



Home Inspection Checklist

Property Address

4003 Paloma Cir, Austin, TX 78734, USA

Conducted on

24 Oct 2018 05:52 PM

Prepared by

Adam Alexander

Prepared for

Dianna Stevens

Completed on

24 Oct 2018 06:05 PM


Score

99/103.0 - 96.12%


Failed Responses


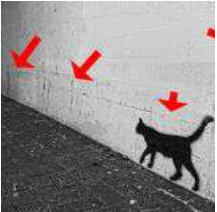
This section lists responses that were set as "failed responses" in the template used for this audit

| Question | Response | Details |
|--|----------|---|
| No branches or bushes touching the house or overhanging the roof | No | Tree on the eastern side of the house is overhanging the roof. |
| <div data-bbox="92 454 308 667" data-label="Image"> </div> <div data-bbox="140 672 256 701" data-label="Caption"> <p>Appendix 1</p> </div> | | |
| Adequate clearance between ground and wood siding materials; no wood-to-earth contact | No | Clearance not adequate. No wood to earth direct contact but almost touching. |
| <div data-bbox="92 902 308 1115" data-label="Image"> </div> <div data-bbox="140 1120 256 1149" data-label="Caption"> <p>Appendix 2</p> </div> | | |
| No stains on exterior surfaces | No | At the back of the house is this painting of a cat and the noticeable shoe print apart from the stains on the white wall. |
| <div data-bbox="92 1350 308 1563" data-label="Image"> </div> <div data-bbox="140 1568 256 1597" data-label="Caption"> <p>Appendix 3</p> </div> | | |

| Question | Response | Details |
|---|-----------|--|
| <p>Composition tiles / shingles: no curling, no cupping, no loss of granulation particulate, no broken, damaged or missing shingles, no more than two layers of roofing</p> | <p>No</p> | <p>South side roof show signs of curling and damage.</p> |
| <div style="display: flex; align-items: flex-start;">  <div style="margin-left: 10px;"> <p>Appendix 4</p> </div> </div> | | |

Audit - 99/103 96.12%

| Question | Response | Details |
|---|----------|--|
| Grounds | | Score (8/9) 88.89% |
| Proper yard drainage away from house | Yes | |
| No evidence of standing water | Yes | |
| No leaks from septic tanks or leech fields | Yes | |
| Yard, landscaping, trees and walkways in good condition | Yes | |
| No branches or bushes touching the house or overhanging the roof | No | Tree on the eastern side of the house is overhanging the roof. |
| <div style="display: flex; align-items: center;">  <div style="margin-left: 10px;"> <p>Appendix 1</p> </div> </div> | | |
| Exterior structures (fences, sheds, decks, retaining walls, detached garages) in good condition, no evidence of termite damage or rotted wood | Yes | |
| Railings on stairs and decks are adequate and secure | Yes | |
| Driveways, sidewalks, patios, entrance landings in good condition, and pitched away from structure | Yes | |
| Downspout drainage directed away from structure | Yes | |
| Structure | | Score (4/4) 100.00% |
| Side of house appears straight, not bowed or sagging | Yes | |
| Window and door frames appear square (especially bowed windows) | Yes | |
| Visible foundation in good condition - appears straight, plumb, with no significant cracks | Yes | |

| Question | Response | Details |
|--|----------|---|
| Ridge and fascia board lines appear straight and level | Yes | |
| Exterior Surfaces | | Score (6/8) 75.00% |
| Adequate clearance between ground and wood siding materials; no wood-to-earth contact | No | Clearance not adequate. No wood to earth direct contact but almost touching. |
|  <p>Appendix 2</p> | | |
| Siding: no cracking, curling, loose, rot or decay | Yes | |
| Masonry veneers: no cracks in joints, no broken, spalling, or flaking components | Yes | |
| Stucco: no large cracks (discuss all stucco cracks with a professional inspector) | Yes | |
| Vinyl or aluminium siding: no dents, damage, no bowing or loose siding | Yes | |
| No vines on surface of structure | Yes | |
| Exterior paint or stain: no flaking or blisters | Yes | |
| No stains on exterior surfaces | No | At the back of the house is this painting of a cat and the noticeable shoe print apart from the stains on the white wall. |
|  <p>Appendix 3</p> | | |

| Question | Response | Details |
|----------|----------|---------|
|----------|----------|---------|

