

**This report is prepared
for and is the property of
Joe Anybody.**



**123 Anywhere
Anyplace TX 12345**

Riggs Home Inspection

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PROPERTY INSPECTION REPORT

Report #: Web Sample

Prepared For: Joe Anybody
(Name of Client)

Concerning: 123 Anywhere, Any Place, TX 12345
(Address of Inspected Property)

By: Steve Riggs, #6584 11/28/2006
(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

Present at Inspection: Buyer Selling Agent Listing Agent Occupant
Building Status: Vacant Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain Outside Temp.
Utilities On: Yes No Water No Electricity No Gas
Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

Sub Flooring Attic Space is Limited - Viewed from Accessible Areas
 Floors Covered Plumbing Areas - Only Visible Plumbing Inspected
 Walls/Ceilings Covered or Freshly Painted Siding Over Older Existing Siding
 Behind/Under Furniture and/or Stored Items Crawl Space Is Limited - Viewed From Accessible Areas

ⓘ Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion, is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need Of Repair	
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- Point of Observation:** Ground Roof level Edge of Roof Binoculars
- Some Damaged and/or missing shingles
 - Roof decking deflection and/or sagging
 - Roofing covering installed over older roof covering
 - Inappropriate roof covering for slope of the roof
 - Trim, soffit, fascia boards are in need of repair
 - Valley flashing in need of repair or replacement
 - Leaves/debris in the gutters and downspouts
 - Tree branches are too close to the roof structure
 - Vent roof jacks missing or improper installation
 - The roof covering is in need of replacement or extensive repairs, a Certified Roofing Company should be consulted
 - Brick chimney not properly flashed and counter-flashed
 - Skylight covers not secured and/or flashed properly
 - Missing rain skirts on metal fireplace or furnace flues
 - Roof penetration(s) not properly flashed/sealed
 - Missing/damaged rain caps on furnace/water heater flues
 - Missing/damaged rain caps on metal fireplace flues
 - Missing step flashing where a roof intersects at exterior wall
 - Roof ventilation system damaged and in need of repair
 - Loose, missing and/or damaged gutters or downspouts

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

Comments:

Point of Observation: Scuttle Entrance Entered Attic Area Some areas obstructed by storage

- Insufficient attic ventilation
- Damaged and/or missing roof sheathing
- Bath/Kitchen vents terminating in attic
- Damaged and/or missing vent screens
- Inadequate roof support and/or failed members
- Evidence of moisture penetration

Insulation:

Type: Batts Blown-in
 Approx. Depth of Insulation: _____ Inches

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E. Walls (Interior and Exterior)

Comments:

Interior Walls:

Signs of Structural Settling Signs of Water Penetration Freshly Painted

Exterior Walls

Type(s): Brick Cement Board Wood Stone
 Vinyl Aluminum Stucco Asbestos

- Fascia/trim boards are water damaged at several areas
- Caulking/sealant is separated or missing in some areas
- Wood siding is water damaged in several areas
- Some siding fasteners are backing out
- One or more areas were obstructed by foliage and/or other items
- Mortar is separated or missing in some areas
- Some cracks at the brick, stone, or stucco siding
- Siding shingles are cracked, loose or missing
- Weep holes not open and/or improper spacing

Interior Steps, Railings, Stairways and Balconies

Hand railing is loose/missing at one or more locations Vertical railing spacing is greater than 4"

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- ** Hand railing is not terminated properly
- ** Hand railing not at proper height
- ** Improper dimensions of stair raisers
- ** Improper dimensions of stair treads

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F. Ceilings and Floors

Comments:

- Ceiling cracks in some areas
- Floor cracks in some areas
- ** Water stains on ceiling
- ** Water stains on floor
- ** Signs of structural settling
- ** Freshly painted

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G. Doors (Interior and Exterior)

Comments:

Interior Doors

- Damaged doors at: _____
- Doors do not latch properly at: _____
- Doors at loose at the hinges at: _____
- Doors rub, stick or hit at frames at: _____
- Closet doors slide poorly or are off of their rails at: _____
- Doorknobs are in need or repair at: _____

Exterior Doors

- Sliding glass door slides poorly or improperly installed at: _____
- Sliding glass door does not latch/lock properly at: _____
- Sliding screen door is missing/damaged at: _____
- Safety glass not present at: _____
- Doors sealed poorly at: _____
- Doors do not latch properly at: _____
- Doors rub, stick or hit the frames at: _____
- Door locks or doorknobs are in need of repair at: _____
- Deadbolt locks, do not extend to properly lock the doors at: _____

Garage Doors

Type of Door(s): Metal Wood Fiberglass

- Some fastening hardware loose
- Doors and/or panels are water damaged
- Door locking hardware is loose and/or missing
- Tension springs are not safely secured

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H. Windows

Comments:

