



## 26 Oct 2018 / Adam Alexander / Dianna Stevens

Home Inspection Checklist

Complete

Inspection score	Failed items	Created actions
<b>96.12%</b>	<b>4</b>	<b>0</b>
Property Address 4003 Paloma Cir, Austin, TX 78734, USA		
Conducted on 📅 26th Oct, 2018 ⌚ 7:01 AM +08		
Prepared by Adam Alexander		
Prepared for Dianna Stevens		

Audit / Grounds

No branches or bushes touching the house or overhanging the roof

No

– Notes

Tree on the eastern side of the house is overhanging the roof.

– Photos



Photo 1

**Audit / Exterior Surfaces**

Adequate clearance between ground and wood siding materials; no wood-to-earth contact

No

– Notes

Clearance not adequate. No wood to earth direct contact but almost touching.

– Photos



Photo 2

No stains on exterior surfaces

No

– Notes

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.

– Photos

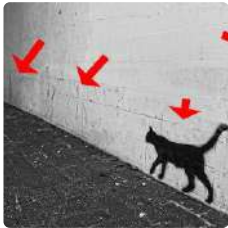


Photo 3

**Audit / Roof**

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

– Notes

South side roof show signs of curling and damage.

– Photos




Photo 4

# Audit

4 Failed 96.12%

## Grounds

1 Failed

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
<p>– Notes Tree on the eastern side of the house is overhanging the roof.</p> <p>– Photos</p>  <p>Photo 1</p>	
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

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
Ridge and fascia board lines appear straight and level	Yes

**Exterior Surfaces**

2 Failed

Adequate clearance between ground and wood siding materials; no wood-to-earth contact	No
<p>– Notes</p> <p>Clearance not adequate. No wood to earth direct contact but almost touching.</p> <p>– Photos</p>  <p>Photo 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

– Notes

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.

– Photos

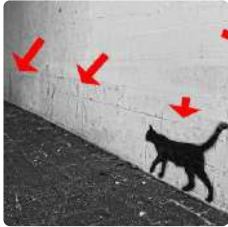


Photo 3

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

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**

1 Failed

Exterior venting for eave areas: vents are clean and not painted over	Yes
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
<p>– Notes</p> <p>South side roof show signs of curling and damage.</p> <p>– Photos</p>  <p>Photo 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

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**ATTIC**

No stains on underside of roofing, especially around roof penetrations	Yes
No evidence of decay or damage to structure	Yes
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**

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
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

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

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
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

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

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

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
No evidence of moisture damage	Yes

### Plumbing

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

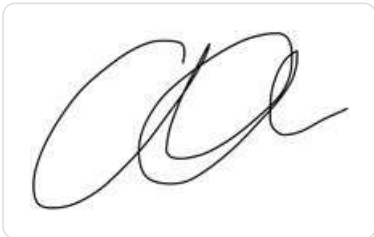
### Electrical

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

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
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	
<p>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.</p>	
Name and Signature of Inspector	
	<p>Adam Alexander 24th Oct, 2018 3:04 PM +08</p>

Photos

4 Photos



Photo 1

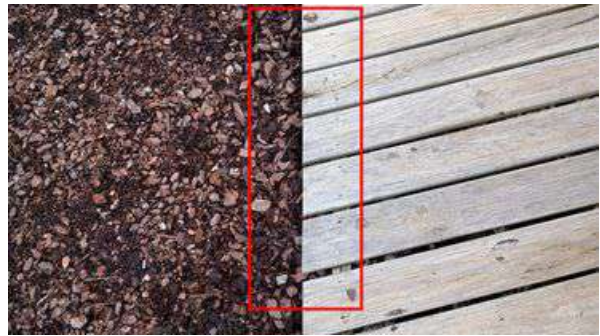


Photo 2

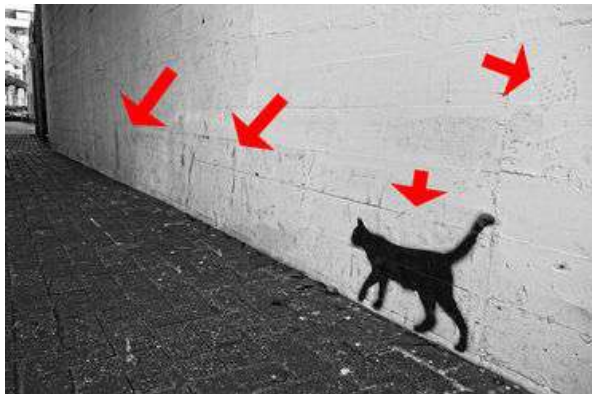


Photo 3



Photo 4