Comments:* Mulch height should be lowered so that weep holes can breath and foundation walls can be monitored for pests and wood destroying insects.

Underground downspout drain in front yard, right side, is clogged with leaves. Fix or repair.

**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Composition Roofing Material

*Viewed From:* Walked on roof /

*Comments:*

Roofing material is considered to be in good condition, however:

Roof material over front office has several damaged shingles that should be examined and replaced as needed.

It was observed from the attic and at roof top that the roof is leaking over the office next to flashing with damaged roof top decking warranting further investigation and remedies for repair by a current licensed building contractor or qualified roofer to prevent storm water from entering exterior walls and/or structure. Fix or repair.

Rust stain on roof due to AC secondary drip line is dripping on roof. AC primary drip line should be examined and cleared by a current licensed AC professional.

**D. Roof Structure & Attic**

*Viewed From:* Interior of Attic

*Approximate Average Depth of Insulation:* 14"-15" inches blown fiberglass insulation.

*Approximate Average Thickness of Vertical Insulation:* 4" to 6" rolled insulation.

*Comments:*

It was observed from the attic and at roof top that the roof is leaking over the office next to flashing with damaged roof top decking warrants further investigation and remedies for repair by a current licensed building contractor or qualified roofer to prevent storm water from entering exterior walls and/or structure. Fix or repair.

**E. Walls (Interior & Exterior)** *Comments:* Water stain observed front office interior wall due to roof leak. Fix or repair with paint.

It is recommended that all wood trim be painted every ten years to assure longevity and durability.

**F. Ceilings & Floors** *Comments:* Performing as intended.

**G. Doors (Interior & Exterior)** *Comments:* Performing as intended.

**H. Windows** *Comments:* Performing as intended.

Lintels should be cleaned of rust sometime soon and painted with a metal paint to assure longevity and durability.

Windows should be caulked inside and outside as needed to assure durability and longevity.

**I. Stairways (Interior & Exterior)** *Comments:* Performing as intended.

I	NI	NP	D	Inspection Item
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**J. Fireplace/Chimney** *Comments:* Fire place is a gas log faux fireplace. It is considered deficient by TREC standards since there is not a permanent device installed to lock the flue in the open position to prevent accidental carbon monoxide build up. This is an easy fix or repair.

**K. Porches, Balconies, Decks, and Carports** *Comments:* Performing as intended.

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels** *Comments:* Performing as intended.

**B. Branch Circuits, Connected Devices, and Fixtures**  
*Type of Wiring:* Copper  
*Comments:*

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

**A. Heating Equipment**  
*Type of System:* Central Forced Air Furnace  
*Energy Source:* Gas  
*Comments:* Performing as intended.

**B. Cooling Equipment**  
*Type of System:* Central Forced Air System  
*Comments:* 3 units inside attic and 3 outside condensers .

AC attic unit for master bedroom has rust in the secondary drip pan indicative of a clogged primary drip pan. Fix or repair by a current licensed HV/AC professional.

AC attic unit for main living area has extreme rust in the secondary drip pan and is staining the roof indicative of a clogged primary drip pan. Fix or repair by a current licensed HV/AC professional.

**C. Duct System, Chases, and Vents** *Comments:* Performing as intended.

**Filters:** 16"x24"x1" inch located at attic unit. Optional 16"x24"x4" inch media filters can be installed.

**IV. PLUMBING SYSTEM**

**A. Water Supply System and Fixtures**  
*Location of water meter:* At Street.  
*Location of main water supply valve:* Not located.  
*Static water pressure reading:* 70 psi (acceptable range 40-80 psi)  
*Comments:* Main water shut off not located. It may be under mulch, however, is recommended that a shut off be located or installed next to house.  
 Kitchen faucet is leaking at base and handle is loose. Fix or repair.  
 Loose faucet in master bathroom.  
 Corroded valve under master bath sink should be monitored and/or replaced before it fails.  
 Corrosion at base of water supply line on water heater should be repaired before imminent failure.

I	NI	NP	D	Inspection Item
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**B. Drains, Wastes, and Vents** *Comments:* Drain stops in master bath sink do not work. Fix or repair

**C. Water Heating Equipment**  
*Energy Source:* Gas  
*Capacity:* 2 units, 50 gls each  
*Comments:* Corrosion at base of water supply line on water heater #1, should be repaired before imminent failure. Fix or repair.

**D. Hydro-Massage Therapy Equipment** *Comments:* Performing as intended.

**V. APPLIANCES**

**A. Dishwasher** *Comments:* Performing as intended.

**B. Food Waste Disposer** *Comments:* Performing as intended.

**C. Range Exhaust Vent** *Comments:* Range exhaust vent needs to be cleaned of grease. Fix or repair

**D. Ranges, Cooktops, and Ovens** *Comments:* Performing as intended.  
 It was observed that the grease reservoir for range top cannot be removed

**E. Microwave Oven** *Comments:* Performing as intended.

**F. Trash Compactor** *Comments:* N/A

**G. Mechanical Exhaust Vents and Bathroom Heaters** *Comments:* Performing as intended.

**H. Garage Door Operator(s)** *Comments:* Garage door close pressure needs adjustment so that door automatically reverses with no more than 5 lbs. of pressure.