REFERENCE: No stains on exterior surfaces
 [This is an example of how you can use iAuditor to include best practice reference images in your templates to assist with inspections]




| | |
|--------------------------------------|---------------------|
| Windows, Doors, and Wood Trim | Score (6/6) 100.00% |
|--------------------------------------|---------------------|

| | | |
|--|-----|--|
| Wood frames and trim pieces are secure, no cracks, rot or decay | Yes | |
| Joints around frames are caulked | Yes | |
| No broken glass (window or storm panes) or damaged screens, no broken double-paned, insulated window seals | Yes | |
| Muntin and mullion glazing compound in good condition | Yes | |
| Storm windows or thermal glass used | Yes | |
| Drip caps installed over windows | Yes | |

| | |
|-------------|--------------------|
| Roof | Score (6/7) 85.71% |
|-------------|--------------------|

| | | |
|---|-----|--|
| Exterior venting for eave areas: vents are clean and not painted over | Yes | |
|---|-----|--|


| Question | Response | Details |
|---|----------|---|
| Gutters: no decay or rust, joints sealed, attached securely to structure, no bending or sagging, no sections of gutter or downspout missing, gutters clean, no mud deposits | Yes | |
| Chimneys: straight, properly flashed, no evidence of damaged bricks or cracked joints, mortar/cement cap in good condition | Yes | |
| Composition tiles / shingles: no curling, no cupping, no loss of granulation particulate, no broken, damaged or missing shingles, no more than two layers of roofing | No | South side roof show signs of curling and damage. |
|  <p>Appendix 4</p> | | |
| Wood tiles / shingles or shakes: no mould, rot or decay, no cracked/broken/missing shingles, no curling | N/A | |
| Flat roofs: no obvious patches, no cracks or splits, minimal blisters/"alligatoring" and wrinkles, no silt deposits (indicates improper drainage), sealed tar at flashings | N/A | |
| Flashing around roof penetrations | Yes | |
| No evidence of excess roofing cement/tar/caulk | Yes | |
| Soffits and fascia: no decay, no stains | Yes | |
| Attic | | Score (6/6) 100.00% |
| No stains on underside of roofing, especially around roof penetrations | Yes | |
| No evidence of decay or damage to structure | Yes | |

| Question | Response | Details |
|---|----------|-----------------------|
| Sufficient insulation and properly installed insulation (moisture barrier installed closest to the heated area of the house) | Yes | |
| Adequate ventilation, clear path into attic for air entering through soffit vents, adequately sized gable end louvers, all mechanical ventilation operational | Yes | |
| No plumbing, exhaust or appliance vents terminating in attic | Yes | |
| No open electrical splices | Yes | |
| Interior Rooms | | Score (14/14) 100.00% |
| Floors, walls and ceilings appear straight and plumb and level | Yes | |
| No stains on floors, walls or ceilings | Yes | |
| Flooring materials in good condition | Yes | |
| No significant cracks in walls or ceilings | Yes | |
| Windows and exterior doors operate easily and latch properly, no broken glass, no sashes painted shut, no decay; windows and doors have weather-stripping, "weep holes" installed | Yes | |
| Interior doors operate easily and latch properly, no damage or decay, no broken hardware | Yes | |
| Paint, wall covering, and paneling in good condition | Yes | |
| Wood trim installed well and in good condition | Yes | |
| Lights and switches operate properly | Yes | |
| Adequate number of three pronged electrical outlets in each room | Yes | |
| Electrical outlets test properly (spot check) | Yes | |
| Heating/cooling source in each habitable room | Yes | |

| Question | Response | Details |
|--|----------|-----------------------|
| Evidence of adequate insulation in walls | Yes | |
| Fireplace: no cracking or damaged masonry, no evidence of back-drafting (staining on fireplace façade), damper operates properly, flue has been cleaned, flue is lined | Yes | |
| Kitchen | | Score (9/9) 100.00% |
| Water flow in sink adequate | Yes | |
| No excessive rust or deterioration on garbage disposal or waste pipes | Yes | |
| Built-in appliances operate properly | Yes | |
| Cabinets in good condition: doors and drawers operate properly | Yes | |
| Working exhaust fan that is vented to the exterior of the building | Yes | |
| Ground Fault Circuit Interrupter ("GFCI") protection for electrical outlets within 6 feet of the sink(s) | Yes | |
| Dishwasher: drains properly, no leaks, baskets, door spring operates properly | Yes | |
| No leaks in pipes under sinks | Yes | |
| Floor in cabinet under sink solid, no stains or decay | Yes | |
| Bathrooms | | Score (10/10) 100.00% |
| Working exhaust fan that doesn't terminate in the attic space | Yes | |
| Adequate flow and pressure at all fixtures | Yes | |
| Sink, tub and shower drain properly | Yes | |
| Plumbing and cabinet floor under sink in good condition | Yes | |
| If sink is metal, it shows no signs of rust, overflow drain doesn't leak | Yes | |
| Toilet operates properly | Yes | |

