



123 Ave, Anywhere, TX  
Inspection prepared for: Sample Sample  
Date of Inspection: 10/8/2020 Time: 8:00 AM  
Age of Home: 1987 Size: 1731

Agent:

Inspector: Lou Wissner, License #7492

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## PROPERTY INSPECTION REPORT

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Prepared For: Sample Sample  
(Name of Client)

Concerning: 123 Ave, Anywhere, TX  
(Address or Other Identification of Inspected Property)

By: Lou Wissner, License #7492 10/8/2020  
(Name and License Number of Inspector) (Date)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>).

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Structure Faces:N  
Age of Structure: 1987  
Square Footage: 1731  
Dwelling Type: 2 story single family  
Present at Inspection:  
Building Status: occupied  
Weather Conditions:  
Outside Temperature: 60 Utilities On: yes

Inspection Date: 10/8/2020

Start Time: 8:00 AM

Completion Time: 12:30 pm

#### INACCESSIBLE OR OBSTRUCTED AREAS

Sub Flooring

Attic Space is Limited - Viewed from Accessible Areas

Floors Covered

Plumbing Areas - Only Visible Plumbing Inspected

Walls/Ceilings Covered or Freshly Painted

Siding Over Older Existing Siding

Behind/Under Furniture and/or Stored Items

Crawl Space Is Limited - Viewed From Accessible Areas

Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion, is recommended that a professional investigation be obtained.

This property was a 1987 structure. As with all homes, ongoing maintenance is/will be required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

Descriptions— When outside the structure, the terms "front," "left," "rear," and "right" were used to describe the structure as viewed from the front door, even if it does not face the address street.

When inside the structure, the terms "front," "left," "rear," and "right" were used to describe the structure as viewed from the room entrance.

The interior was inspected in a clockwise fashion. The first bedroom that comes up starting at the front door will be bedroom 1, then bedroom 2 etc... likewise for the full bathrooms or any other multiple numbered rooms. Half bathrooms will be counted separately from the full bathrooms.

If you have any questions about room descriptions or locations, please contact us; it's important that you be able to identify the rooms that we discuss in your report.

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information only. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas. These are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Some issues may be difficult to photograph or too numerous so not all problem areas or conditions will be supported with photos.

To view videos and review highlighted glossary terms in the report the PDF will need to be downloaded and viewed with a full PDF reader such as Adobe. If videos are in report the caption will state "CLICK to VIEW VIDEO" and there will a narrative to discuss content of



video.

BLUE text are comments of what we consider to be more significant deficient components, safety issues or conditions which need attention, repair, or replacement. Systems with multiple observed issues will be directed to a list of observed conditions in the report, a complete evaluation by a professional contractor/specialist is recommended to determine if any hidden conditions exist. These comments are also duplicated in the Report Summary page(s).

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

### **What We Inspect:**

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

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Examples of such hazards include:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

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I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**A. Foundations**

Type of Foundation(s):

- Performance Opinion: (An opinion on performance is mandatory)

Note: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors' opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

- Slab foundation

Comments:

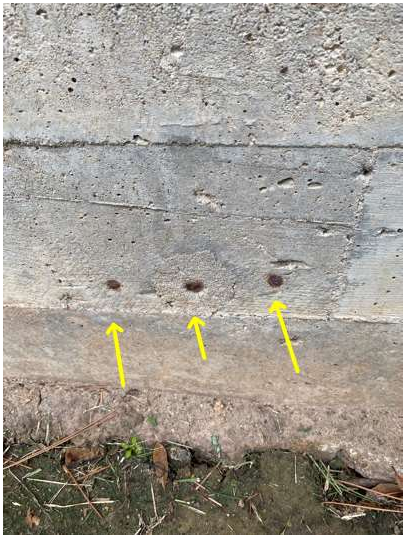
- Foundation settlement was observed in several locations as evident by cracks in the sheetrock and brick with mortar separation. It is recommended to review and evaluate foundation performance by a qualified structural engineer.
- Honeycombing was noted in several locations of the foundation. This is mostly a cosmetic condition that is found only upon the exterior face of the home's foundation. Recommended to thoroughly clean the area to remove all dirt and loose aggregate, wet the cleaned area prior to applying non-shrink grout, texture and color should then be matched for aesthetic finish.
- Trees and other vegetation are near the foundation which may draw large amounts of water from the soil. The soils in our area are extremely expansive. Meaning that as the soil becomes wet it will swell and as it dries it will shrink allowing the foundation to rise and fall. It is necessary to maintain the water content around the perimeter of the structure during peak dry conditions. Generally, between May and October.
- Several post tension cable ends are exposed and will rust in time. It is recommended to be properly cleaned, painted and sealed with mortar as needed.
- Hairline cracks were observed in the foundation slab of the house. These are not uncommon, where under 1/4 inch wide and should be monitored.
- Significant deviation in foundation when foundation level survey was performed; up to 3.7 inch. There was also one rafter splitting. It is recommended to be reviewed and further evaluated by a qualified licensed structural engineer.
- Nails from form boards or post tension cable end are exposed. It is recommended to be covered with mortar.

