



*TRUSTED  
HOME  
INSPECTIONS*

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**SAMPLE**

## **REPAIR SUMMARY**

**Prepared for: Joe and Jane Somebody**

**Concerning: 4545 Somestreet, Anywhere, TX 760XX**

**By: Dale Miller, Professional TREC # 9126**

**Date: XX/XX/2007**

### **STRUCTURAL SYSTEMS**

#### **Foundations**

- Exterior: Post tension cable live ends are exposed on the ends at more than one location and should be covered with non-shrink grout. I recommend repair before more extensive repairs become needed.

#### **Grading & Drainage**

- Exterior: Trees and shrubs in contact with house exterior. Recommend pruning or moving tree(s) and shrub(s) so there is at least a one foot gap between them and the siding. This gap should exist to allow siding and trim materials to dry quickly after it rains, and to eliminate pathways to the structure for wood destroying insects.

#### **Roof Covering**

- Roof: Staple heads are exposed and should be properly sealed at the ridge caps and flashing areas to prevent moisture entry.
- Roof: White PVC (plastic) vent pipes should be painted a dark color as the PVC will deteriorate from the sun's ultra-violet radiation if not protected.
- Roof: Satellite dish mounted directly to roof covering. The securing screws penetrate the roof covering, underlayment and sheathing.

#### **Interior & Exterior Walls**

- Front Right Bedroom: Nail pops observed on wall. These are typically caused by the studs behind the drywall shrinking.
- Exterior: Expansion joint(s) in brick veneer need caulking. Ensure any mortar present in expansion joint is first removed before sealing.
- Front Entry: Small hole behind front door where door stop penetrated the sheetrock.

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### **Ceilings & Floors**

- Front Right Bedroom: Nail pops observed on ceiling surface. These are typically caused by the studs behind the drywall shrinking.

### **Doors (Interior & Exterior)**

- Master Bedroom: Door stop missing on the bedroom door.

### **Fireplace/Chimney**

- Living Room: Significant amount of creosote visible in fireplace flue. Recommend cleaning, inspection and repairs if necessary by a qualified chimney service contractor.

## **ELECTRICAL SYSTEMS**

### **Branch Circuits - Connected Devices and Fixtures**

- Exterior: Exposed wiring in backyard under soffit should be relocated or protected by a rigid conduit. Recommend a licensed electrician inspect and make necessary repairs.
- Exterior: Waterproof cover(s) over electric receptacle is damaged or broken on the front porch. This is a safety hazard and poses a risk of both fire and shock. Recommend replacing damaged covers where necessary.

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

### **Cooling Equipment**

- Exterior: Contacts on relay are defective and are making buzzing noise on the condenser unit. Relay should be replaced by a licensed HVAC specialist.
- Interior: Filter is very dirty and should be changed immediately and every two or three months thereafter. If filters are not changed regularly, the ducts can become contaminated, and can be expensive to clean or replace.

## **APPLIANCES**

### **Dishwasher**

- Kitchen: Dishwasher drain hose does not appear to be properly installed to prevent back flow or anti-siphoning. Recommend an air gap device or hose loop be installed in the drain line.

### **Range Hood**

- Kitchen: Light in range hood inoperable. Recommend replacing light bulb or repairing as necessary.
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**TRUSTED  
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**SAMPLE**  
**PROPERTY INSPECTION REPORT**

**Prepared for: Joe and Jane Somebody**

**Concerning: 4545 Somestreet, Anywhere, TX 760XX**

**By: Dale Miller, Professional TREC # 9126**

**Date: XX/XX/2007**

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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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**General Comments & Conditions**

Precipitation: Dry  
Temperature: Warm  
Natural gas: All Electric  
Electric: On  
Water: On  
House faces: North  
Inspection fee: \$275.00  
Present at inspection: Buyer

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

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**HOW TO READ THIS REPORT:**

- Items noted in **BLUE** are suggested maintenance activities.
- Items noted in **RED** are issues that are safety related and/or a recommendation to utilize a licensed company/technician to inspect and make necessary repairs.
- Items noted in **BLACK** type are issues that required repair.
- Items noted in regular type are observations made at the time of the inspection and require no action.
- Trusted Home Inspections DOES NOT inspect for the presence mold, fungus, mildew, or other organic growth.

