



Applied Building Science:  
We understand your home as an **ecosystem**

additional training and licensing =  
**superior knowledge** of building,  
electrical, mechanical, and  
plumbing systems

# PROPERTY INSPECTION REPORT

Prepared For: John Doe  
(Name of Client)

Concerning: 123 Congress Ave., Austin, TX 78701  
(Address or Other Identification of Inspected Property)

By: Roland Huettel, Professional Real Estate Inspector, TREC #4849, Building Analyst, BPI #06583  
(Name and License Number of Inspector) (Date)

Residential Code Inspector, ICC #5168939-R5, Heating & Air-Conditioning Contractor, TACLB42272E  
(Name, License Number and Signature of Sponsoring Inspector, if required)

click here to find out  
1. about the scope of our inspection  
2. how to take care of your investment

I=Inspected					D=Deficient
I	NI	NP	D	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): [ [Inspection Guidelines](#) ]

Type & Age: [ [Maintenance Guide](#) ]

> Concrete slab on grade, laid in approx. 1996, 1,613 sqf. per TCAD

blue text =  
tells you the  
inspected item is  
in working condition

> The foundation appeared to be properly supporting all imposed loads at the time of the inspection. No evidence of excessive movement or structural failure was observed.  
*Note:* not all of slab was visible due to installed floor coverings. Foundations on clay-based soils (common in Central Texas) require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement.

> [Feedback?](#)

click here & let us know how we did. We  
always strive to do better!

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

Types of Roof Covering(s):

Viewed From:

Comments: [ [Inspection Guidelines](#) ]

Main Roof Cover: [ [Maintenance Guide](#) ]

*Note:* the inspector walked the **2<sup>nd</sup> story roof cover** for an adequate, close-up inspection.

many inspectors don't access 2-story roofs!  
- We bring a 3-story ladder to every inspection &  
**GUARANTEE** a close-up inspection!

regular black text =  
gives you helpful  
information and  
details about  
installed systems

> Replacement layer of nailed 20 year-warranty asphalt shingles over solid plywood deck.

**bolded black text =**  
alerts you that the  
inspected item is  
deficient + provides  
you with eco.LINKS  
for more information

> No chimney cricket flashing was installed at 5' wide chimney back. Client should consider keeping debris from accumulating behind chimney on a regular

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**Building Code references** provide guidelines for repairs and/or upgrades

maintenance basis (to prevent roof run-off from backing up and causing a leak) or installing an adequately sized chimney cricket flashing.  
**"A cricket or saddle shall be installed on the ridge side of any chimney greater than 30 inches wide."**  
**(SEE International Residential Code, R905.2.8.3)**



**embedded photos** below bolded text illustrate issues described

> **Feedback?**

> **eco.TIP:** When replacing your roof covering, choose a light colored material and consider the longer life-spans of metal or tile (vs. asphalt shingles).

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**E. Walls (Interior and Exterior)**

Comments:

**Interior Walls:** [ [Inspection Guidelines](#) ]

*Note:* not all of the interior walls may have been visible due to installed wall coverings, furniture, stored items, etc.

> Elevated moisture levels (>50%) were **measured with moisture meter** in electric resistance mode (non-destructive) below leaky cold-water shut-off valve to washer connection in laundry room. Client was advised to remove drywall to further investigate extent of any concealed moisture damage in wall cavity.

**eco.TIPS** offer advice that can help you:

1. save money
2. improve indoor health & comfort
3. protect the environment



**special equipment** is used to inspect for moisture in concealed wall cavities

**eco.LINKS** give you "how-to" information about a deficiency

> **eco.LINK:** [How to check for moisture inside walls](#)

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> *Feedback?*

**click here & let us know how we did. We always strive to do better!**

> **eco.TIP:** Long walls and walls facing west will experience maximum solar heat gain. Overhangs, porches, awnings and trees can provide shade and protect exterior wall coverings from weathering.

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

#### B. Cooling Equipment

Type and Energy Source: [ [Inspection Guidelines](#) ] [ [Maintenance Guide](#) ]

> Central HVAC-system: electric

Note: for your safety and comfort, we recommend the cooling system be serviced before each cooling season. The primary condensate drain line should be flushed with a bleach/water solution at least once a year to prevent clogging.

