



ADVANCED

HOME INSPECTIONS PLLC

INTERNACHI® CERTIFIED

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SAMPLE REPORT

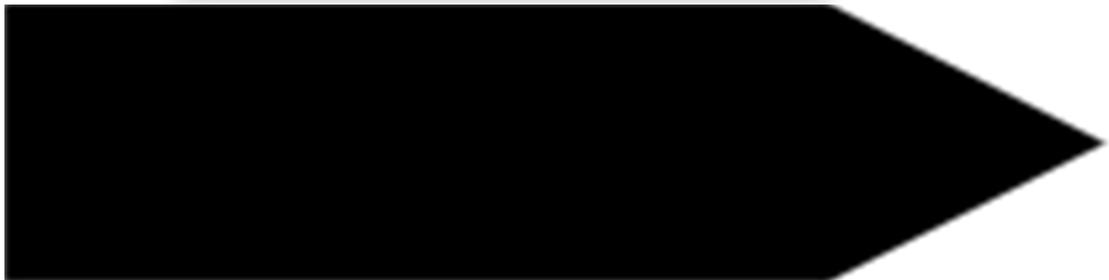


Table of Contents

TOC.....	2
Additional Info Provided By Inspector.....	1
Structural Systems.....	6
Foundations.....	6
Grading and Drainage.....	7
Roof Covering Materials.....	8
Roof Structures and Attics.....	10
Walls (Interior and Exterior).....	12
Ceilings and Floors.....	15
Doors (Interior and Exterior).....	16
Windows.....	16
Stairways (Interior and Exterior).....	18
Fireplaces and Chimneys.....	18
Porches, Balconies, Decks, and Carports.....	18
Other.....	18
Electrical Systems.....	19
Service Entrance and Panels.....	19
Branch Circuits, Connected Devices, and Fixtures.....	20
Heating, Ventilation and Air Conditioning Systems.....	21
Heating Equipment.....	21
Cooling Equipment.....	22
Duct Systems, Chases, and Vents.....	23
Plumbing Systems.....	24
Plumbing Supply, Distribution Systems and Fixtures.....	24
Drains, Wastes, and Vents.....	25
Water Heating Equipment.....	26
Hydro-Massage Therapy Equipment.....	27
Gas Distribution Systems and Gas Appliances.....	27
Other.....	27
Appliances.....	27
Dishwashers.....	27
Food Waste Disposers.....	28
Range Hood and Exhaust Systems.....	28
Ranges, Cooktops, and Ovens.....	28
Microwave Ovens.....	28
Mechanical Exhaust Vents and Bathroom Heaters.....	29
Garage Door Operators.....	29
Dryer Exhaust Systems.....	29
Other.....	29
Summary.....	30
Invoice.....	31
Waver.....	31



PROPERTY INSPECTION REPORT FORM

Stuart Fleming <i>Name of Inspector</i>	24786 <i>TREC License #</i>
_____ <i>Name of Inspector</i>	_____ <i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Thank you for choosing Advanced Home Inspections. This report provided by Advanced Home Inspections contains the good faith opinion of the inspector(s) concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substance, whether or not the property lies within a flood plane or flood prone area, whether or not property lies within or in close proximity of a geological fault, presence of termite or other wood-destroying organisms, or compliance with local codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.

The Company makes no guarantee or Warranty as to any of the following:

- *That all defects have been found or that company will pay for repair of undisclosed defects.*
- *That any of the items inspected are designed or constructed in good and workmanlike manner.*
- *That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection.*
- *That any of the items inspected are merchantable or fit for any particular purpose.*

With any visual inspection, it is impossible to assess the full extent of any noted discrepancy. No destructive testing or dismantling of building components is performed. However, the information provided in this report is intended to help you identify the problem areas. If necessary, a detailed, in depth examination by a qualified professional should be obtained to determine the full extent and cause of any noted problem.

The information contained in this report is based on a visual observation of the property and is designed to be clear and easy to understand. The comments are an opinion of the observations, determinations, or findings as defined by the Texas Real Estate Commission (TREC)-Real Estate Inspectors Standards of Practice (§535.227-§535.233) and are not intended to be, nor are they, a definitive summary of the recommended repairs. All structures are in need of some repair. It is not the responsibility of the inspector to make recommendations to the client regarding the purchase of the property, only to observe and comment. The condition of the property is based on the client's own value system, not the inspectors.

Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The following descriptions are used to identify comments in this report:

Systems and Topic Headings:

Texas Real Estate Commission Property Inspection Report Form REI 7-6 (Revised 8/2021)

Note:

General information and/or observations for client awareness of conditions that may not necessarily warrant immediate attention.

Deficiencies:

A condition that adversely and materially affects the performance of a system, or component; or constitutes a hazard to life, limb, or property as specified by these standards of practice.

Front, Rear, Left and Right: Denotes location by facing the property from the street.

Check boxes are used to denote location, identification purposes and items that are listed as deficient.

Conditions at the time of inspection:

Present at Inspection: Buyer Buyers Agent Listing Agent Occupant

Other

Building Status: Vacant Owner Occupied Tenant Occupied Other

Weather Conditions: Cloudy, Intermittent rain

79 Outside Temperature 77% Humidity

Hard Rain in last 3 days: Most likely not Yes

Utilities On: Yes No Water No Electricity No Gas

House Faces: Northeast

Special Notes: _____

Inaccessible or obstructed areas:

- Sub Flooring Attic Space is Limited - Viewed from Accessible Areas
- Floors Covered from the moisture meter. Plumbing Areas - Only Visible Plumbing Inspected with assistance
- 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.**



TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features, such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.