**PLEASE NOTE**

**This report is paid for by and prepared for the client named above. This report is not transferable**



(Directional references based on front of house)

4545 Somestreet, Anywhere, Texas 760XX

May 14, 2007

Trusted Home Inspections

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## I. STRUCTURAL SYSTEMS

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### A. Foundations

If crawl space areas are not inspected, provide an explanation.

An opinion on foundation performance is mandatory

**The inspector is not a structural engineer. If any concern exists about the potential for future movement, the client should have a licensed engineer perform an evaluation of the foundation.**



*Comments:*

- Exterior: Foundation Type - Post Tension Slab
- Exterior: Corner wedges or pops observed at foundation noted. These cracks develop as a result of the expansion of the brick veneer when it is warmed by the sun.
- Exterior: It is the opinion of this inspector that the foundation is performing its intended function, at this time.



*In need of repair:*

- Exterior: Post tension cable live ends are exposed on the ends at more than one location and should be covered with non-shrink grout. I recommend repair before more extensive repairs become needed.

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### B. Grading & Drainage

*Comments:*

- Exterior: There are no gutters on the house, which are recommended for the maintenance of the foundation, and there is a clear drip-line around the residence where the soil has been washed out.

*In need of repair:*

- Exterior: Trees and shrubs in contact with house exterior. Recommend pruning or moving tree(s) and shrub(s) so there is at least a one foot gap between them and the siding. This gap should exist to allow siding and trim materials to dry quickly after it rains, and to eliminate pathways to the structure for wood destroying insects.

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**C. Roof Covering**

**If roof is inaccessible, report the method used to inspect.**

**This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations.**

**This inspection covers the roof covering, flashings, skylights, gutters and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. I DO NOT INSPECT ROOFS FOR INSURANCE COMPANY INSURABILITY.**

*Comments:*

- Roof: Observed From - Roof Top
- Roof: Covering Type - Single layer of composition shingles over solid decking.
- Roof: Condition - Good



*In need of repair:*

- Roof: Staple heads are exposed and should be properly sealed at the ridge caps and flashing areas to prevent moisture entry.
- Roof: White PVC (plastic) vent pipes should be painted a dark color as the PVC will deteriorate from the sun's ultra-violet radiation if not protected.



- Roof: Satellite dish mounted directly to roof covering. The securing screws penetrate the roof covering, underlayment and sheathing.

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**D. Roof Structure & Attic**

Attic: (If the attic is inaccessible, report the method used to inspect) This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

*Comments:*

- Attic: Insulation Type and Approximate Depth of Insulation: Predominately 8" to 10" of Loose Fill.
- Attic: Ventilation - Wind Turbines & Soffit Vents
- Attic: Observed from attic, however some attic areas were inaccessible due to stored items, lack of permanently installed walkways, the possibility of damage to loose fill insulation, and/or low height. These areas are excluded from this inspection.

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**E. Interior & Exterior Walls**

This inspection covers the deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

If the structure is equipped with gutters, there is the possibility that there is hidden moisture damage to the fascia boards under the installed gutter. The inspector is unable to verify this type of damage since it is blocked from view by the gutter system.

*Comments:*

- Exterior: Differential movement/settlement observed. Indicated by one or more of the following observed condition: Cracks in brick veneer.



*In need of repair:*

- Exterior: Expansion joint(s) in brick veneer need caulking. Ensure any mortar present in expansion joint is first removed before sealing.
- Front Entry: Small hole behind front door where door stop penetrated the sheetrock.
- Front Right Bedroom: Nail pops observed on wall. These are typically caused by the studs behind the drywall shrinking.

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**F. Ceilings & Floors**

This inspection covers deficiencies of the ceilings, floors, and stairways related to structural performance or water penetration.

*Comments:*

- Kitchen: Areas of the tile on the floor appear to have hollow spots underneath. Monitor for any potential cracks in the tile in the future.



*In need of repair:*

- Front Right Bedroom: Nail pops observed on ceiling surface. These are typically caused by the studs behind the drywall shrinking.

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

This inspection covers the condition and operation of interior and exterior doors (including the overhead garage doors). Proper operation of lock sets is also evaluated.

*Comments:*

*In need of repair:*

- Master Bedroom: Door stop missing on the bedroom door.

