

ANALYSIS OF FINDINGS & REPORTING MODULE
TREC Course #39923

Chapter 2
INITIAL PREPARATION

Section 1
Research Before the Onsite Inspection



OBJECTIVES: At the completion section, the Inspector candidate will:

- 1. Understand some online options where information can be obtained before arriving on-site;**
- 2. Be able to identify the climate zone that the house is in.**
- 3. Share this information with the client.**

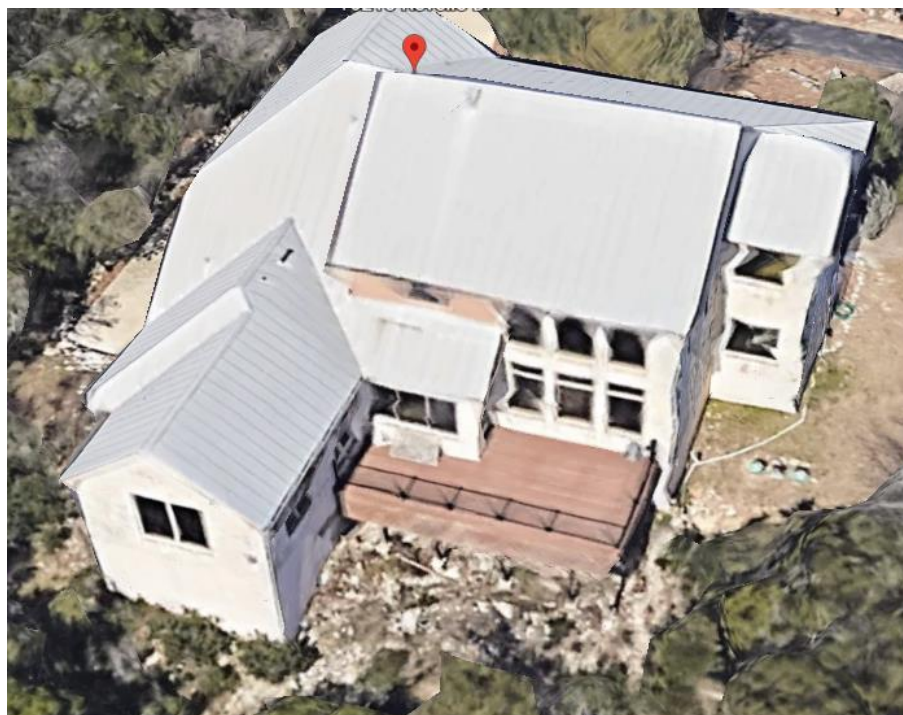
Below is some of the information an inspector can gather from county tax records/county web site.

▼ Improvement / Building						
Improvement #1: Residential State Code: A1 Living Area: 1346.0 sqft Value: N/A						
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
→ LA	Living Area	G - WS		1925	814.0	
→ LA1	Additional Living Area	G - WS		2015	532.0	
→ OP	Attached Open Porch	G - NO		2015	8.0	
→ OP	Attached Open Porch	G - NO		1925	98.0	

House was originally built in 1925 with a CFA of 814 sq ft with an addition constructed in 2015 with 532 sq ft. It is now 1346 CFA. (CFA = Conditioned Floor Area)

Google Earth (Not the house on previous page!)

Basic information that can be ascertained from the following pictures: Metal roof, two (2) story (ladder?), stone façade, slab, if you zoomed in can see natural gas meter, deck, etc.

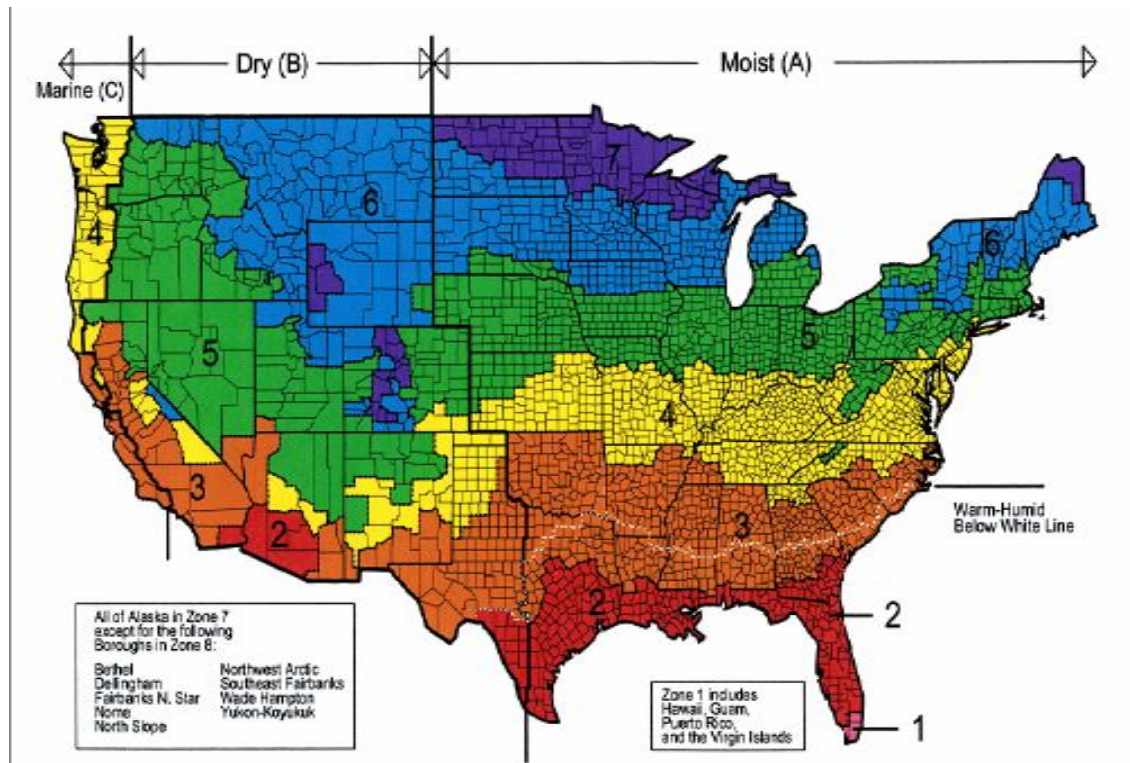


From the picture below – three (3) car garage, two (2) A/C units, etc.



Climate Zone – (Contained in IECC Residential Chapter 3) Look up the state and county of the dwelling’s location. Example: Bexar County, Tx is in climate zone 2A. Knowing the climate zone will enable the inspector to use the “code” requirements as a standard for safety and energy issues.

- ⦿ Country divided into geographical regions based on climatic criteria. Used to determine building energy requirements.
- ⦿ Climate zones, moisture regimes, and warm-humid are designations by state, county, and territory



For example: (even though the inspected home does not have to meet a current standard, it may provide beneficial energy efficiency information for the buyer/client.) Current ceiling insulation R-value requirement for Bexar County, Climate Zone 2A is 38.