This form has been approved by the Texas Real Estate Commission for voluntary use by its license holders. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC Form No. OP-1

Some of the Equipment Used During the Inspection

Tramex Moisture Meter

Relative Moisture Meter Reading Range

Normal	Higher Than Normal	High
Relative reading of 0 -- 13	Relative reading of 14 -- 19	Relative reading of 20 +

The Tramex Moisture Meter is used to obtain relative readings between suspected problem areas and dry areas.

Important notice about moisture meters: The moisture meters are used to help locate problem areas. It must be understood that the test equipment is not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction within the wall cavity, the meter will get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. High readings do not always mean there is a problem, nor do low readings necessarily mean there is not a problem.



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SAMPLE REPORT



I=Inspected

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

Type of Foundation(s): Slab on Grade

Foundation Performance Opinion:

On the basis of today's observations, it is the inspector's opinion that the foundation is functioning as intended. It is not uncommon to have foundation movement in this part of the country due to the expansive clay soil that exists well below the surface and/or influences like the large tree(s) that's adjacent to the house and/or inconsistent moisture levels around the house. Further movements and separations of the foundation is possible. However, if you notice larger cracks in the brick, foundation and/or unusual movements in the house (out of square doors, new sheetrock cracks, cracks in the foundation) you should consult with a structural engineer as soon as possible.

Foundation Performance Note: Weather conditions, drainage, underground leaks, erosion, trees/vegetation, and other adverse factors can effect the structure allowing differential movement to occur. This inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted. This was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. In the event that structural movement is observed, the client is advised to consult with a Structural Engineer or foundation specialist who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or reduce structural movement.

Suggested Foundation Maintenance & Care: Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils is mandatory. Drainage must be directed away from all sides of the foundation with grade slopes. For information regarding maintenance and repair of foundations in this region visit <http://www.houstonslabfoundations.com>

Note: Portions of the dwelling slab were not visually accessible due to high soils, patio decking and flatwork covering the slab. The visual inspection of the exterior of the slab was obstructed at several locations.

Observations of Structural Movement or Settlement:

No indications of defects observed at the time of inspection.

Foundation Deficiencies:



Buckle nails observed in several places. Buckle nails do not penetrate deep into the foundation but can be sharp and unsightly.

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☑ Construction debris that crosses the gap between the siding and the ground observed at the right side and rear patio. Nothing should cross this gap in order to prevent pest intrusion into the structure.

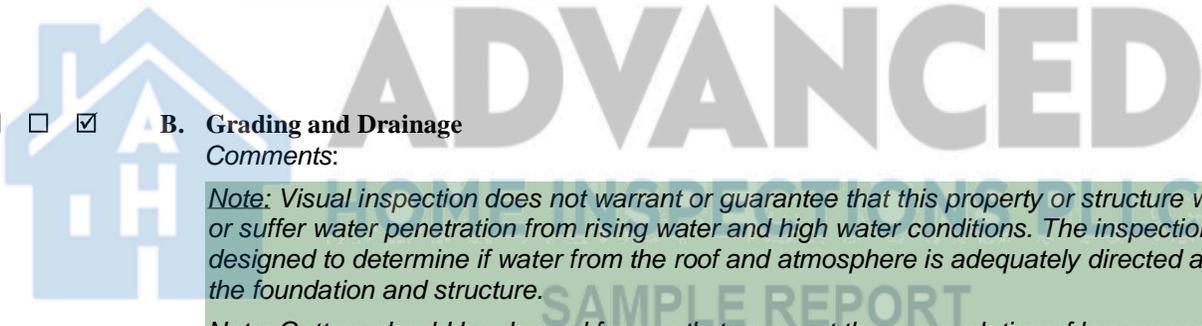


☑ Rebar observed on the right side protruding from the foundation. Rebar should be trimmed to prevent rust intrusion into the foundation.

☑ Siding damage observed over the rebar.



☑ Void observed in the concrete on the right side. This void appears to expose the fixed end of a post tension cable. Voids should be filled and post tension cables should be covered to prevent foundation damage.



☑ ☐ ☐ ☑

B. Grading and Drainage

Comments:

Note: Visual inspection does not warrant or guarantee that this property or structure will not flood or suffer water penetration from rising water and high water conditions. The inspection is designed to determine if water from the roof and atmosphere is adequately directed away from the foundation and structure.

Note: Gutters should be cleaned frequently to prevent the accumulation of leaves and debris. Improperly secured gutters, as a result of weight from the accumulation, may cause potential damage to the adjacent exterior / soffits / fascia or roof.

Most of the greater Houston area soils contain expansive clays. Therefore, proper care of the soil under and around your home's foundation is very important in preserving the integrity of the structure. Implementing drainage provisions and a watering program around the perimeter of the dwelling will help to stabilize soil conditions and reduce the risk of abnormal differential movement.

Grading and Drainage Deficiencies:

GRADING:



☑ Grass observed crossing the gap between the ground and the structure. Nothing should cross or close this gap in order to minimize pest intrusion into the structure.



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☑ Grading at front flower bed appears that it may direct water back toward the foundation.



☑ High soil levels observed under stucco like surfaces at the front. Stucco like surfaces should be 6 inches above soil or flowerbeds.



☑ Low soil observed behind the service entrance pipe. Soil should be added to properly support the foundation.

☑ Evidence of ponding water was observed at the left, right and rear. Grading should be improved to prevent standing water.

GUTTERS:

NOTE: Gutters not installed around the total perimeter of the structure at the time of the inspection. Gutters are an important component of the rainwater collection and diverting system designed to protect the foundation and siding and their installation should strongly considered.