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**H. Windows**  
 This inspection covers the presence and condition of window and door screens. All accessible windows will be operated. If the windows are thermal-pane insulating windows, an evaluation of the performance of the window seal will be made (i.e. visible signs of past or present moisture inside the double pane window)

*Comments:*

**I. Fireplace/Chimney**  
 This inspection covers inspect the visible components and structure of the fireplace and chimney. Chimney will be inspected for creosote build up. The operation and condition of the damper mechanism will be evaluated. The condition of the ceramic inserts and/or fire bricks will be evaluated as well.

*Comments:*

- Living Room: Number of Fireplace(s) - 1
- Living Room: Chimney Type - Metal Flue Pipe
- Living Room: Fireplace Type - Metal Insert/Prefab

*In need of repair:*

- Living Room: Significant amount of creosote visible in fireplace flue. Recommend cleaning, inspection and repairs if necessary by a qualified chimney service contractor.

**J. Porches, Balconies**  
 The integrity of the porch or balcony's banisters, stairs, decking and support will be evaluated.

*Comments:*

- Exterior: All components of the front porch were satisfactory at the time of inspection.
- Exterior: All components of the back porch or patio were satisfactory at the time of inspection.

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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

This inspection covers the service entrance wiring, electrical panels and sub-panels & wire type(s) found in Main and Sub Panels. Panel covers will be removed unless the covers have been painted to the wall board, if inaccessible, or conditions make the removal hazardous.

*Comments:*

- Garage: Grounding Electrode Conductor - Present
- Garage: Main Disconnect - Present
- Garage: Type of Wiring - Copper
- Garage: 200 amp 120/240 volt underground service.

### B. Branch Circuits - Connected Devices and Fixtures

This inspection covers electrical receptacles, switches and fixtures. Outlets will be tested with an Ideal 61-056 Circuit tester for open grounds, reversed wiring, lack of ground and general operation. If the electrical system is of the vintage that does not accommodate the tester, a voltmeter will be used to sample outlets throughout the structure (to determine if power is at the outlet). Switches will be operated via normal means.

All accessible GFCI and AFCI outlets/breakers will be tested using an Ideal 61-056. The location of supporting GFCI outlets will be documented.

*Comments:*

- Garage: This house is equipped with arc-fault interrupter (AFI) protection devices on the bedroom circuits. Current building and electrical standards require arc-fault protection for all bedroom receptacles.
- Interior: Smoke alarms were tested and found to be working in the manner intended at the time of the inspection.



*In need of repair:*

- Exterior: Exposed wiring in backyard under soffit should be relocated or protected by a rigid conduit. Recommend a licensed electrician inspect and make necessary repairs.
- Exterior: Waterproof cover(s) over electric receptacle is damaged or broken on the front porch. This is a safety hazard and poses a risk of both fire and shock. Recommend replacing damaged covers where necessary.

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

**A. Heating Equipment**

This inspection covers gas and electrical heating systems. If the system is gas, leak checks will be performed to ensure there are no gas leaks at the time of the inspection. If the system is electric, the heat strips will be scanned with an infrared thermometer. Season temperatures can be a limiting factor in operating heating systems.

If the system is a gas fired heating system, it is recommended that a carbon monoxide detector be installed.

It is recommended that the heating system be serviced once a year prior to seasonal use by a licensed HVAC company.

If the HVAC system is a **heat pump**, it is recommended that the system be serviced twice a year, prior to seasonal use.

*Comments:*

- Attic: Due to season, heating was not operated, visual component inspection only.
- Attic: Type and Energy Source - Forced Air - Electric/Heat Pump

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**B. Cooling Equipment**

This inspection covers the performance of the cooling systems.

It is recommended that the unit be serviced once a year by a licensed HVAC company.

To increase the energy efficiency of residential air conditioners, the Department of Energy has issued new standards that go into effect January 23, 2006. Products manufactured as of January 23 will have to meet the new standards. The standards, however, will not require homeowners to change their existing central air conditioning units, nor will it mean that replacement parts and services will no longer be available for their home's systems.

It's true that air conditioners manufactured after January 23 must meet a higher minimum standard, achieving a Seasonal Energy Efficiency Ratio (SEER) of 13 or higher. The standard applies only to appliances manufactured after January 23, 2006. Equipment with a rating of less than 13 SEER manufactured before this date may still be sold and installed. The average homeowner will remain unaffected by this standard change for some time to come.

