

Report ID#:

# PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

(Address or Other Identification of Inspected)

By:

Roland Huettel, Professional Real Estate Inspector, **TREC #4849**

(Name and License Number of Inspector)

Roland Huettel, Certified 3<sup>rd</sup> Party Inspector for the State of Texas, **TRCC #30892**

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

Our CODE-CERTIFICATION exceeds the minimum TREC-standard required for inspectors:  
- Building-, Mechanical- Electrical- & Plumbing- INSPECTOR LICENSE- # 30892

Additional pages may be attached to this report. Read them very carefully and review the attachments. If an item is present in the property but not inspected, an explanation is necessary. Comments may be provided by the inspector for repair.

-just click here to find out more about  
1. what exactly we (have to) inspect for &  
2. how to take care of your investment  
- for every listed item throughout the report!

I=Inspected	NI=Not Inspected	NP=Not Present	R=Not Functioning or in Need of Repair	Inspection Item
I	NI	NP	R	

color-coded text for easy reading:  
  
blue = no repairs needed

## 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. 1984

> The foundation appeared to be properly supporting all imposed loads at the time of the inspection. Note: not all of slab was visible due to installed floor coverings.

>

Many inspection companies don't access 2-story roofs and inspect from the ground only  
- We will GUARANTEE a close-up inspection!

color-coded text for easy reading:  
  
bolded black = repairs needed

### C. Roof Covering (If the roof is inaccessible, provide an explanation.)

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.

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

> **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.**

Report ID#: \_\_\_\_\_

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I	NI	NP	R	Inspection Item
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Building Codes are often cited in support of repair recommendations!

-Helpful especially for new construction!

“A cricket or saddle shall be installed on the ridge side of any chimney greater than 30 inches wide.”

**(Building Code Reference: IRC 2000, R905.2.8.3)**



Photos are provided throughout the report so you can see for yourself the issues in out-of-sight areas!

> **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).

**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 is advised to remove drywall to further investigate extent of any concealed moisture damage in wall cavity.



> **eco.TIPS** in **green print** are intended to raise awareness for some common-sense measures that can:

1. save you money long-term,
2. improve your health & comfort indoors
3. protect the environment.

Concealed wall cavities in Central Texas' hot & humid climate require careful inspection for moisture damage with more sophisticated equipment!

- Every inspection includes the use of this essential inspection tool!

> **eco.TIP:** Avoid paints, finishes and glues containing volatile organic compounds (VOCs). The VOC fumes can cause headaches, allergic reactions and other health problems.

I	NI	NP	R	Inspection Item
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color-coded text for easy reading:

regular black print = additional, helpful information about what we found in your home! (absolutely no "boilerplate" language!)

**Exterior Walls:** [ [Inspection Guidelines](#) ] [ [Maintenance Guide](#) ]

> Stone veneer over wood frame and vinyl siding over unknown original siding over wood frame.

> The exterior walls appeared to be in serviceable condition at the time of the inspection.

> **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.

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**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#:

Make:

Manufactured:

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

-RCE42C2A, 3 1/2 ton unit

-Amana

-'03

-13

Indoor Coil Model#:

Location:

Make:

Manufactured:

Return Air Temperature:

Supply Air Temperature:

Temperature Differential

(normal range is between 16 and 22 degrees):

-CHA42TCC, 3 1/2 ton unit

-garage closet

-Amana

-'04

-70

-52

-18

DETAILED INFO about installed Heating & Cooling Equipment:

-size, age and location of equipment, return registers and return filters!

> 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).

color-coded text for easy reading:

green print = save money, increase comfort & protect the environment!

> **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.