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Comments:

Type(s) of Roof Covering: Architectural Composition/Fiberglass/Asphalt Shingles

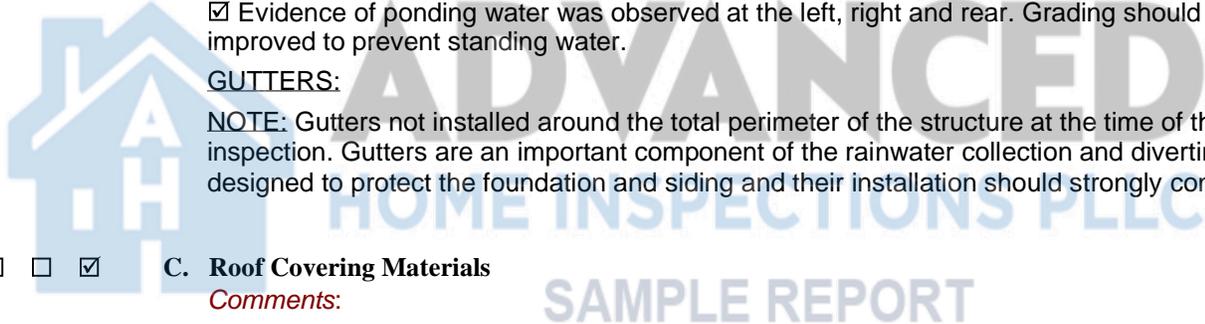
Viewed From: Walked the roof

Note: It is not within the scope of this inspection to determine the remaining life of the roof covering, age of the roof covering, identify latent hail damage, determine the number of layers of roof covering material, exhaustively examine all fasteners and adhesions, or provide an exhaustive list of previous repairs and locations of water penetrations. The roof covering will be viewed from the ground if the inspector may damage the roof covering or cannot safely reach or stay on the roof surface.

Note: The inspection of this roof may show it to be functioning as intended, or deficient due to minor repairs needed. This inspection does not determine the insurability of the roof. Having an insurance company physically inspect the roof prior to closing, to fully evaluate the insurability of the roof, is strongly advised.

Roof Performance Opinion:

☑ The roof covering is experiencing normal wear.





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Roof Covering Deficiencies:

SHINGLES:



☑ Construction debris (nails, staples and shingles offcuts) should be removed from the roof covering material.



☑ Aggregate loss observed on several shingles.



☑ Physical damage to shingles observed at several places. A qualified roofing contractor should be consulted to determine repairs.



☑ Compressed wood is not a roof covering material and must be protected from weather by an appropriate material. Compressed wood should be removed or covered.



☑ Siding materials observed less than 1 inch above roof covering materials in several places. Siding materials should be separated by at least 1 inch to prevent moisture being trapped between the roof covering and the siding.

RIDGE CAP SHINGLES:



☑ Ridge cap shingles appear to have lifted or not secured properly. Ridge cap shingles should be secured to prevent wind uplift.



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☑ Exposed nail heads on ridge cap shingles should be covered in caulking to prevent weathering.



☑ Safety tie-off at the ridge appears to be secured with only 1 nail on each band and the nail is not caulked. The safety bands should be properly secured and the nails caulked.

FLASHINGS:



☑ Roof to wall flashing missing on the front right side. Flashing helps prevent moisture intrusion into the structure.

ROOF JACKS:



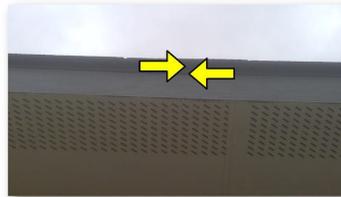
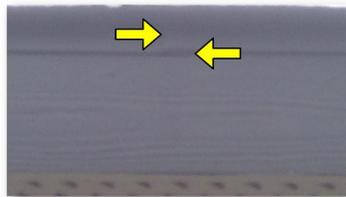
☑ Deteriorated caulking observed at the edges of several roof jacks. Caulking should be improved to minimize moisture intrusion into the structure.

DECK SURFACE:



☑ Steps in the deck surface should be investigated by the builder to determine the cause. Limited access to the underside of this area prevented any evaluation.

DRIP EDGE FLASHING



☑ Drip edge flashing requires 2 inches of overlap. Some areas were observed where the overlap is less than 2 inches.



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D. Roof Structures and Attics

Comments:

Viewed From: Entered Attic Area - by the equipment only - Information: Much of the attic area could not be safely accessed. The areas of the attic without walkways were not inspected except by the use of a flashlight.

Approximate Average Depth of Insulation: 8 to 13 inches

Insulation Type: Loose Fill and Batts

Note: Some of the example pictures included in this report have an infrared picture that is overlaid onto a digital image, or a digital picture was taken of the same area and placed beside the infrared image, so that the client can clearly see the location of the temperature anomaly/problem area and better understand the issue in question.

Insulation Deficiencies:



- Insulation around the upstairs attic platform is low in several places and should be improved to provide consistent insulation.

Ventilation Deficiencies:

No indications of defects observed at the time of inspection.

Attic Framing Deficiencies:

No indications of defects observed at the time of inspection.

Attic Moisture Deficiencies:

No indications of defects observed at the time of inspection.

Attic Access Ladder Deficiencies:



- Neither of the attic access ladders or covers are installed.
- The garage must have a fire rated cover installed to ensure the fire rating of the garage enclosure. This should be corrected before the structure is occupied.
- The upstairs attic cover should be installed and insulated to prevent conditioned air loss.