| Question | Response | Details |
|---|----------|---------------------|
| Toilet stable, no rocking, no stains around base | Yes | |
| Caulking in good condition inside and outside of the tub and shower area | Yes | |
| Tub or shower tiles secure, wall surface solid | Yes | |
| No stains or evidence of past leaking around base of bath or shower | Yes | |
| Miscellaneous | | Score (4/4) 100.00% |
| Smoke and carbon monoxide detectors where required by local ordinances | Yes | |
| Stairway treads and risers solid | Yes | |
| Stair handrails where needed and in good condition | Yes | |
| Automatic garage door opener operates properly, stops properly for obstacles | Yes | |
| Basement or Mechanical Room | | Score (4/4) 100.00% |
| No evidence of moisture | Yes | |
| Exposed foundation; no stains no major cracks, no flaking, no efflorescence | Yes | |
| Visible structural wood: no sagging, no damage, no decay, no stains, no damage from insects, sills attached to foundation with anchor bolts | Yes | |
| Insulation at rim/band joists | Yes | |
| Crawl Space | | Score (5/5) 100.00% |
| Adequately vented to exterior | Yes | |
| Insulation on exposed water supply, waste and vent pipes | Yes | |
| Insulation between crawl space and heated areas, installed with vapor barrier towards heated area | Yes | |
| No evidence of insect damage | Yes | |

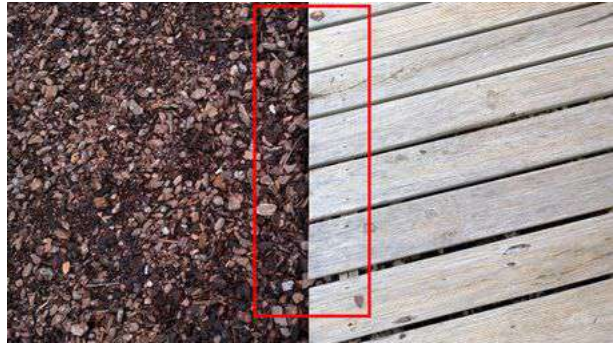
| Question | Response | Details |
|--|----------|---------------------|
| No evidence of moisture damage | Yes | |
| Plumbing | | Score (6/6) 100.00% |
| Visible pipes: no damage, no evidence of leaks, no signs of stains on materials near pipes; drain pipes slope slightly down towards outlet to septic/sewage system | Yes | |
| Water heater: no signs of rust, vented properly, sized to produce adequate quantities of hot water for the number of bedrooms in the house. | Yes | |
| Water pump: does not short cycle | Yes | |
| Galvanized pipes do not restrict water flow | Yes | |
| Well water test is acceptable | Yes | |
| Hot water temperature between 118 - 125 degrees Fahrenheit or approximately 50 degrees Celcius | Yes | |
| Electrical | | Score (3/3) 100.00% |
| No aluminum cable for branch circuits | Yes | |
| Visible wiring: in good condition, no "knob-and-tube" wiring, no exposed splices, cables secured and protected | Yes | |
| Service panel: adequate capacity, all cables attached to panel with cable connectors; fuses or breakers are not overheating | Yes | |
| Heating/Cooling System | | Score (8/8) 100.00% |
| Appears to operate well throughout (good air flow on forced hot air systems) | Yes | |
| Flues: no open seams, slopes up to chimney connection | Yes | |
| No rust around cooling unit | Yes | |
| No combustion gas odour | Yes | |
| Air filter(s) clean | Yes | |

| Question | Response | Details | |
|--|---|----------------------|---|
| Ductwork in good condition | Yes | | |
| No asbestos on heating pipes, water pipes or air ducts | Yes | | |
| Separate flues for gas/oil/propane and wood/coal | Yes | | |
| Completion | | | |
| Comments and observations | This house appears to be well maintained by the previous owner. The only concerns found were on the roof, where there are overhanging branches and appears to be some curling, and the back of the house, where there is a cat painted on the white wall and some other stains. | | |
| Name and Signature of Inspector | Adam Alexander | 24 Oct 2018 06:04 PM |  |

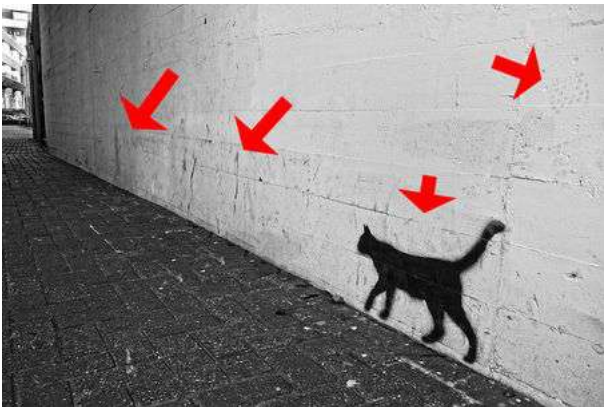
Media



Appendix 1



Appendix 2



Appendix 3



Appendix 4