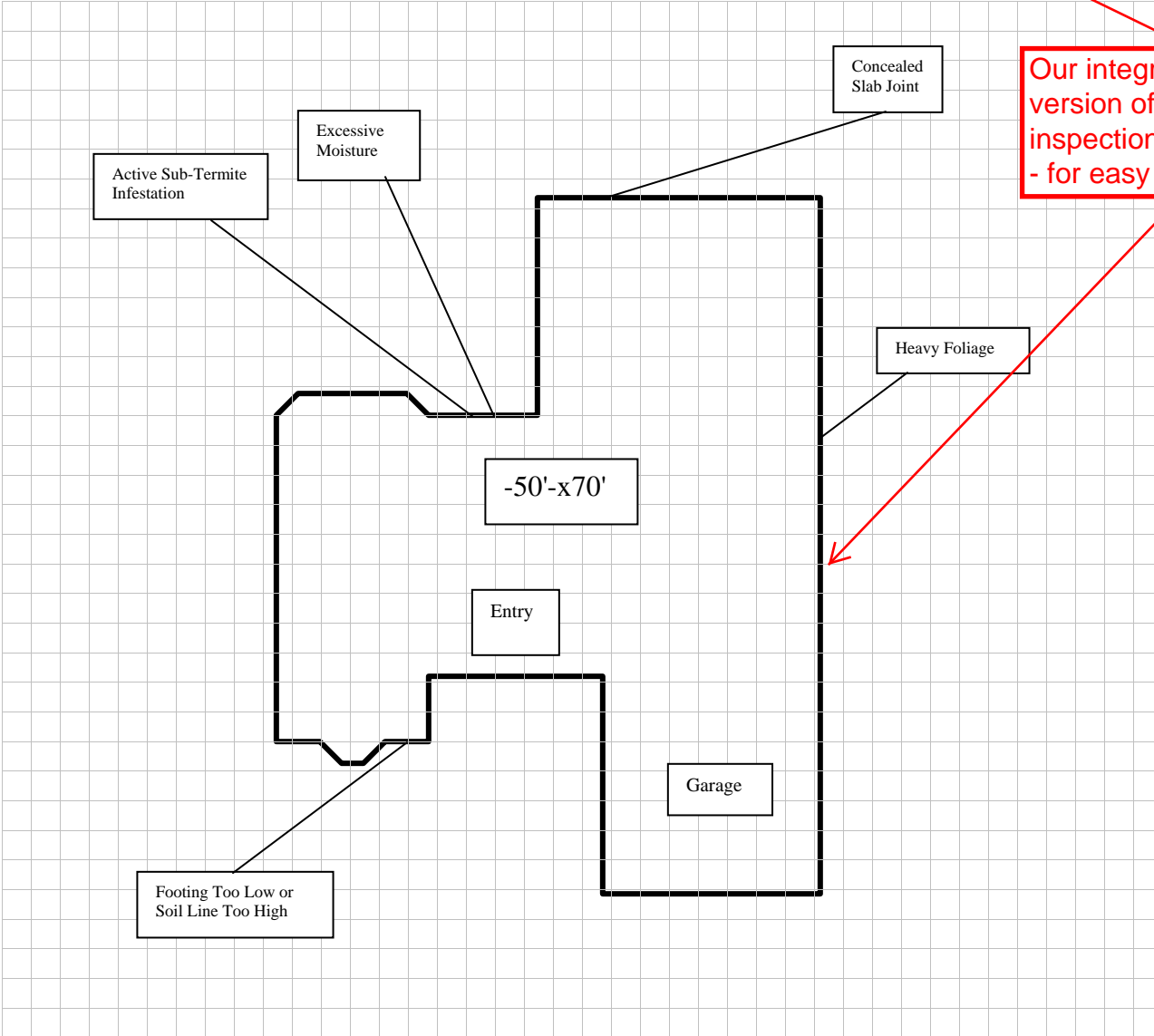
**TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT**

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

City \_\_\_\_\_

**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 \_\_\_\_\_



Our integrated, digital version of the termite inspection report - for easy reading!

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. \_\_\_\_\_

41995T

12B. \_\_\_\_\_

Date Posted \_\_\_\_\_ Error! Reference source not found.

Certified Applicator and Certified Applicator License Number \_\_\_\_\_

Date \_\_\_\_\_

**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 \_\_\_\_\_

# Inspection Summary

## Important Notice:

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

It is only an **on-site, preliminary print-out for the clients' and realtors' immediate use.**

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).

**On-site printed summary report,  
so you can make notes during the  
final walk-through with the inspector!**

## I. STRUCTURAL SYSTEMS

> No chimney cricket flashing was installed 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."  
(Building Code Reference: IRC 2000, 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 is advised to remove drywall to further investigate extent of any concealed moisture damage in wall cavity.

## II. ELECTRICAL 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).

## IV. PLUMBING SYSTEMS

## V. APPLIANCES

## VI. OPTIONAL SYSTEMS