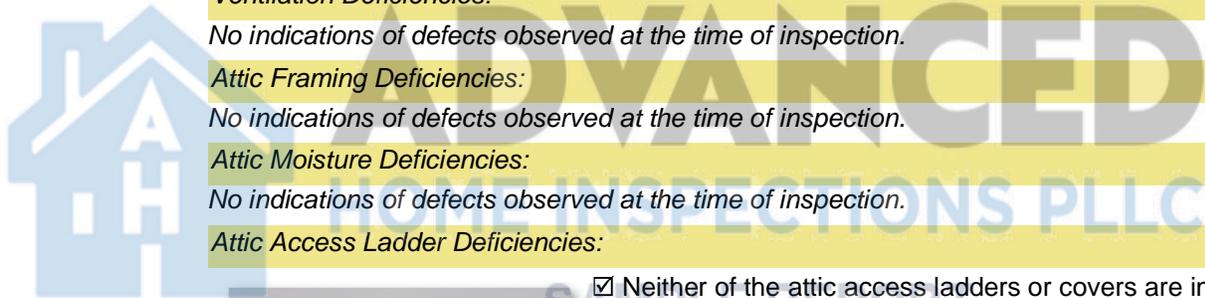
Attic Service Access Deficiencies:

- The garage attic service access has only 29 inches of headroom instead of the required 30 inches.

Other Attic Deficiencies:



- Hot water pipes must be completely insulated from within 5 feet of the point of heating to the point of use. Gaps were observed in the insulation of the hot water pipes.
- Cold water pipes should be insulated in unconditioned areas to prevent condensation which may drip into attic insulation.



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- No attic light in the garage attic. Each attic must have a light.
- Open junction box observed over the machinery in the garage attic. All junction boxes should have a cover or fixture installed.



- All holes from the exterior including those between the masonry siding and fascia boards should be no larger than 1/4 inch.

E. Walls (Interior and Exterior)

Comments:

Note: It is not within the scope of this inspection to report cosmetic damage or the condition of the wall coverings; paints, stains or other surface coatings; cabinets; or countertops; report the condition or presence of awnings; or provide an exhaustive list of locations of water penetrations.

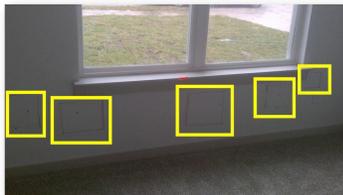
Note: Photographs accompanying comments in this report should be considered to be examples of the item or condition being described. Not every instance of an item or condition is necessarily represented with individual photographs.

Note: Newly constructed houses use lumber with a high moisture content. It is expected that as the lumber moisture content decreases as it ages, so too will the lumber size decrease. This decrease in lumber size may cause the development of minor cracking in the drywall in walls and ceilings. The most significant changes in lumber size will happen during the first year.

Interior Wall Deficiencies:



- Drywall cracks observed at several places throughout the structure. Small cracks such as the cracks observed are very common on new build construction.



- Wall holes should be sealed to prevent conditioned air loss.

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Wall trim caulking should be improved to minimize conditioned air loss.



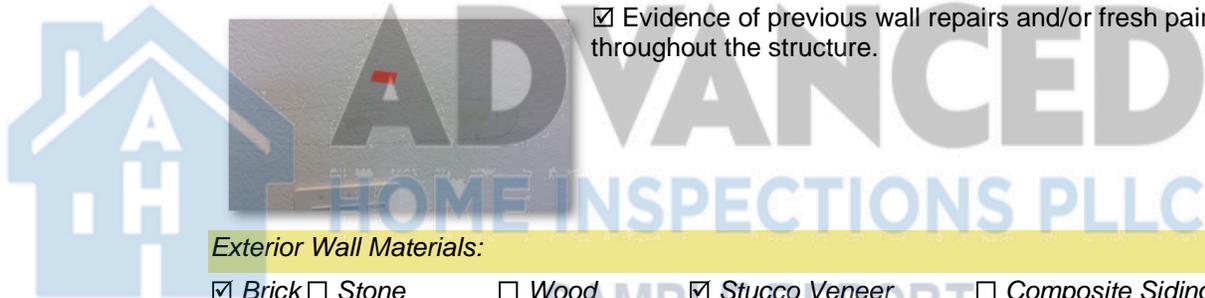
Holes in the walls for pipes should leave no more than 1/4 inch gap around the pipe to prevent pest intrusion and conditioned air loss. Conditioned air can condense in wall cavities.



Wall trim caulking including stair to wall trim caulking should be improved to minimize conditioned air loss.



Evidence of previous wall repairs and/or fresh paint observed throughout the structure.



Exterior Wall Materials:

- Brick
 Stone
 Wood
 Stucco Veneer
 Composite Siding
 Vinyl
 Aluminum
 Asbestos
 Cement Board
 Other:

Exterior Wall Deficiencies:

SIDING:



Caulking between cement board siding at the butt joints appears missing or deficient at the time of inspection.



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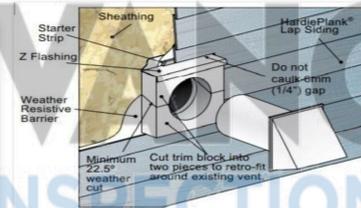
☑ Nails in cement board siding should be driven in to their full depth and painted or caulked over. Several nails observed sitting high.



☑ No drainage plane visible at the lower edge of several portions of the stucco like veneer. The builder should verify how the moisture behind this stucco like material will drain to the exterior.



☑ Cement board siding manufacturers recommend a 1/8 inch gap at butt joints of cement board siding that allow the boards room to expand when heated. This 1/8 inch was not visible in several places at the time of inspection.



☑ Holes and penetrations in the cement board larger than 1.5 inches are required to have flashed mounting blocks. For example: dryer vents – kitchen fan vents.



☑ Caulking between cement board siding, and between cement board siding and masonry veneer, appears missing or deficient at the time of inspection.



☑ Damaged cement board siding observed from an overdriven nail on the rear side and from a piece of foundation rebar on the right side.



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CAULKING:



☑ Caulking between cement board siding, and between cement board siding and masonry veneer, appears missing or deficient at the time of inspection.



☑ Seal all penetrations into the wall cavity to prevent pest and moisture intrusion into the structure.



☑ Expansion joint caulking appears missing or deficient. Expansion joints to should be caulked to prevent moisture intrusion into the structure.