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Honeycombing



Exposed tension cable ends and nails



Hairline crack



Hairline crack



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Cracked



Bathroom#2



Bedroom #2



Bedroom#3

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I	NI	NP	D
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*Kitchen***B. Grading and Drainage****Comments:**

- Note: Client is urged to keep soil levels a minimum of 4"-6" below top of slab and graded away to promote positive drainage and to prevent water from ponding around foundation. Proper soil levels will also help detect insects should they try to enter the home from the outside. High soil levels are considered a conducive condition for Wood Destroying Insects and prevents a visual inspection of the foundation in these areas.

- Ground erosion at Right side of residence due to run off of roof. It is recommended to have gutters and downspouts installed to prevent further erosion which can lead to foundation concerns.

- Downspout damaged and or loose in several locations. It is recommended to properly repair or replace as needed to ensure that rainwater will discharge and be directed away from the foundation.

- Gutter downspout splash block is missing or misaligned in several locations. It is recommended to properly install to prevent erosion around foundation.

- Gutters are loosely attached, damaged or missing in several locations, allowing water to be redirected onto residence. It is recommended to be properly repaired or replaced to allow for proper drainage.

- Gutters are partially restricted with debris which could allow runoff to back up into structure. It is recommended to periodically clean gutters to prevent restrictions.

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*Debris*



*Loosely attached and damaged*



*Damaged*



*Misaligned*



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Erosion



Misaligned

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D=Deficient

I	NI	NP	D
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### C. Roof Covering Materials

Type(s) of Roof Covering:

- Notice: This report is an opinion of the general quality and condition of the roof. Clients are urged to contact their insurance company about the insurability of any roof. All repairs noted should be performed by a qualified and competent roofing contractor. After all repairs are made, re-check all areas of roof and roof structure for proper installation of materials and for leaks. If buyer has concerns about the integrity of roof structure, roof covering or other materials, cost of repairs or life expectancy of current roof, a qualified and competent roofing contractor should be consulted.

Note: Roof materials have a limited service life and may have to be spot repaired should leaks develop prior to replacement. Roof maintenance is an ongoing process and includes keeping the roof clear of tree debris, replacing any loose, damaged or missing shingles, and sealing any gaps at flashing materials

- Asphalt composition shingles

Viewed From:

- Roof

Comments:

- Wood deterioration noted on fascia and soffits at several locations. It is recommended to properly repair or replace all affected material as well as caulk, prime and paint as needed.
- Exposed nail heads in multiple locations of roof. These will rust in time, which can lead to water penetration. It is recommended to be properly cleaned, primed, and painted as needed.
- Roofing Nails have popped loose or have backed out in several areas. It is recommended to fully drive nails and apply a small amount of roofing cement to prevent moisture penetration and premature failure.
- Tree limbs in several areas of residence have come into contact with the roofing material, fascia, soffits, and exterior walls. These will need to be maintained to prevent further damage. No evidence of water penetration. It is recommended to repair or replace all effected shingles as needed.
- Trim, soffit, fascia caulking has become cracked or separated. It is recommended to clean and caulk all soffit, fascia and trim to insure proper sealing of building enclosure. Unable to determine condition of underlying materials.
- Debris and limbs noted in several locations of roof. Accumulation can promote moisture penetration. It is recommended to be cleaned frequently.
- Drip edge flashing bent/loose/missing in several locations. It is recommended to be properly attached and sealed as needed.



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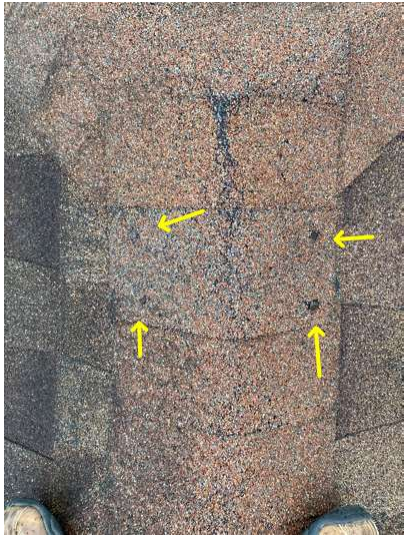
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*Nail pops*



*Exposed nails*



*Exposed nails*



*Debris*

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*Trees too close*



*Wood deterioration*



*Wood deterioration*



*Wood deterioration*

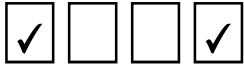
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I NI NP D

*Damaged drip flashing***D. Roof Structure and Attics**

Viewed From:

- Entered Attic Space

Approximate Average Depth of Insulation:

- > 8"

Comments:

- Split structural member (rafter and ridge beam) in attic, noted in several locations. It is recommended to sister an equally sized dimension lumber at least 2ft beyond split to each rafter as needed.
- Exposed wiring in attic space. It is recommended to be properly repaired and secured in junction box by licensed electrician.
- Attic access ladder door will not close properly, ladder is loosely attached, attic door is not insulated. It is recommended to properly secure ladder and adjust door and hardware, install insulation to door and seal as needed or replace unit.



