

# Home Inspection Report

Provided by:

**Acreage Property Inspections**  
Office (940) 391-5360 / Fax (940) 565-8014



**2000 Sample St.**  
**Anytown, TX**

**[www.licensedinspector.com](http://www.licensedinspector.com)**

**Acreage Property Inspections**  
**3105 Deerfield Drive Denton, TX 76208**  
**(940) 391-5360**  
**www.licensedinspector.com**

## **PROPERTY INSPECTION REPORT**

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**Prepared For:** John Doe  
(Name of Client)

**Concerning:** 2000 Sample St.  
(Address or Other Identification of Inspected Property)

**By:** Ted Kruger / TREC # 5209 10/18/2004  
(Name and License Number of Inspector) (Date)

Not Applicable  
(Name, License Number and Signature of Sponsoring Inspector, if required)

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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.

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**\*\*\*\*\* ADDITIONAL INFORMATION PROVIDED BY: Acreage Property Inspections \*\*\*\*\***

- 1. Any pictures and/or additional information that has been provided with the report is intended to be part of the report and should be kept for future reference.**
- 2. This report is intended to be in compliance with the Standards of Practice for Real Estate Inspectors in the state of Texas. The inspector is not responsible to exceed these standards in any way. You may obtain a copy of the Standards of Practice by contacting the Texas Real Estate Commission at 1-800-250-8732.**
- 3. Acreage Property Inspections recommends that professionally licensed contractors complete all repairs listed in this report prior to closing. It is possible that in the process of repair, items may be discovered that were not apparent to the inspector.**
- 4. If you have any problems or concerns with the inspection, please contact Acreage Property Inspections at 940-391-5360, as soon as possible.**

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

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

**I. STRUCTURAL SYSTEMS**

**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

It is not always possible on a *visual* inspection to indicate whether or not displacement of a foundation is beyond FHA standards of acceptable movement. If you are interested in obtaining this type of information, or exacting measurements of any displacement that may be present, I recommend that you consult with a structural engineer.

It is beyond the scope of this inspection to make any claims or guarantees about the possibility of *future* structural displacement or past structural repairs.

For purposes of left and right in this report, picture yourself facing the front of the home. You have your left and right sides.

Slab on Grade  Pier and Beam

Type of inspection  Visual Only, by Home Inspector  Engineer's Evaluation

*Comments: (An opinion on performance is mandatory.):*

The steel reinforced foundation appears to be performing its intended function at the time of inspection, no evidence of foundation failure was observed.

**B. Grading & Drainage**

It is advisable to maintain at least two inches of clear area between the ground and the brick ledge of the foundation.

Proper drainage is *critical* to the future performance of the foundation. If for any reason water is found standing near the foundation for an extended time, (more than 24 hours) drainage corrections will be necessary.

Proper drainage  Yes  No -  Front  Rear  Left  Right

Soils near foundation overly dry during time of inspection  Yes  No

*Comments:*

Grading and drainage not complete at this time – it is suggested to verify that all wood foundation forms have been removed prior to topsoil backfill – FYI.

I	NI	NP	R	Inspection Item
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**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)  
Type  Composition  Wood  Metal  Tile/Slate  Built Up/Flat  
General Overall Condition  Good  Average  Aging  Old  
Observed from  Roof  Ground With Binoculars  Ladder  
Tree limbs within three feet of roof  Yes  No  
Weather conditions  Clear  Rain  Cloudy  Snow

*Comments:*

Power ventilators present – consider wind turbine for long term performance  
Properly repair or seal all holes in shingles where toe boards were present at stucco areas.  
Lower the rain collar vent flashing at left side of roof to prevent potential of water entrance.  
Several PVC flashing boots damaged at rubber gasket right side of roof – replace as needed.  
Install counter flashing shingles at the front left of house at 2-story area as needed to prevent water entrance.  
Overall the fiberglass composition shingle roof is in good condition – no significant issues observed – FYI.



I	NI	NP	R	Inspection Item
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**D. Roof Structure & Attic** (If the attic is inaccessible, report the method used to inspect.)