☑ Caulking between cement board siding at the butt joints appears missing or deficient at the time of inspection.



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SAMPLE REPORT

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F. Ceilings and Floors

Comments:

Note: It is not within the scope of this inspection to report cosmetic damage or the condition of the ceiling coverings; paints, stains or other surface coatings; or provide an exhaustive list of locations of water penetrations.

Note: Newly constructed houses use lumber with a high moisture content. It is expected that as the lumber moisture content decreases as it ages, so too will the lumber size decrease. This decrease in lumber size may cause the development of minor cracking in the drywall in walls and ceilings. The most significant changes in lumber size will happen during the first year.

Ceiling Deficiencies:

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Drywall cracks observed at several places throughout the structure. Small cracks such as the cracks observed are very common on new build construction.

Floor Deficiencies:

No indications of defects observed at the time of inspection.

G. Doors (Interior and Exterior)

Comments:

Note: It is not within the scope of this inspection to determine the cosmetic condition of paints, stains or other surface coatings, report the condition of security devices, or operated door locks if the key is not provided.

Interior Door Deficiencies:

INTERIOR HARDWARE:

- Door hinges are loose at the pantry.
- Door stop missing or damaged at several locations throughout the structure.

Exterior Doors Deficiencies:



Caulking on the exterior of the front and rear doors including the threshold is deficient and should be improved to prevent moisture intrusion.

Weather strip not sealing properly, light visible around the exterior doors, was observed. Weather strip missing at the front, garage and rear doors.

Garage Doors Deficiencies:

Type of Door(s): Metal Wood Fiberglass

H. Windows

Comments:

Note: Only accessible windows were operated at the time of inspection. It is not within the scope of this inspection to report the condition of awnings, blinds, shutters, security devices or other non-structural systems; exhaustively observe insulated windows for broken seals, glazing for identifying labels, or identify specific locations of damage; or provide an exhaustive list of locations of deficiencies and water penetrations.

I=Inspected

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I NI NP D

Window Deficiencies:

INTERIOR:



☑ Caulking of the window frame to the window recess appears deficient. Caulking around the window frame prevents conditioned air loss which may cause condensation in the wall cavity.



☑ Dirt and debris was observed in several window pockets should be cleaned to prevent blockage of drainage areas.

☑ Windows binding or difficult to operate at the front right downstairs bedroom and upstairs right living room.

EXTERIOR:



☑ Caulking around the exterior of windows missing or deficient at several places. Caulking helps to prevent moisture intrusion into the walls.



☑ Window screens missing, damaged or incorrectly installed at several locations throughout the structure.



☑ Damaged window frame observed at the front left window.



☑ Broken glass observed at the rear left window.



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I. Stairways (Interior and Exterior)

Comments:

Note: It is not within the scope of this inspection to exhaustively measure every stairway component.

Stairway Deficiencies:

No indications of defects observed at the time of inspection.

NOTE: Thick carpet on treads and risers prevents an accurate measurement of stairway components.

J. Fireplaces and Chimneys

Comments:

Type of Fireplace: None Present

Flue penetration accessible at the attic: N/A

Gas Valve Location: N/A

Gas Key Present: N/A

Note: It is not within the scope of the inspection to verify the integrity of the flue, perform a chimney smoke leakage. Therefore, you may wish to obtain the services of a professional chimney sweep for these inspections and other services related to the fireplace and or chimney.

Fireplace Deficiencies

K. Porches, Balconies, Decks, and Carports

Comments:

Note: It is not within the scope of this inspection to exhaustively measure every porch, balcony, deck or attached carport components; enter any area where headroom is less than 18" or the access opening is less than 24" wide x 18" high.

Porches, Balconies, Decks, and Carports Deficiencies:

PATIO:



Cement board siding should be no less than 2 inches above hardscapes (concrete, masonry or tile) floors. The rear patio did not have the required clearance.



Masonry siding should be no less than 2 inches above hardscapes (concrete, masonry or tile) floors. The front patio did not have the required clearance at the time of inspection.
 High soil levels observed under masonry surfaces observed at the front patio. Masonry veneer should be a minimum of 6 inches above soil or grass.

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L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Note: It is beyond the scope of the inspection to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; conduct voltage drop calculations; determine the accuracy of over current device labeling; remove covers where hazardous as judged by the inspector; operate over current devices.

Service-Entrance Type: Below Ground

Service-Entrance Deficiencies:



Proper clearance not installed at the meter enclosure and exterior veneer. Min 1/4" clearance is required between electrical enclosures and the supporting wall on exterior installations. The meter enclosure should not be caulked blocking the required air space at the exterior veneer.

Service Equipment Disconnecting Means Enclosure: Square D Load Center

Service Equipment Main Breaker Installed: 150 Amps

Service Equipment Disconnecting Means Deficiencies:

DISCONNECT:



Proper clearance not installed at the disconnect enclosure and exterior veneer. Min 1/4" clearance is required between electrical enclosures and the supporting wall on exterior installations. The disconnect enclosure should not be caulked blocking the required air space at the exterior veneer.

PANEL BOARD LOCATION AND CONDITION:

Garage right wall Operable

Service-Entrance Equipment Grounding and Bonding:

Grounding and Bonding Deficiencies:



Grounding rods must be no less than 6 feet apart. Measured to be 5 feet apart.
 Grounding rods must be driven in to their full depth.

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I	NI	NP	D
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- The grounding electrode conductor connected to the grounding electrode is not protected from physical damage.
- Seal all penetrations at the exterior to prevent moisture intrusion into the structure.

Equipment bonding could not be verified at all key points. Proper bonding conductors must be installed to equalize electrical potentials. The lack of proper bonding creates a fire or a shock hazard. The presence of proper bonding should be verified by a licensed electrician or proper bonding of the equipment should be installed for safety.