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*Loosely attached ladder and no insulation*



*Spilt rafter*



*Exposed wires*



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**E. Walls (Interior and Exterior)**

Wall Materials:

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Note: This company does not test for the presence of lead-based paint. If Client has questions or concerns as to whether any of the interior or exterior surfaces contain lead-based paint, it is recommended they consult a qualified environmental testing company to perform test to identify the presence of any lead-based paint.

Note: The condition of the hidden wood or wood structural members and other components in the wall cavities are unknown to this inspector. No opinion as to the condition of the wood or wood structural members or other components in hidden areas is either intended or implied by this inspection and written report.

Note: The interior walls and ceilings have been painted/retextured and/or cosmetically repaired in the recent past. This does not indicate that the Seller are covering up defects, but rather, may be preparing the home for resale. However, this does prevent me from seeing many flaws and defect that I might have otherwise found during the inspection. For this reason, there may be defects that I could not see.

- DRYWALL
- BRICK VENEER
- WOOD SIDING
- WOOD
- WOOD

Comments:

- Caulking is separated around doors, windows plumbing and electrical penetrations, expansion joints, around exhaust vent on the exterior of home. It is recommended to seal and paint as needed. Unable to determine condition of underlying materials.
- Minor cracks in the ceiling and walls are not uncommon. This is a normal occurrence living on the Texas Gulf Coast. It is not considered to be a structural concern. It is recommended to be properly repaired and painted as needed.
- Shrubs/trees/plants/vines are too close or on exterior walls which could allow moisture or unwanted pest entry. Heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least {18"}. It is recommended to trim or remove vegetation as needed .
- Baseboard by back door has wood deterioration. It is recommended to be properly repaired or replaced as needed.



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Cracks



Cracks



Crack - living room



Wood deterioration - baseboard by back door

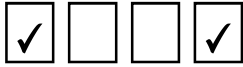
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**F. Ceilings and Floors****Ceiling and Floor Materials:**

- Note: The condition of the hidden wood or wood structural members and other components in the ceiling and floor cavities, under the attic space insulation materials, under wood flooring and other floor coverings including the sub flooring, in areas not readily observable, and under the roofing material is unknown to this inspector. No opinion as to the condition of the wood or wood structural members or the other components in these hidden areas is either intended or implied by this inspection and written report.

- DRYWALL
- CARPET
- TILE
- LAMINATE

**Comments:**

- Wooden transition trim between wood and adjacent flooring is loosely attached. It is recommended to be properly and securely attached as needed.
- Ceramic tiles cracked in several locations; bathroom, kitchen. It is recommended to be properly replaced as needed.

*Loosely attached**Cracked tile - kitchen*

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D=Deficient

I	NI	NP	D
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Caulking separation - Bathroom #2



Cracks

**G. Doors (Interior and Exterior)****Comments:**

- Note: Recommend all locks on home be changed before moving in. After new locks have been installed, ensure that jambs at striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Dead bolt locks are not locked unless bolt is fully thrown.
- Doors between the garage and the residence shall be equipped with a solid wood door not less than {1 3/8"} in thickness, solid or honeycomb core steel door not less than {1 3/8"} thick or {20} minute fire rated doors equipped with a self-closing device. [R302.5.1]
- Weather strip/seal damaged on several exterior doors, which can allow moisture and unwanted pest to enter residence. It is recommended to be replaced to prevent moisture and pest entry.
- Door stops not installed/broken throughout residence. This will allow for damage to walls and trim. It is recommended to install door stops on all doors.
- Caulking around doors is cracking and separating. It is recommended to clean, caulk and paint as needed. Unable to determine condition of underlying materials.
- Garage door is bent and has peeling paint. It is recommended to be properly repaired or replaced as needed.

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*Caulking deterioration*



*Damaged weather stripping*



*Dented and paint peeling - garage door*

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I	NI	NP	D
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**H. Windows**

Window Types:

- At the time of the inspection; I was unable to visually inspect or operate some windows due to height, window treatments, personal effects, large, heavy or fragile storage and/or furniture.