##### Cooling Unit #1:

Outdoor Coil Model#:

-RCE42C2A, 3 1/2 ton unit

Make:

-Amana

Manufactured:

-'03

SEER (Seasonal Energy Efficiency Rating, should range from 10 to 17):

-13

Indoor Coil Model#:

-CHA42TCC, 3 1/2 ton unit

Location:

-garage closet

Make:

-Amana

Manufactured:

'04

Return Air Temperature:

-70

Supply Air Temperature:

-52

Temperature Differential

(normal range is between 16 and 22 degrees): -18

> Return air register was located by door to garage and return air filter was located at blower fan mechanical closet.

> Second return air register was provided in upstairs loft area.

> Excessively dirty return air filter was noted. Recommend replacing filter frequently to prevent a dirty evaporator coil/reduced efficiency. Client should consider having indoor coil cleaned due to this lack of air filtration (unfiltered air bypassing clogged filter wherever possible).

> **eco.LINK:** [How to replace an HVAC filter](#)

> *Feedback?*

> **eco.TIP:** Exchange filters frequently (a clean air filter affects the quality of the air you breathe and increases the life span of the equipment). Ceiling fans in all major rooms can provide additional comfort. A whole house fan, located in the attic can cool the house during warm and humid weather while the air-conditioning is turned off. A programmable thermostat and an optimally sized air-conditioner with a cooling efficiency of 13 SEER or higher can increase the energy-efficiency of your home.

**detailed information** about installed Heating & Cooling Equipment, incl. size, age, location of equipment and return air filters!

**eco.LINKS** can help you: get informed about a deficiency

**eco.TIPS** can help you:

1. save money
2. improve indoor health & comfort
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## Inspection Summary

**Inspection Summary**  
allows Realtors  
to **copy and paste**  
issues into amendment  
(from separately emailed  
Word document)

### **Important Notice:**

Please note that this "summary" does not constitute the finished report.

Careful study of the finished report is essential for a complete understanding of the inspectors' findings.

Additional information about installed systems, further details about system performances as well as system deficiencies, and in many cases photo documentation of certain property conditions as well as code references will be available to the client in the final Property Inspection Report, which fully complies with the rules of the Texas Real Estate Commission (TREC).

### **I. STRUCTURAL SYSTEMS**

> **No chimney cricket flashing was installed at 5' wide chimney back. Client should consider keeping debris from accumulating behind chimney on a regular maintenance basis (to prevent roof run-off from backing up and causing a leak) or installing an adequately sized chimney cricket flashing.**

**"A cricket or saddle shall be installed on the ridge side of any chimney greater than 30 inches wide."**  
(SEE International Residential Code, R905.2.8.3)

> **Elevated moisture levels (>50%) were measured with moisture meter in electric resistance mode (non-destructive) below leaky cold-water shut-off valve to washer connection in laundry room. Client was advised to remove drywall to further investigate extent of any concealed moisture damage in wall cavity.**

> eco.LINK: [How to check for moisture inside walls](#)

### **II. ELECTRICAL SYSTEMS**

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

> **Excessively dirty return air filter was noted. Recommend replacing filter frequently to prevent a dirty evaporator coil/reduced efficiency. Client should consider having indoor coil cleaned due to this lack of air filtration (unfiltered air bypassing clogged filter wherever possible).**

> eco.LINK: [How to replace an HVAC filter](#)