The TREC Standards of Practice require comments on bonding; however bonding cannot be fully evaluated within the scope and limitations of a visual inspection process. If you have questions or concerns regarding bonding it is recommended to contact a licensed and qualified electrician. Equipment bonding could not be verified at all key points (Examples: interior water piping and/or water heaters and/or around water meters-gas lines and/or electrical enclosure and/or electrical raceways and/or electric outlets or junction boxes and/or CSST gas piping (manufacturer's compliance)). Proper bonding conductors must be installed to equalize electrical potentials. The lack of proper bonding creates a fire or a shock hazard. The presence of proper bonding should be verified by a master electrician or proper bonding of the equipment should be installed for safety.

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Type of Wiring: Copper Wiring

Note: It is not within the scope of this inspection to inspect low voltage wiring; disassemble mechanical appliances; verify effectiveness of smoke alarms; verify interconnectivity of smoke alarms; activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; verify that smoke alarms are suitable for the hearing-impaired; remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by the inspection standards of practice.

In occupied dwellings some of the electrical outlets may be covered and inaccessible at the time of inspection. Only accessible electrical outlets will be inspected. Personal belongings, occupied receptacles, stored items and furniture will not be adjusted or moved by the inspector to gain access.

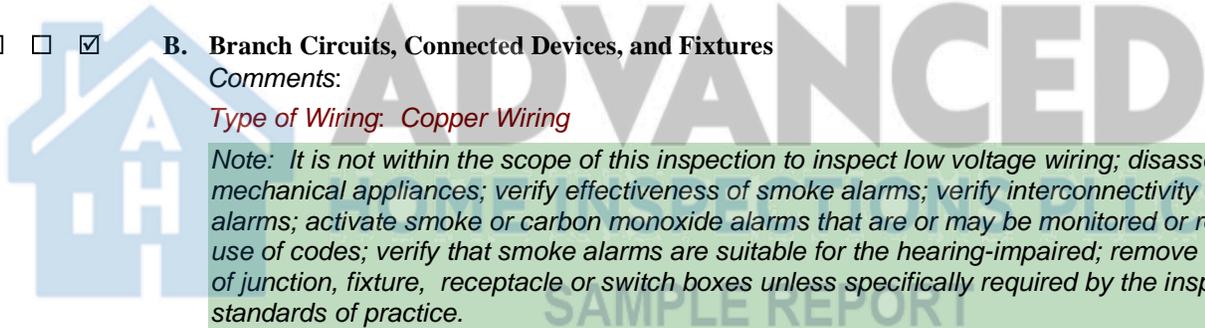
Note: Most smoke detector alarm manufactures recommend replacement of the smoke detector after 10 years. Therefore, if the smoke detector(s) is perceived by this inspector to be more than 10 years old it will be recorded as defective and in need of replacement.

Note: As part of my normal inspection and as a requirement of the TREC Standards of Practice I check appliances (kitchen related, HVAC related, plumbing related, etc.) for a bonding connection. If bonding is not observed it will be so-noted under "Deficiency" in this Electrical - Branch Circuit section of the report.

Branch Circuit Deficiencies:

GFCI:

- Label all GFCI protected receptacles including the receptacles in the utility room.
- Unable to verify that the dryer receptacle is GFCI protected. The builder should be able to document this.



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RECEPTACLES:



☑ Exterior receptacles are currently required to have a "weatherproof while in use" cover, also known as a plastic "bubble cover" type.

☑ Receptacle cover plate set screws missing at the kitchen.

LIGHTS:



☑ Light cover plate not installed at the upstairs left rear bedroom.

JUNCTION BOXES:

☑ Junction box cover plates observed missing at the garage attic machinery.

Smoke and Fire Alarms Deficiencies:



☑ Although the smoke alarm in the hall area satisfies the distance requirement from the bedroom door, the header sectioning off the small hallway has moved the smoke alarm from adjacent to the bedroom and it is now in a different room.



☑ Although the smoke alarm in the living room area satisfies the distance requirement from the bedroom door, the header sectioning off the small hallway has moved the smoke alarm from adjacent to the bedroom and it is now in a different room.

Doorbell Deficiencies:

No indications of defects observed at the time of inspection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑

A. Heating Equipment

Comments:

Type of System: Central

Energy Source: Gas

NOTE: The gas service was shut-off and locked out at the time of inspection. No operational checks possible.

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Note: The visual inspection of the heating equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the heating equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components as a heat exchanger, require dismantling of the furnace and is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; operate setback features on thermostats or controls; verify the accuracy of thermostats; inspect winterized or decommissioned equipment; inspect radiant heaters, steam heat systems, or unvented gas-fired heating appliances; inspect heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions; determine the integrity of the heat exchanger; compatibility of components; and the sizing, efficiency, or adequacy of the systems.

Heating Equipment Deficiencies:

INSTALLATION:



- The furnace inspection cover should be re-installed correctly by whoever removed it.