Attic accessibility  Full  Partial  Hatch only  No Access

*Comments:*

Install platform decking at top of pull down stairs at single car garage to front of units as required by TREC standards.

Replace damaged OSB at front of unit in attic off of garage area and properly support existing OSB at front of unit & cut out areas – currently several areas are weak and are considered to be hazards when stepped on improperly.

Suggest install decking in attic beyond strong back at attic area in front of units. Decking improvements needed at 3<sup>rd</sup> floor attic area near horizontal units – safety concern.



I	NI	NP	R	Inspection Item
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**E. Walls (Interior & Exterior)**

I have not attempted to determine the condition of the interior wall framing or other areas of the property that are not readily accessible. It is possible to find wood rot or even termite damage inside a wall if it is opened for the purposes of repairs or remodeling. I simply cannot report the condition of items that I cannot inspect.

The home is currently  Occupied  Vacant

Type of wall structure  Wood Frame  Metal Frame  Concrete Block

Type of exterior veneer  Brick  Wood / Composite  Siding  Stucco

**Comments: INTERIOR WALLS:**

A room by room survey of all interior and exterior framing and construction components has been made – all areas in need of improvements or corrections will be addresses in report as well as areas difficult to observed have been painted red for identification purposes.

Overall the quality of framing lumber use is average or better and the framing labor and installation appears to be properly installed and in accordance with local building codes – in my opinion the framing result is average of a home in this size and style – however there are several areas that have been observed that should be addresses and corrected.

Overall poor foam & energy seal installation observed. Significant improvements needed windows, doors, woodwork inside corners, damage exterior wall sheeting at all interior areas of house that contact exterior or attic areas.

**DS FRONT ENTRY OFFICE**

Several bowed studs present.

Repair damaged OSB front exterior wall.

Foam seal improvements at windows and inside corners of studs.



I	NI	NP	R	Inspection Item
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**FRONT ENTRY**

Foam seal improvements front entry door area - Numerous stored items in the  
No foam seal at 2 story window over front entry door  
Several bowed studs  
Front entry door header not flush with cripples  
Front entry door not installed

**DINING ROOM**

Level 2x4 furr down flush with header at entry area  
Foam seal improvements at windows and inside corners of studs  
Bowed stud



**BUTLERS PANTRY**– between kitchen and dining room  
Bowed stud & Furr out several studs

**FRONT ENTRY & SMALL HALLWAYS**

Improvements needed at top of studs under radius stairwell for vertical support  
(significant void)  
Bowed stud – left side hallway



I	NI	NP	R	Inspection Item
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**DS SMALL DEN**

Remove nails & studs (sheetrock obstructions)  
Add bottom plate piece rear exterior wall – 2 areas  
Foam seal improvements needed at windows  
No foam seal on upper windows  
Significant voids at exterior blackboard above upper windows and below lower windows



**DS HALF BATH NEAR FRONT ENTRY**

Suggest install deadwood for toiler rollers, towel bars, etc...  
No electric rough in over sink for wall mounted lighting ?  
Headers not flush with cripples

**MASTER BEDROOM**

Foam seal improvements needed at windows and inside corners of studs  
Poor reveal at numerous windows at window frame to sheetrock  
Several bowed studs present  
Header not flush with cripple at entry door area  
Return air duct chase over entry door not completely sealed at inside area



I	NI	NP	R	Inspection Item
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**MASTER BATH**

Tub deck to be altered in size (per Bob) – verify access panel to be installed at front or side of tub unit as required.

Water leak at supply line left side exterior wall – due to leakage present it is suggested to re-test supply lines after repair for additional leaks – FYI.

Several bowed studs present

Protect all vinyl liner shower pans and toilet drains as needed



Headers not flush with cripple at entry door

Properly terminate 14 gauge wire at top of master shower

Nail 2"x4" to 2"x6" in toilet area

Suggest install deadwood for toilet rollers, towel bars, etc...