The "lifespan" of a central air conditioner is about 15 to 20 years. Manufacturers typically continue to support existing equipment by making replacement parts available and honoring maintenance contracts after the new standard goes into effect. A change in the standard does not require replacement of equipment. Nor does a change in the standard mean that an existing system will be obsolete or impossible to maintain.

*Comments:*

- Interior: Supply Air Temp: 54° F. Return Air Temp: 70° F. Temperature Differential: 16 ° F.

*In need of repair:*

- Exterior: Contacts on relay are defective and are making buzzing noise on the condenser unit. Relay should be replaced by a licensed HVAC specialist.
- Interior: Filter is very dirty and should be changed immediately and every two or three months thereafter. If filters are not changed regularly, the ducts can become contaminated, and can be expensive to clean or replace.

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**C. Ducts and Vents**

This inspection covers the condition and routing of the ducts, vents, fans and filters. Flue systems will also be inspected.

*Comments:*

- Attic: Type - Flex
- Attic: All components were found to be in satisfactory condition on the day of the inspection.

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#### IV. PLUMBING SYSTEMS

- A. Water Supply Systems and Fixtures**  
 This inspection covers the type and condition of all accessible and visible water supply components. All accessible fixtures will be operated and evaluated for proper function at the time of the inspection.  
  
*Comments:*
- B. Drains, Wastes, Vents**  
 This inspection covers the condition of all accessible and visible waste-water and vent-pipes. Sinks, tubs, and showers will be filled and the drain characteristics observed. Stand alone shower stalls will have their perimeters scanned with a moisture meter in order to attempt to determine if the shower pan is actively leaking.  
  
**THIS INSPECTION DOES NOT INCLUDE A CLOTHES WASHER DRAIN INSPECTION.**  
  
*Comments:*
- C. Water Heating Equipment**  
 (Report as in need of repair those conditions specifically listed as recognized hazards.) This inspection covers the water heating equipment and its temperature and pressure relief system. Normally the temperature and pressure relief valve is not operated; operating this valve usually causes them to leak. The water heater, if gas fired, will be checked for gas leaks, the combustion chamber and condition of the burner and associated flame will be evaluated.  
  
*Comments:*  
 • Garage: Energy Source/Approximate Capacity: 50 Gallon State Electric Water Heater
- D. Hydro-Therapy Equipment**  
 This inspection covers built-in hydrotherapy and whirlpool equipment. The equipment will be operated. The GFCI protection, if equipped, will be tested and location documented.  
  
*Comments:*

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## V. APPLIANCES

### A. Dishwasher

The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser. The dishwasher tested using the "Normal" cycle.

*Comments:*

- Kitchen: Dishwasher responded to normal user controls and ran through all of its cycles in normal mode. The dishwasher appeared to function properly at the time of inspection.

*In need of repair:*

- Kitchen: Dishwasher drain hose does not appear to be properly installed to prevent back flow or anti-siphoning. Recommend an air gap device or hose loop be installed in the drain line.

### B. Food Waste Disposer

The inspection covers the splashguard, grinding components, exterior and appliance's operation. The drain and dishwasher (if applicable) will be evaluated for leaks.

*Comments:*

- Kitchen: The garbage disposal responded to normal user controls and appeared to be functional.

### C. Range Hood

The inspection covers the filter, vent pipe and switches as well as operate the blower vent and exhaust method.

*Comments:*

- Kitchen: All components of the range hood were found to be in satisfactory condition on the day of the inspection.
- Kitchen: Vent Pipe Termination - Recirculating

*In need of repair:*

- Kitchen: Light in range hood inoperable. Recommend replacing light bulb or repairing as necessary.

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**D. Ranges/Ovens/Cooktops**

The inspection of the range / oven / cook tops covers the knobs, elements, drip pans handles, glass panels, lights or light covers, and other parts

The oven will be tested in both the bake and broil settings.

The oven will be set on 350° F and a variance of +/-25° F will be documented as "in need of repair".

*Comments:*

- Kitchen: All components of the stovetop were found to be in satisfactory condition on the day of the inspection.
- Kitchen: All components of the oven were found to be in satisfactory condition on the day of the inspection.
- Kitchen: Type of Cooktop - Electric
- Kitchen: Type of Oven - Electric
- Kitchen: Unit oven tested at 350° F bake set point, 341° F was the actual reading (maximum 25° F variance).