B. Cooling Equipment

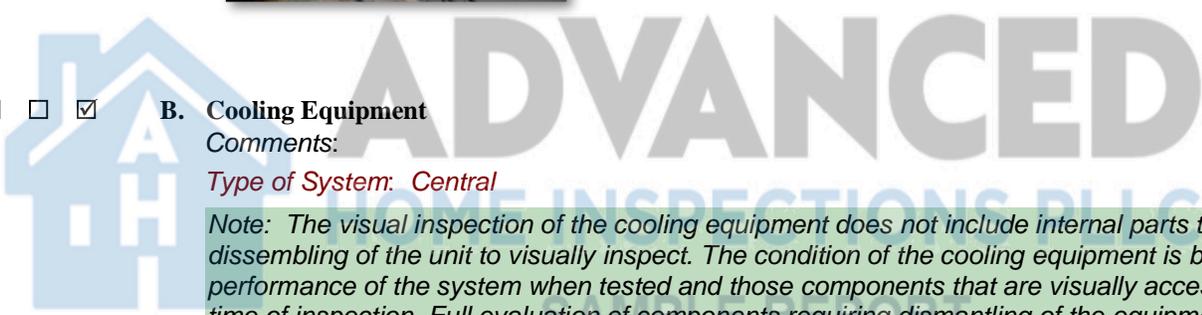
Comments:

Type of System: Central

Note: The visual inspection of the cooling equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the cooling equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; operate setback features on thermostats or controls; verify the accuracy of thermostats; inspect winterized or decommissioned equipment; inspect for pressure of the systems refrigerant, the type of refrigerant, or for refrigerant leaks; inspect multi-stage controllers, sequencers, or reversing valves; inspect winterized or decommissioned equipment; match tonnage of the interior coils and exterior condensing units; compatibility of components; and the sizing, efficiency, or adequacy of the systems.

Note: Air conditioning systems are designed for a maximum exterior design temperature of 95°F. When exterior temperatures exceed 95°F, the air conditioning system is operating past its design limit and interior temperatures will rise, and the unit(s) will run longer or continuously in an attempt to remove the heat. As a best case, a 20°F differential is all that can be expected between exterior temperatures and interior temperatures. Insulating from heat and ventilation can most likely increase the efficiency of an air conditioning system. Systems are supposed to be designed following a Manual "J" load calculation by state licensed HVAC contractors. Air conditioning systems are commonly designed with the intent that the occupant would install cloth drapes over window openings. Air conditioning loads and design are not able to adequately cool interiors where inadequate window coverings allow radiant heat into the structure.

Temperature Differential: 15



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Note: The acceptable differential temperature (temperature at the return minus temperature at the register) range of the house should be between 16° to 20°.F

Upstairs Unit

Supply Temp	54	Return Temp	69	Difference	15.0
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Cooling Equipment Deficiencies:

PERFORMANCE:

The temperature drop was insufficient on the air conditioning unit(s). This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

AUXILIARY DRAIN PAN:



Insulation/debris observed at the A/C auxiliary condensate drain pan. Insulation and debris can block the drain line causing a condensate backup which can damage ceiling materials.

HVAC systems should be inspected and serviced by a licensed technician per manufactures recommendations or on a bi- annual basis. If unable to obtain service records from current owner, buyer should consider having units serviced by a qualified and licensed professional.

C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: Flexible Duct

Note: The visual inspection of the duct system, chases, and vents does not include internal parts that require disassembling to visually inspect. The condition of the duct system, chases, and vents is based on the performance of the systems when tested and those components that are visually accessible at the time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; inspect duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers; inspect winterized or decommissioned equipment; compatibility of components; and the sizing, efficiency, or adequacy of the systems; balanced air flow of the conditioned air to the various parts of the building; types of materials contained in insulation.

Duct System, Chases, and Vents Deficiencies:

DUCTWORK:



Some of the ductwork to air handler retaining bands do not appear to be attached in the correct sequence. The outer band should be closer to the air handler than the inner band.

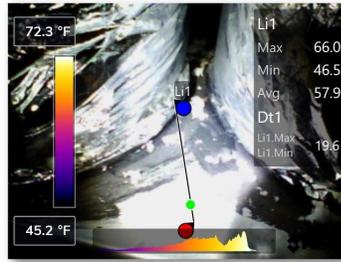
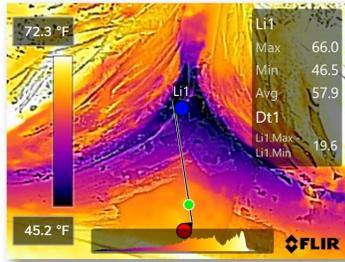
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Temperature differences and patterns associated with conditioned air leakage observed when using the thermal camera on the plenum.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

Location of water meter: Front Exterior

Location of main water supply valve: Left Garage Wall

Static water pressure reading: 65 PSI

Type of supply piping material: Unknown

Type of Water Piping System: PEX

Note: It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence of performance of private sewage disposal systems; determine the quality, potability, or volume of the water supply; effectiveness of backflow or anti-siphon devices.

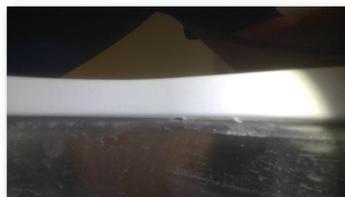
Plumbing Supply, Distribution Systems and Fixtures Deficiencies:

EXTERIOR:



The meter box is full of water preventing visual observation.

SINKS:



Caulk missing or deteriorated around several sink rims.



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TUBS:



☑ Caulk at the downstairs hall tub enclosure and fixtures is deficient and should be improved to prevent moisture intrusion into the walls.



☑ Caulk at the upstairs hall tub enclosure and fixtures is deficient and should be improved to prevent moisture intrusion into the walls.

SHOWER:



☑ Caulking of the shower enclosure at the downstairs ensuite is deficient and should be improved to prevent moisture intrusion into the walls.

COMMODE:



☑ Floor to commode caulking appears missing or deficient at several places.

☑ The bathroom commode tank missing 1" air gap between the water supply and overflow pipe.

☑ ☐ ☐ ☑

B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

Note: It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence of performance of private sewage disposal systems; determine the quality, potability, or volume of the water supply; effectiveness of backflow or anti-siphon devices.





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Note: Tub inspection access blocked or none installed and drain connections could not be visually inspected at the following locations:

Drains, Wastes and Vents Deficiencies:

EXTERIOR:



☑ Paint the sewer cleanout to prevent UV damage at the exterior.