### **IV. PLUMBING SYSTEMS**

### **V. APPLIANCES**

### **VI. OPTIONAL SYSTEMS**



**TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT**

Austin

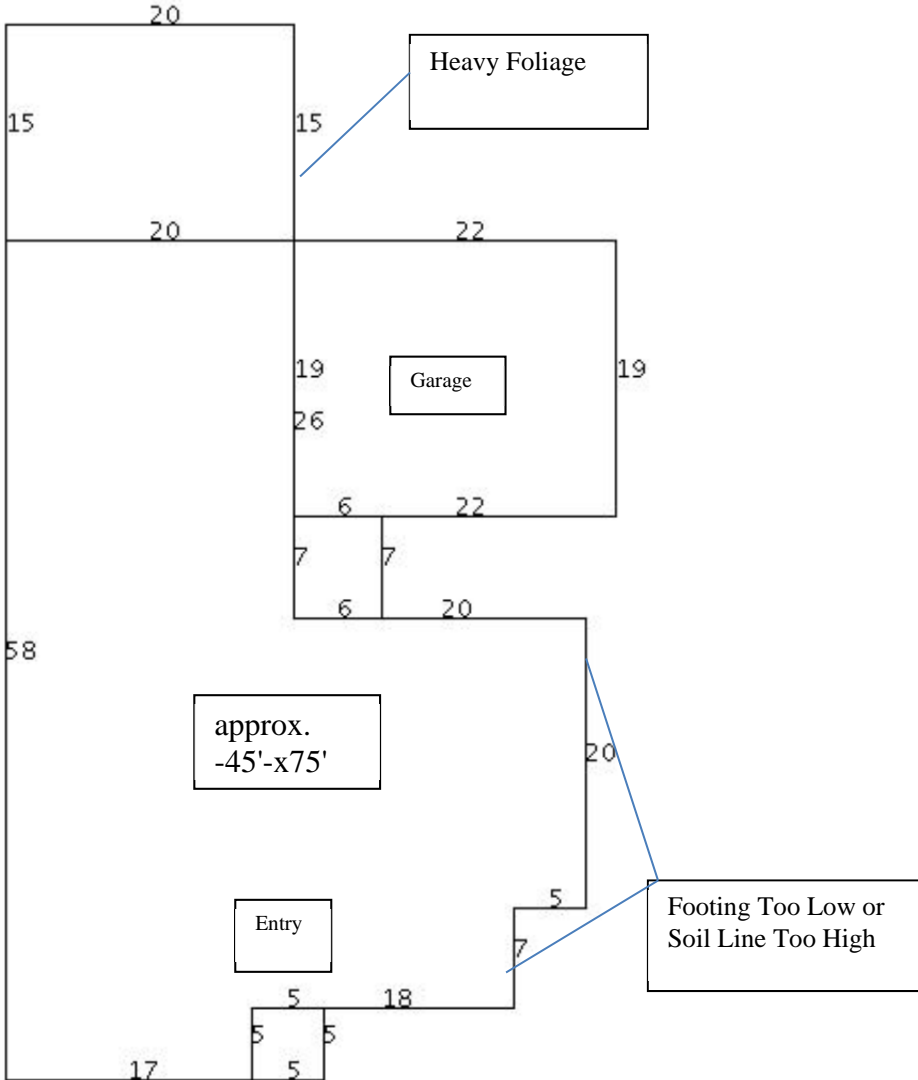
Inspected Address \_\_\_\_\_

City

Zip Code \_\_\_\_\_

**Diagram of Structure(s) Inspected**

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of Infestation, A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) – Specify \_\_\_\_\_



**-digital termite report includes footprint with measurements per tax record**

Additional Comments \_\_\_\_\_

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this transaction.

Signatures:

11A. \_\_\_\_\_  
Inspector

Notice of Inspection Was Posted At or Near

- 12A. Electric Breaker Box
- Water Heater Closet
- Bath Trap Access
- Beneath the Kitchen Sink

Approved: \_\_\_\_\_  
11B. \_\_\_\_\_

12B. Date Posted \_\_\_\_\_  
Date

Certified Applicator and Certified Applicator License Number

**Statement of Purchaser**

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: \_\_\_\_\_

Signature of Purchaser of Property or their Designee \_\_\_\_\_

Date \_\_\_\_\_

-----**FEE SCHEDULE**-----

**Competitive Pricing**



**Home Inspections:**

10 cents per sq.ft. (minimum base fee of \$325)

***Available Discounts:***

< 1,000 sqf.: **-\$25**

< 10 years old: **-\$25**

no attic and/or roof: **-\$25**

***Additional Charges:***

pier&beam foundation: **+\$50**

additional HVAC system: **+\$25**

sprinkler system: **+\$25**

>25 years old: **+\$25**

>50 years old: **+\$50**

travel fees may apply

duplexes and detached structures are separately quoted

**Termite Inspections:**

**\$60** (concrete slab)

**\$80** (pier&beam)

**\$99 Add-An-Audit**

by eco.inspections

**\$50 SAVINGS**

**Energy Audits (City of Austin's ECAD):**

**+\$99** if added to home inspection - one HVAC system

**or \$149** if Audit only - one HVAC system

**\$50** per additional HVAC system

**Third Party Performance Testing (City of Austin Code Enforcement):**

**+\$99** if added to home inspection - one HVAC system

**or \$300** if "Final Mechanical" only - one HVAC system

blower door, duct blaster, air flow, system static & room pressure differential tests

**\$150** per additional HVAC system

**\$200 SAVINGS**

**Building Performance Testing:**

call for quote