Master Closet - Properly Fur out exterior wall at AC lines (not flush)

Repair damaged blackboard left side exterior & OSB

Properly caulk/foam seal excessive voids at all wall intersections

Install deadwood top of wall left side toilet

Suggest properly protect vinyl liner at master shower area



I	NI	NP	R	Inspection Item
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KITCHEN/REAR LIVING ROOM

Fur out 2"x6"s by refrigerator area  
Foam seal improvements needed at windows, doors & inside corners of woodwork – numerous areas  
Install deadwood at exterior wall side of fireplace  
Doors to garages not installed  
Fireplace – Foam seal flu at furr down & install gas bar as needed.



DS RIGHT REAR FULL BATH

Suggest protect vinyl liner shower pan from damage  
Foam seal improvements needed at exterior wall  
Headers not flush with king studs  
Exhaust fan duct not connected & secured  
Suggest install deadwood for toilet rollers, towel bars, etc...

DS RIGHT REAR BEDROOM

Several bowed studs present  
Foam seal improvements needed at windows and inside corners of studs

LAUNDRY ROOM

Foam seal improvements needed at windows and inside corners of studs  
Suggest protect vinyl shower pan liner  
Route dryer vent as desired  
Connect exhaust fan and secure as needed

SINGLE CAR GARAGE

Several bowed studs present  
Add woodwork at recessed ironing board area for insulation at garage side

DOUBLE CAR GARAGE

Several bowed studs present  
Insulate/foam seal common wall with living area below hot water heater platform

I	NI	NP	R	Inspection Item
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**SECOND FLOOR LEFT FRONT BEDROOM**

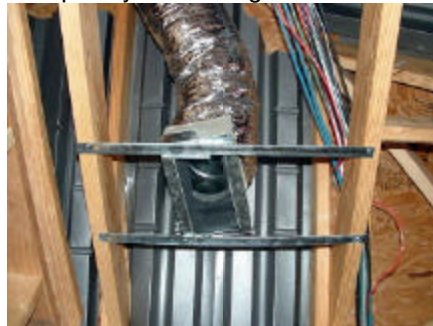
Several bowed studs present  
Suggest screw sub floor decking  
Foam seal improvements needed at windows and inside corners of studs  
Repair damaged blackboard exterior wall several areas  
Window improperly installed, does not shut and latch

**SECOND FLOOR LEFT FRONT BATHROOM**

Several bowed studs present  
Foam seal improvements needed at inside corners of studs  
Protect toilet PVC  
Protect steel tub  
Verify location of makeup lights over sinks  
Headers not flush with cripples

**SECOND FLOOR LEFT REAR BEDROOM**

Properly straighten and secure metal register in room & closet  
Several bowed studs present  
Completely seal triangular return air chase by door area



**BONUS ROOM**

Numerous warped & twisted studs – common wall with bath

**SECOND FLOOR UPSTAIRS LEFT SIDE HALLWAY**

Several bowed studs present

**SECOND FLOOR UPSTAIRS RIGHT SIDE HALLWAY**

Suggest elevate arched cased openings  
Decking improvements needed radius at top of stairs  
Ceiling joist needed over stairs to 3<sup>rd</sup> deck fro sheet rocking as needed



I	NI	NP	R	Inspection Item
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**SECOND FLOOR MEDIA ROOM**

Foam seal improvements common wall with attic  
Replace broken stud in media offset  
Deadwood needed at ceiling area for sheetrock

**SECOND FLOOR HALL BATH**

Verify electric location over sink for wall mounted lights  
Protect tub vinyl liner  
Protect toilet PVC  
Suggest elevate ceiling & raise shower head in shower area  
Suggest add supports underneath radius stair trim fro additional support



**SECOND FLOOR GAME ROOM**

Several bowed studs present  
Foam seal improvements needed at windows and inside corners of studs

**SECOND FLOOR SOLDIER ROOM**

Foam seal improvements needed at bottom plates and insides corners of studs  
Several bowed studs present  
Suggest move air register deeper into room – per Bob

**SECOND FLOOR SMALL ROOM OFF OF GAME ROOM**

Cut studs on stair landing not plumb with bottom studs  
Several bowed studs present  
Foam seal improvements needed at windows and inside corners of studs  
Header at top of window not level – adjust as needed  
Suggest install overhead light in walk-in closet