☑ ☐ ☐ ☑

C. Water Heating Equipment

Comments:

Energy Source: Gas

Capacity: Tankless

NOTE: The gas service was shut-off and locked out at the time of inspection. No operational checks possible.

Note: The temperature and pressure relief test valve was not operated during this inspection due to the possibility of the valve not reseating and water damage resulting. Manufacturers recommend that valves older than three years be removed, cleaned and inspected or replaced. The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; determine the efficiency or adequacy of the unit.

Water Heater Equipment Deficiencies:

VENT:

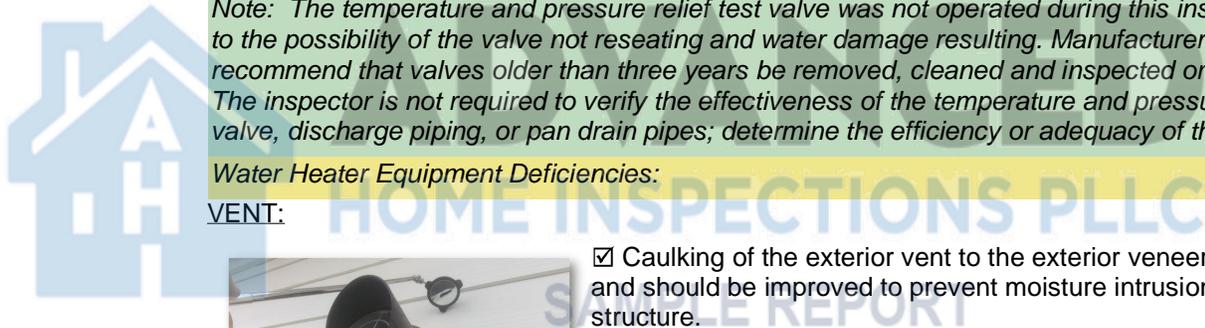


☑ Caulking of the exterior vent to the exterior veneer is deficient and should be improved to prevent moisture intrusion into the structure.

DRAIN PAN:



☑ Although a drain pan is not required due to the location of the water heater. A drain pan is recommended as the slab under the water heater is the same level as the slab inside the house. A catastrophic failure of the water heater may allow water to enter the structure.



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PERFORMANCE:



The gas is off at the meter and at the unit. No performance evaluation is possible.

D. Hydro-Massage Therapy Equipment

Comments:

Note: The inspector is not required to determine the adequacy of self-draining features of circulation systems.

Hydro-Massage Therapy Equipment Deficiencies:

E. Gas Distribution Systems and Gas Appliances

Gas Supply, Distribution Systems and Fixtures Deficiencies:

Gas Meter Location: Right Exterior

Bonding Clamp Location: Not properly bonded or could not be verified

Type Of Gas Distribution Piping Material: Black steel



The gas lines are rusted at the gas service entrance. The rust should be removed and the lines painted to protect it from further damage.



Gas service is off and locked at the time of inspection.

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

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Note: The dishwasher is operated in normal cleaning mode and heated drying mode when applicable. The inspector is not required to operate and determine the condition of other auxiliary components of inspected items.

Dishwasher Deficiencies:

No indications of defects observed at the time of inspection.

B. Food Waste Disposers

Comments:

Food Waste Disposal Deficiencies:



The food waste disposal connection clamp is not locked into place at the sink flange. Disposal vibration may cause the unit to leak or detach at the sink connection.

C. Range Hood and Exhaust Systems

Comments:

Note: The range exhaust vent is operated in normal mode. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.

Range Exhaust Vent Deficiencies:



Range hood vent pipe not installed.

D. Ranges, Cooktops, and Ovens

Comments:

NOTE: The gas service was shut-off and locked out at the time of inspection. No operational checks possible.

Note: The oven self-cleaning function is not inspected. The oven bake mode is tested at 350 degrees for temperature accuracy within 25 degrees.

Ranges, Cooktops, and Ovens Deficiencies:

No indications of defects observed at the time of inspection.

E. Microwave Ovens

Comments:

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I NI NP D

Note: Microwave cooking equipment is not inspected for radiation leaks. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items.

Microwave Oven Deficiencies:

No indications of defects observed at the time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Note: The mechanical exhaust vents and bathroom heaters are operated in normal mode. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.

Mechanical Exhaust Vents and Bathroom Heaters Deficiencies:

No indications of defects observed at the time of inspection.

G. Garage Door Operators

Comments:

Note: The garage door operators are operated from the mounted wall switches. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items.

Garage Door Operator(s) Deficiencies:

No indications of defects observed at the time of inspection.

H. Dryer Exhaust Systems

Comments:

Note: The dryer vent system is visually inspected where accessible. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.

Dryer Vents Deficiencies:



The dryer vent pipe appears to be crimped and should be rerouted to allow the free flow of dryer vent air.

I. Other

Comments:

SUMMARY:

SAFETY:

Roof Covering Materials

- " p Safety tie-off at the ridge appears to be secured with only 1 nail on each band and the nail is not caulked. The safety bands should be properly secured and the nails caulked.

Roof Structures and Attics

- " p The garage must have a fire rated cover installed to ensure the fire rating of the garage enclosure. This should be corrected before the structure is occupied.

Service Entrance and Panels

- " p Grounding rods must be driven in to their full depth.

REPAIRS/MAINTENANCE

Roof Covering Materials

- " p Compressed wood is not a roof covering material and must be protected from weather by an appropriate material. Compressed wood should be removed or covered.
- " p Roof to wall flashing missing on the front right side. Flashing helps prevent moisture intrusion into the structure.

Windows

- " p Broken glass observed at the rear left window.

Gas Distribution Systems and Gas Appliances

- " p Gas service is off and locked at the time of inspection.