**E. Microwave Cooking Equipment**

The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, doors and seals. A cup of water will be heated for 1 minute and the resulting temperature will be recorded.

*Comments:*

- Kitchen: The built-in microwave was tested and appeared to function properly at the time of inspection. Water was heated for one minute and the resulting temperature was 121° F.

**F. Trash Compactor**

The inspection of the trash compactor covers the overall condition of the unit and operation of the unit.

*Comments:*

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I	NI	NP	R			

- |                                     |                          |                                     |                          |  |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <p><b>G. Bathroom Exhaust Fans and/or Heaters</b><br/>                 The inspection will cover the operation of the unit, observing sound, speed and vibration level.</p> <p><i>Comments:</i></p> <ul style="list-style-type: none"> <li>• Hall bathroom: All components of the exhaust fan were found to be in satisfactory condition on the day of the inspection.</li> <li>• Hall bathroom: Bathroom exhaust fan vents into a soffit vent.</li> <li>• Hall bathroom: All components of the bathroom heater were found to be in satisfactory condition on the day of the inspection.</li> <li>• Master Bath: All components of the exhaust fan were found to be in satisfactory condition on the day of the inspection.</li> <li>• Master Bath: Bathroom exhaust fan vents into the attic.</li> <li>• Master Bath: All components of the bathroom heater were found to be in satisfactory condition on the day of the inspection.</li> </ul> |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p><b>H. Whole House Vacuum Systems</b><br/>                 The inspection will cover the condition of the main unit, operate the unit if possible, and inspect the systems from all accessible outlets throughout the house.</p> <p><i>Comments:</i></p>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <p><b>I. Garage Door Operators</b><br/>                 The inspection will cover the condition and operation of the garage door operator. The operator will be checked for reversing requirements by testing the electric eyes and the kick back feature.</p> <p><i>Comments:</i></p> <ul style="list-style-type: none"> <li>• Garage: Automatic garage door opener and auto reversing feature functioned satisfactorily at the time of the inspection.</li> </ul>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <p><b>J. Door Bell and Chimes</b><br/>                 The inspection will cover the condition and operation of the unit.</p> <p><i>Comments:</i></p> <ul style="list-style-type: none"> <li>• Interior: All components of the doorbell were found to be in satisfactory condition on the day of the inspection.</li> </ul>  |

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**K. Dryer Vents**  
 The inspection will cover the condition and the routing of ducts (where visible and accessible.)

*Comments:*

- Laundry Room: All components of the dryer vent were found to be in satisfactory condition on the day of the inspection.
- Laundry Room: Dryer was attached to the vent. The condition of the vent interior is undetermined. When the house is re-occupied the vent should be cleaned as needed before dryer is reconnected.
- Laundry Room: The dryer vents to the roof.

**L. Other Built-in Appliances**  
 This inspection may include various built-in appliances.

*Comments:*

- Kitchen: The opening for the refrigerator is 38" wide by 71" high.

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## VI. OPTIONAL SYSTEMS

### A. Lawn Sprinkler System

The inspection of the sprinkler system will cover operating all zones or stations on the system manually and observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or backflow devices. Normally, the inspector will not have the exact layout of the sprinkler system, but every effort will be made to identify and check each zone and associated sprinkler heads. Verification of coverage and system layout is not part of the inspection.

*Comments:*

### B. Swimming Pools and Equipment

The inspection of the swimming pool and/or spa will cover the condition of pool surfaces, identifying cracks or deterioration of the surface(s), and observe the condition of tiles, copings, and decks. Included in the inspection are the condition of lights, pump equipment, valves, drains, and skimmers. **Not included in the inspection is the condition and functionality of slides, diving boards or other comparable equipment.**

The Association of Pool and Spa Professionals recommends that a chlorine test kit that tests for **available chlorine** (test kit uses the intensity of pink to represent available chlorine - that is chlorine that is available to disinfect the pool) vs. the commonly provided chlorine test kits that measure **total chlorine** (test kit uses the intensity of yellow to represent total chlorine). Available chlorine has a direct correlation to the sanitizing power of chlorine in the water. It is recommended that the buyer consults the web page of the Association of Pool and Spa Professionals for additional safety, maintenance and standards concerning swimming pools and spas.