**3<sup>RD</sup> FLOOR POKER ROOM**

Foam seal improvements needed at windows, woodwork, exterior and inside corners of stud & attic  
Header not flush to cripple at exterior door

**3<sup>RD</sup> FLOOR SMALL AREAS TOP OF STAIRS**

Foam seal improvements needed at exterior walls and common walls with attic

I	NI	NP	R	Inspection Item
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**EXTERIOR WALLS**

Hard coat stucco and stone façade not completely installed at time of inspection. Properly caulk all window frames to brick or stucco as needed and paint all metal lintels over windows/doors as needed. Properly seal all exterior wall board damaged areas as needed. Numerous mortar voids present at scattered locations of exterior façade wall – completely seal voids as needed.



Verify that weep holes are placed approx. 6" – 8" apart at the bottom course of exterior brick/stone façade walls as needed. Install brick supports under all exterior door threshold areas as needed. It is suggested to install peel and stick window flashing to assist in waterproofing of windows. No brick ties were found at the lower brick wall section at the rear of house at patio and master bedroom area – FYI. Repair the soffitt voids at the rear of master bedroom areas – two locations.



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Extend the PVC clean out at the left side of house and seal voids as needed.  
The brick freeze trim at the front entry soffitt area does not run parallel to wall area – repair as needed for proper reveal.



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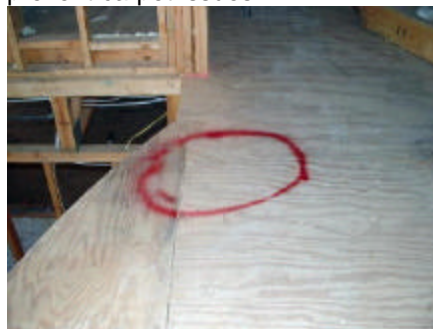
**F. Ceilings & Floors**

Type of floor construction     Concrete     Wood

*Comments:*

Not complete at time of inspection.

Verify that all sub-floor decking has been properly screwed down to prevent nuisance squeaks and all swollen butt joints should be sanded or planed smooth to prevent carpet issues.



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**G. Doors (Interior & Exterior)**

It is common in the course of climatic changes that some doors in the home may bind mildly or the latches may need adjustment. Severe binding may be an indication of other structurally related issues.

*Comments:*

Install all exterior doors as needed – foam seal properly.

I	NI	NP	R	Inspection Item
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**H. Windows**

It is important to understand that the seals in thermal pane windows can be bad without having a visible amount of condensation built up internally. In some instances I may not be able to disclose this condition, particularly if the windows are dirty or it is raining during the inspection. Thermal expansion and contraction of the home due to temperature changes can cause the seals to go bad at any time. Replacement from time to time should be expected.

*Comments:*

All windows and locking devices functioned properly at the time of inspection.

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**I. Fireplace/Chimney**

Interior (inaccessible) areas of the flue are not included as part of this inspection.

*Comments:*

Install rain collar & seal as needed vent cap at rear fireplace, install vent cap properly.



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**J. Porches, Decks and Carports (Attached Only)**

*Comments:*

3<sup>rd</sup> floor exterior balcony – improvements needed at metal pan/peel & stick flashing below exterior door at threshold to prevent potential of leakage at threshold area.

**II. ELECTRICAL SYSTEMS**

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**A. Service Entrance and Panels**

Load calculations are not performed as part of the home inspection.

Service on during time of inspection  Yes  No

Location of main panel: garage Service Voltage: 240

*Comments:*

Not complete at time of inspection.