- ** Some windows are difficult to open or close _____ at:
- Some glass panes are loose, damaged or missing at: _____
- Some window lift supports are loose, damaged, or missing at: _____
- Some missing and/or damaged screens at: _____
- Some absence of safety glass at: _____
- Windows in sleeping areas are of inadequate size for egress _____ at:
- Thermal pain window seals have failed and moisture has penetrated at: _____

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- ** Inspection of the windows was limited due to furniture, window covers and/or stored items
- Burglar bars installed are a safety hazard. They do not provide adequate egress (escape) in the event of fire
- ** Storm windows installed are a safety hazard, if they do not provide adequate egress in the event of a fire

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I. Fireplace/Chimney

Comments:

Type of Fireplace: Factory Brick/Stone Free Standing

- Mantle is loose
- Starter wand is damaged
- No gas valve access panel
- Damper is in need of repair
- Hairline cracks in the firebox
- No firebox screen
- ** Firebox hearth inadequate size or damaged
- Some brick mortar is loose and/or missing
- Creosote build-up in firebox or flue
- No rain cap and/or spark screen in place
- Clean-out cover is loose and/or damaged
- ** Improper installation of gas log system

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J. Porches, Decks and Carports (Attached)

Comments:

- Vertical railing spacing is greater than 4"
- Railing is loose or missing at one or more areas
- ** Inadequate structural support members
- ** Some decking fasteners are backing out
- Some decking boards are loose or damaged
- ** Deck is not properly attached to main structure

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K. Other

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

- Service drop is loose and/or pulling away
- ** Service line is less than 10 feet above the ground

Main Disconnect Panel

Type of Wire: ** Copper ** Aluminum

- ** Panel(s) are not labeled properly
- ** Panel(s) are loose at the wall
- ** One or more knockouts are missing
- ** Double lugged breakers/fuses
- ** Incorrect size of breakers/fuses
- ** A/C condensing unit #1 specifies max amp breaker of ____ and a ____ amp breaker is in use
- ** A/C condensing unit #2 specifies max amp breaker of ____ and a ____ amp breaker is in use
- ** Panel has more than 6 main disconnects
- ** Panel inner safety cover is loose or missing
- ** Ground wire/rod could not be verified
- ** Ground wire not connected correctly to grounding rod
- ** Incorrect wire on breakers/fuses

Sub Panels

Type of Wire: ** Copper ** Aluminum

- ** Panel(s) are not labeled properly
- ** Panel cover(s) are loose at the wall
- ** Double lugged breakers/fuses in use
- ** Panel(s) installed at improper location
- ** Inadequate service space for sub panel
- ** One or more knockouts missing

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- ** Incorrect size of breakers/fuses
- ** Grounds and neutrals on same bus bar (typical of older home installations)
- ** Incorrect size wire on breaker/fuse

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

Comments:

- One or more junction boxes do not have covers
- One or more wiring connections are not in junction boxes
- Wires lying on the ground under house
- Branch circuits not correctly attached to panel

Outlet and Switches

Type of Wire: ** Copper ** Aluminum

- Improper outlets and/or switches used _____ at:
- Loose/damaged/missing outlets and/or covers _____ at:
- Inspection of outlets, switches and accessory connections was limited due to concealment
- Most or all the outlets are not grounded or are not the grounded type (typical of older homes with two wire systems)
- Aluminum wiring being used in outlets/switches not approved for aluminum wiring
- Aluminum wiring connections are missing antioxidant compound
- Concealed connections of aluminum and copper wire was not inspected

Ground Fault Circuit Interrupt (GFCI) Safety Protection

- Kitchen: Yes No N/A Bathrooms: Yes No N/A
- Exterior: Yes No N/A Garage: Yes No N/A
- Basement: ** Yes No N/A Wet Bar: Yes No N/A
- A/C Unit: Yes No N/A Pool/Spa: Yes No N/A
- No GFCI protection at one or more locations. This is considered a recognized safety hazard and in need of repair
 - GFCI circuit not inspected at: _____

Electrical Fixtures

- Some light fixtures and/or bulbs did not function
- Closet light fixture does not have proper clearance
- Some light fixture covers are damaged/missing
- Ceiling Fans and/or light fixtures wobble or vibrate

Smoke and Fire Alarms

- Alarm(s) are loose at the ceiling/walls
- No alarms installed - Safety Hazard
- Alarm(s) did not function - Safety Hazard
- No alarms installed in each bedroom
- Alarm(s) are not hard-wired or connected
- No alarms in hallways

Other Electrical System Components

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type and Energy Source: ,

Comments:

- Type of Equipment: Central Gas Electric Heat Pump Wall Heaters
- Floor furnaces in use may be hazardous ** Flue is loose or not properly connected to the unit
 - Inadequate ventilation for combustible air Flue is in contact and/or too close to combustibles
 - Rust at the burner and/or burner compartment Improper clearance between door and unit
 - Unit's blower fan and/or motor assembly vibrates No shut-off switch located at filter door opening
 - No gas cutoff valve and/or improper gas valve Return air filter needs cleaning and/or replacement
 - Gas is turned off and/or no pilot flame Unit not properly grounded to outlet
 - Gas leaks detected at: _____
 - System(s) show signs of being dirty. Recommend cleaning, servicing, and further evaluation by a licensed professional

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B. Cooling Equipment:

Type and Energy Source: ,

Comments:

- Type of Equipment: Central Evaporative
- ** Unit #1 - Supply Air Temp: _____ Return Air Temp: _____ Temp. Differential: _____ Degrees F
 - Unit #2 - Supply Air Temp: _____ Return Air Temp: _____ Temp. Differential: _____ Degrees F
 - ** Temperature differential is not within range of 15-20 degrees Fahrenheit)
 - Freon lines not properly insulated at: ** Condenser(s) ** Air Handler(s) ** In Attic
 - ** Condenser unit(s) coils dirty ** Unit not properly grounded to outlet
 - ** Condenser unit(s) are not level ** No electrical cut-off within view of condenser unit
 - ** Condenser coil(s) fins are damaged ** Air handler plenum is not properly sealed
 - ** Condenser airflow is restricted by foliage ** No drain pan and/or drain line under the air handler
 - ** Condenser(s) installed too close to structure < 18" ** Termination of condensate line is inadequate
 - ** Condenser pad missing or inadequate height of 3"
 - ** Cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees Fahrenheit at time of inspection. Operation at or below 60 degrees could cause damage to the unit.
 - ** System shows signs of being dirty. Recommend cleaning, servicing and/or further evaluation by a licensed professional

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C. Ducts and Vents

Comments:

- Type of Ducting: Flex Ducting Duct Board Metal Ducting
- ** Ducting is kinked or restricted in one or more places affecting airflow
 - ** Some ducting moisture barrier is damaged, missing and/or deteriorated
 - ** There is no central airflow to the room addition(s) and/or garage conversions

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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:

Water Source: Public Private **Sewer Type:** Public Private

Sinks

- " Leakage around sink(s) " Faucets have low water pressure " Drain stop inoperable
- " Hot and Cold water reversed " Loose/damaged faucet handles " Finish on sink is damaged
- " No shut-off valves under sink " Drains have no visible "P" trap " Water hammering noted
- " Caulking or grout in need of repair " Vegetable spray inoperable/leaking " Overflow not working

Bathtubs and Showers

- " Leakage around tub(s) " Faucets have low water pressure " Water hammering noted
- " Leakage around shower(s) " Absence of safety glass " Shower head is leaking enclosure
- " Hot and cold water reversed " Loose/damaged faucet handles " Improper slope of shower floor
- " Tile loose and/or missing " Shower diverter valve not " Enclosure needs to be sealed operating
- " Caulking or grout in need of repair " Drain stop inoperable " Soap dish missing

Commodes

- " Leakage around commodes " Seal leaking between tank & bowl " Loose at floor mounting
- " Bowl or tank is cracked/damaged " Flush mechanism inoperable " Tank water level is too high
- " Tank lid broken or missing " Bowl refill tube is missing " Flapper valves are faulty

Washing Machine Connections

- " Washing machine connected at this time - faucets, drains not tested for proper operation
- " Leakage at plumbing connections " Dryer vented into attic or under house

Exterior Plumbing

Outside Water Pressure: _____ **PSI**

- " Exterior hose bibs do not have back-flow prevention " Faucet handles are loose, damaged or missing
- " Leakage at: _____

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B. Drains, Wastes, Vents

Comments:

Ⓟ " " "

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

Energy Source:

Comments:

Energy Source: " Gas Electric

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Approx. age: ____ Years

Capacity: ____ Gallons

- ** Hot water temp. ____ Degrees Fahrenheit (Water temp above 110 degrees F is a safety hazard)
- is:
- ** Corrosion and/or signs of an intermittent leak at isolation valve and/or plumbing connections
- ** Unit is located in a Garage or adjacent area and is not elevated so that its ignition source is 18" above the floor
- ** Unit was not in operation at the time of inspection. Hot water temperature was not checked, inspection limited
- ** Unit has no drain pan and/or drain line installed under the unit if on second floor or in attic
- ** Leakage around unit
- ** Leakage around connections
- ** Hot and cold water lines reversed
- ** Cold water shut-off inoperable and/or missing
- ** Gas shut-off valve inoperable and/or wrong type
- ** Gas leaks detected around unit
- ** Improper gas line materials
- ** Flue is loose, damaged or poorly connected
- ** Unit is not properly vented for combustion air
- ** Flue is in contact or too close to combustibles
- ** Unit is not enclosed or protected from damage
- ** One or more covers are missing/damaged
- ** Mineral deposit noises can be heard in the unit