*Comments:*

### C. Outbuildings

The inspection of detached outbuildings will cover the structural performance and water penetration, as well as the electrical, plumbing, and HVAC components. Inspections of outbuildings are only conducted at the buyer's specific request.

*Comments:*

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**D. Outdoor Cooking Equipment**  
 The inspection of the outdoor cooking equipment will cover the condition of control knobs, handles, burner bars, grills, box, rotisserie (if present) and heat diffusion material as well as observe the stability of the unit and pedestal.

*Comments:*

**E. Gas Lines**  
 The inspection of the gas line is limited to the condition of all accessible and visible gas piping.

*Comments:*

**F. Water Wells**  
 The inspection of the water well will cover the pump and storage equipment, operating at least two fixtures simultaneously while observing to determine water pressure, flow and operation of pressure switches.

The inspector will not open, uncover, or remove the pump, heads, screens, lines, or other component parts of the system. He will not determine water quality, the reliability of the water supply / source, locate or verify underground water leaks.

The inspection process employed is attaching a hose to the service bib normally located at the pressure tank assembly. The hose bid will be operated full open and the pressurization characteristics of the system will be observed and documented. This inspection does not include water quality, well capacity or well depth.

*Comments:*

**G. Septic Systems**  
 The inspection of the septic system will cover the observed condition of the accessible or visible components of the system at the time of the inspection.

*Comments:*

**H. Security Systems**  
 Trusted Home Inspections does not inspect security systems.

*Comments:*

### Important Limitations and Disclaimers

This Inspection Report reports only on the items listed and only on the present condition of those items. This Report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection that is whether such items at this time are observed to serve the purpose for which they are ordinarily intended. This Report reflects only those items that are reasonably observed at the time of inspection. **NO REPRESENTATION OR COMMENT is made concerning any later defect or defects not reasonably observable at the time of the inspection or of items, which require the removal of major or permanent coverings. The inspection of swimming pools and spas is limited to the above ground accessible equipment and plumbing. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage, which is not reasonably observable by the inspector and no representation, or comment can be made.**

**NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED.** If a comment is made concerning the condition of any item, the Buyer is **URGED** to contact a qualified **SPECIALIST** to make further inspections or evaluations of that item. Buyer must notify **TRUSTED HOME INSPECTIONS**, in writing of any complaints within seven (7) days of inspection and must thereafter allow prompt re-inspection of the item complained of; otherwise, all claims for damages arising out of such complaint are waived by Buyer. If Buyer institutes any legal action concerning this inspection, and fails to prevail on all of the causes of action alleged, Buyer shall be liable to **TRUSTED HOME INSPECTIONS**, for all attorneys' fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. Buyer, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, District, or County Attorney, or your local attorney of your choice.

If a dispute arises out of or relates to independent inspectors performance and, if said dispute cannot be settled between the parties to this inspection by state standards themselves, the parties hereto agree to settle the dispute by Binding Arbitration according to the Commercial Arbitration Rules of the Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any event having jurisdiction thereof. The parties hereto further agree that a dispute submitted to one or their arbitrator, at parties' option, selected from the panels of arbitrators of the American Arbitration Association. All requests for arbitration shall be submitted to the Dallas Office of the American Arbitration Association and all arbitration administration costs shall be borne equally by all the parties to the dispute. Any event of waiver by this company of any right herein shall not constitute a continuing waiver or subsequent waiver of other rights. This Report constitutes the sole and only agreement of parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the subject matter within. I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of operation and/or condition as of and on this date **May XX, 2007, 4545 Somestreet, Anywhere, Texas 760XX.**

CLIENT'S SIGNATURE: \_\_\_\_\_ Signature On File \_\_\_\_\_

INSPECTOR'S SIGNATURE: \_\_\_\_\_ Signature On File \_\_\_\_\_

**T.R.E.C LICENSE # 9126**

**Dale Miller**

**TRUSTED HOME INSPECTIONS**

P.O. Box 1241

Kennedale, Texas 76060

**OFFICE:** [\(817\) 988-2721](tel:(817)988-2721) **EMAIL:** [trusted@swbell.net](mailto:trusted@swbell.net)

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