I	NI	NP	R	Inspection Item
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|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p><b>B. Branch Circuits - Connected Devices and Fixtures</b> (Report as in need of repair the lack of ground fault circuit protection where required.):<br/>                 Only accessible components of the electrical system are inspected.<br/>                 Type of wire    <input checked="" type="checkbox"/> Copper    <input type="checkbox"/> Aluminum<br/> <i>Comments:</i><br/>                 Not complete at time of inspection.</p> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|

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

- |                          |                          |                                     |                          |   |
|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p><b>A. Heating Equipment</b><br/> <i>Comments:</i><br/>                 Not complete at time of inspection.</p> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|---|

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|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p><b>B. Cooling Equipment</b><br/>                 Inspection of corrosion/damage at the enclosed evaporator area of the air conditioning system is not included as part of this non-invasive visual inspection. In order to determine the performance of the air conditioner, average temperatures are taken from the supply and return vents of the system. Anything between a 15 and 22 degree differential is considered to be acceptable.<br/> <i>Comments:</i><br/>                 Not complete at time of inspection.</p> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--|

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p><b>C. Ducts and Vents</b><br/> <i>Comments:</i><br/>                 Reroute/Replace pinched/damaged flex duct 3<sup>rd</sup> floor attic area as needed.</p> |
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**IV. PLUMBING SYSTEM**

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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p><b>A. Water Supply System and Fixtures</b><br/>                 Operations of safety/shut off valves is not included as part of this inspection.<br/> <i>Comments:</i><br/>                 Not complete at time of inspection – verify that nail guards are properly installed on all supply and drain lines as needed.</p> |
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I	NI	NP	R	Inspection Item
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. Drains, Wastes, Vents</b> Inaccessible drain or waste lines are not inspected. Overflow drain lines at plumbing fixtures are not included as part of this inspection. Type of visible waste / vent lines <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Metal <i>Comments:</i> Not complete at time of inspection – verify that nail guards are properly installed on all supply and drain lines as needed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>C. Water Heating Equipment</b> (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.) Proper maintenance of a water heater includes flushing the unit at least once a year. Unless otherwise instructed by the homeowner that this has been done, it should be assumed that this maintenance chore is needed at this time.  Location <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Attic <input type="checkbox"/> Interior Closet Number of units 3    Gallons ? <i>Comments:</i> Not complete at time of inspection.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>D. Hydro-Therapy Equipment</b> <i>Comments:</i>
<b>V. APPLIANCES</b>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>A. Dishwasher</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>B. Food Waste Disposer</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>C. Range Hood</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>D. Ranges/Ovens/Cooktops</b> <input type="checkbox"/> Electric <input type="checkbox"/> Gas Type of gas line connection: <input type="checkbox"/> Coated Flex Metal <input type="checkbox"/> Stainless Steel <input type="checkbox"/> Copper <input type="checkbox"/> ??? <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>E. Microwave Cooking Equipment</b> <i>Comments:</i>

I	NI	NP	R	Inspection Item
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- F. Trash Compactor**  
*Comments:*
- G. Bathroom Exhaust Fans and/or Heaters**  
*Comments:*
- H. Whole House Vacuum Systems**  
*Comments:*
- I. Garage Door Operators**  
*Comments:*
- J. Door Bell and Chimes**  
*Comments:*
- K. Dryer Vents**  
*Comments:*

**VI. OPTIONAL SYSTEMS**

- A. Lawn Sprinklers**  
*Comments:*

I	NI	NP	R	Inspection Item
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## ADDENDUM: MAINTENANCE ADVICE

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### Upon Taking Ownership

*After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:*

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-off valves for the plumbing, heating and electrical systems.

### Regular Maintenance

#### EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary. (every 4-6 weeks)
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells. These steps will help reduce the possibility of future wood rot.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

#### SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house. Maintain at least 6 inches between shrubbery and the home and 3 feet between tree branches and the roof.

I	NI	NP	R	Inspection Item
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- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation by at least 5 feet. This precaution is critical to the performance of your foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters. If you can not get the device to shut off after testing, it should be replaced.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home. All soils around the home should be below the foundation/brick ledge.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

#### ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky. Exercise caution with this portion of necessary maintenance. If you are not familiar with electricity contact an electrician for assistance.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- Because your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), you should have the home inspected on a quarterly basis by a licensed Pest Control contractor. Preventative treatments may be recommended in some cases.

### Prevention Is The Best Approach

*Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.*

*Please feel free to contact our office at 940-391-5360, should you have any questions regarding the operation or maintenance of your home. Enjoy your home!*