Water Heater Temperature and Pressure Relief Valve

- ** T/P valve has no drain line and/or wrong size
- ** T/P valve not installed at designated location
- ** Corrosion and/or leakage at connections
- ** Drain line is not plumbed to exterior
- ** Drain line runs uphill at some point
- ** Drain line is threaded at termination point

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D. Hydro-Therapy Equipment

Comments:

- ** Access panel is inaccessible
- ** Leakage around and/or under unit
- ** Unit does not operate
- ** Lack of ground fault circuit interrupter
- ** Deficiencies in ports, valves, grates and covers
- ** Electrical motor not bonded
- ** Vacuum switch does not operate
- ** Improper location of unit switch

V. APPLIANCES

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A. Dishwasher

Comments:

- ** Unit leaking
- ** No anti-siphon loop at the drain line
- ** Unit is not properly secured to the cabinet
- ** Door seal damaged or in need of repair
- ** Unit hardwired (should be plug device)
- ** Soap dispenser not functioning properly
- ** Rust present in interior of unit
- ** Heater does not work for drying

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B. Food Waste Disposer

Comments:

- ** Unit leaking
- ** Electrical cord is not properly secured
- ** Splash guard damaged
- ** Unit hardwired (should be plug device)
- ** Corrosion present on unit
- ** Unit drain below P-Trap

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C. Range Hood

Comments:

- .. Filter is dirty/greasy
- .. Vent pipe terminates improperly
- .. Control knobs/switches defective or missing
- .. Light not functioning
- .. Fan/Motor assembly vibrates and/or is noisy
- .. Fan and/or blower does not work

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D. Ranges/Ovens/Cooktops

Comments:

Range Type: Electric Gas

- .. Control knobs are loose and/or missing
- .. Burners do not operate at high and low settings
- .. Inadequate clearance from combustibles
- .. Absence of anti-tilt device
- .. Gas leaks were detected around unit
- .. Absence of gas shut-off valve or improper location
- .. Improper materials used for gas connections
- .. Deficiencies in the operation of the gas flame

Oven(s) **Unit #1:** Electric Gas **Unit #2:** Electric Gas

- .. Unit # 1 tested at 350 degrees _____ Degrees Variance (max 25 degrees)
- .. Unit # 2 tested at 350 degrees _____ Degrees Variance (max 25 degrees)
- .. Control knobs are loose and/or missing
- .. Unit not securely mounted
- .. Deficiencies in door seal / tightness of closure
- .. Inadequate clearance from combustibles
- .. Deficiencies in operation of timer and thermostat
- .. Gas leaks were detected around unit
- .. Broiler/heating element does not operate
- .. Thermostat sensing element not properly supported
- .. Deficiencies in the operation of the gas flame
- .. Interior light does not function

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E. Microwave Cooking Equipment

Comments:

- .. Deficiencies in door seal / tightness of closure
- .. Interior light does not function
- .. Does not operate by heating a container of water
- .. Timer does not function

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F. Trash Compactor

Comments:

- .. Key is missing and/or door does not lock
- .. Ram does not operate
- .. Unit not securely mounted
- .. Excessive noise and vibration

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G. Bathroom Exhaust Fans and/or Heaters

Comments:

- .. Units are loose at ceiling and/or wall
- .. Unit motors and/or fans are noisy
- .. Unvented gas wall heaters are considered a fire and safety hazard and are no longer recommended
- .. Heat lamp timer does not work
- .. Missing covers on unit(s)

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p		H. Whole House Vacuum Systems
					<i>Comments:</i>

p		I. Garage Door Operators
					<i>Comments:</i>

- | | | | |
|----|--|----|--|
| .. | Auto safety reverse does not work - Safety Hazard | .. | Switch is installed within reach of children |
| .. | Missing safety wire inside door springs | .. | Switch is loose or too damaged to operate opener |
| .. | Electronic sensors not installed at proper heights | .. | Unit(s) are loose or not properly secured to ceiling |
| .. | Electronic sensors do not operate | .. | No safety quick release rope to disable opener |

p	..	..	..		J. Door Bell and Chimes
					<i>Comments:</i>

- | | | | |
|----|---------------------------|----|-------------------------------------|
| .. | Doorbell did not function | .. | Doorbell switch is loose or damaged |
|----|---------------------------|----|-------------------------------------|

p	..	..	..		K. Dryer Vents
					<i>Comments:</i>

- | | | | |
|----|---|----|---|
| .. | Dryer vent cover is loose, damaged and/or missing | .. | Dryer vent is not vented to the exterior wall or roof |
|----|---|----|---|

p	..	..	..		L. Other Built-in Appliances
					<i>Comments:</i>