**I. Doorbell and Chimes** *Comments:* Door bell is not working. Fix or repair.

**J. Dryer Vents** *Comments:* Dryer vent terminates at roof top. Dryer vent needs to be cleaned of lint.

**VI. OPTIONAL SYSTEMS**

**A. Lawn and Garden Sprinkler Systems** *Comments:* Sprinkler head is missing on left side of house. Fix or repair.  
 Many sprinkler heads around house are spraying walls and windows . Fix or repair.

I	NI	NP	D	Inspection Item
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p><b>B. Swimming Pools, Spas, Hot Tubs, and Equipment</b><br/> <i>Type of Construction: In ground.</i><br/> <i>Comments:</i> Pool and spa lights not working. Fix or repair.<br/>                     Motor for pool sweep is making noise indicative that bearings are worn. Fix or repair.<br/>                     Main filter pump has a leak. Fix or repair.<br/>                     Inspector could not get the heater to turn on. Fix or repair.<br/>                     Pool sweep is missing a wheel. Fix or repair.<br/>                     Due to deficiencies in pool systems it is recommend a current licensed pool professional evaluate pool system and remedies for repair.</p> |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p><b>C. Outbuildings</b> <i>Comments: N/A</i></p> |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p><b>D. Outdoor Cooking Equipment</b><br/> <i>Energy Source: N/A</i><br/> <i>Comments:</i></p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p><b>E. Gas Supply Systems</b> <i>Comments: Performing as intended.</i></p> |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p><b>F. Private Water Wells</b> (A coliform analysis is recommended.)<br/> <i>Type of Pump:</i><br/> <i>Type of Storage Equipment: N/A</i><br/> <i>Comments:</i></p> |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p><b>G. Private Sewage Disposal (Septic) Systems</b><br/> <i>Type of System: N/A</i><br/> <i>Location of Drain Field: N/A</i><br/> <i>Comments:</i></p> |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p><b>H. Whole-House Vacuum Systems</b> <i>Comments: N/A</i></p> |
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|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p><b>I. Other Built-in Appliances</b> <i>Comments: N/A</i></p> |
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## 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).

It was observed from the attic and at roof top that the roof is leaking over the office next to flashing with damaged roof top decking warranting further investigation and remedies for repair by a current licensed building contractor or qualified roofer to prevent storm water from entering exterior walls and/or structure. Fix or repair.

### SAFETY ISSUES

### REPAIR ITEMS

Underground downspout drain in front yard, right side, is clogged with leaves. Fix or repair.

Fire place is a gas log faux fireplace. It is considered deficient by TREC standards since there is not a permanent device installed to lock the flue in the open position to prevent accidental carbon monoxide build up. This is an easy fix or repair

AC attic unit for master bedroom has rust in the secondary drip pan indicative of a clogged primary drip pan. Fix or repair by a current licensed HV/AC professional.

AC attic unit for main living area has extreme rust in the secondary drip pan and is staining the roof indicative of a clogged primary drip pan. Fix or repair by a current licensed HV/AC professional.

Drain stops in master bath sink do not work. Fix or repair

Corroded valve under master bath sink should be monitored and/or

Faucet in master bathroom is loose and leaking. Fix or repair.

Water supply line for water heater is corroded and needs repair before it fails. Fix or repair.

Kitchen faucet is leaking at base and handle is loose. Fix or repair.

Drain stops in master bath sink do not work. Fix or repair

Dryer vent needs to be cleaned of lint.

Door bell is not working. Fix or repair.

Many sprinkler heads around house are spraying walls and windows . Fix or repair.

Sprinkler head is missing on left side of house. Fix or repair

Pool and spa lights not working. Fix or repair.

Motor for pool sweep is making noise indicative that bearings are worn. Fix or repair.

Main pool filter pump has a leak. Fix or repair.



Report Identification: Anywhere, Rockwall

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficiency**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>	<b>Inspection Item</b>
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Pool heater is not working. Fix or repair.

Pool sweep is missing a wheel. Fix or repair.

**IMPROVEMENT ITEMS**

Mulch height should be lowered so that weep holes can breathe and foundation walls can be monitored for pests and wood destroying insects.

Main water shut off not located. It may be under mulch, however, is recommended that a shut off be located or installed next to house.

**ITEMS TO MONITOR**

**DEFERRED COST ITEMS**

## ADDENDUM: PHOTO SUMMARY



Mulch needs to be lowered around foundation.



Damaged roof decking over office with evidence of water in attic



Damaged shingles over office



Water stain in office directly below damaged decking



Evidence of clogged primary drip lines.



Water supply connection for water heater, corroded.