Note: Only a representative number of accessible windows are checked for operation during this inspection. Failed thermal paned seals in insulated glass windows are not always detectable. In some instances, I may not be able to disclose this condition, particularly if the windows are dirty or it is raining during inspection. The visible moisture between panes in a failed seal situation may be apparent or not, due to variations in atmospheric conditions. Windows are reported as they are observed at the time of the inspection only. No warranty is implied. If you have present or future concerns regarding the integrity of thermal pane seals, it is strongly suggested that you consult with a Professional Fenestration Specialist for further evaluation.

Note: Windows that are closer than 18 inches to the floor pose a safety hazard, especially upstairs windows that are low to the floor. I recommend all windows in these areas be upgraded to double paned windows that are constructed with tempered safety glass.

## • METAL — SINGLE PANED

Comments:

- Windows have become stiff to open and close. It is recommended to open and close fully several times a year so that the windows will self clean. Do not use an oil based lubricant, as this will attract dust and dirt, making the situation worse.
- Several window screens have been damaged, worn or missing. It is recommended to be properly repaired or replaced as needed.
- Caulking around windows is cracking and separating. It is recommended to clean, caulk and paint as needed. Unable to determine condition of underlying materials.
- Wood deterioration under window. It is recommended to be properly repaired or replaced as needed.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Caulking deterioration



Wood deterioration



Damaged screens

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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I. Stairways (Interior and Exterior)

Comments:

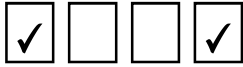
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

**J. Fireplaces and Chimneys**

Locations:

- LIVING ROOM

Types:

- Natural gas

Comments:

- Damper must be blocked open with gas fireplace. This is to allow gas to escape out the flue should a leak from the logs develop.
- Fireplace and flue ate dirty. It is recommended to be properly cleaned by a licensed sweep yearly to insure proper and safe operation is attained.
- Metal chimney cap is rusted. It is recommended to be cleaned, primed and painted or replaced as needed.
- Wood siding and trim is deteriorating on chimney. It is recommended to properly repair or replace as needed.

*Wood deterioration**Rusted cap*

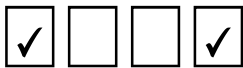
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### K. Porches, Balconies, Decks, and Carports

Comments:

- Back porch slab is cracked. It is recommended to be properly repaired or replaced as needed.
- Front porch tile is broken. It is recommended to be properly repaired or replaced as needed.



*Damaged*



*Cracked*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**L. Other**

Materials:

•  
Note: I recommend a semi-annual inspection of this property by a qualified and licensed pest control company for wood destroying insects. Having regular inspections can alert you to the presence of these insects before considerable damage can be done. Wood destroying insects can and do show up without warning. Many pest control company's will often perform these inspections for free. You can locate a pest control company in your phone book or internet.

Note: This inspection is limited to those parts of the structure that are visible at the time of the inspection. Examples of inaccessible areas include but are not limited to areas concealed by wall coverings, furniture, equipment and stored articles and any portion of the structure in which inspection would necessitate of removing or defacing any part of the structure. The inspection does not cover any condition or damage which may be revealed in the course of repair or replacement work. If visible evidence of active or previous infestation of listed wood destroying insect is reported, it should be assumed that some degree of damage is present.

- {6'} wood fence

Comments:

- Clothes rods in closets are loosely attached. It is recommended to properly secure rods to prevent premature failure and possible injury.
- Wood deterioration was observed on fence in several areas and is leaning. It is recommended to replace damaged boards as needed.

*Damaged**Leaning***II. ELECTRICAL SYSTEMS**



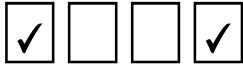
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**A. Service Entrance and Panels**

Panel Locations:

•

Note: With the exception of the main breaker panel, a condenser disconnect box and wall receptacles, no other equipment or component covers are removed or opened to check electrical wiring. Attic insulation and shrouds/covers are not removed to determine if fans are correctly installed. Only visible electrical components which are interior to or attached to the exterior walls of the home were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the Inspector and are excluded from this inspection. Discrepancies related to the electrical system should be considered as safety hazards.

- LEFT REAR CORNER

Materials and Amp Rating:

- Copper wiring

- 100 amp

Comments:

- Circuit panel is not properly or completely labeled. It is recommended to be properly labeled designating which breaker is for which circuit.
- Grounding conductor is loosely attached at ground rod. It is recommended to be securely attached to rod at acorn nut.



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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*Loosely attached*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring:

•

Note: The Inspection does not include: Low voltage systems, telephone wiring, intercoms, sound systems cable-satellite-TV wiring or timers.

FYI: GFCI's (Ground Fault Circuit Interrupters) are modern electrical devices, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. GFCI's are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located in the Kitchen, Baths, Garage, at Spas, Hot Tubs, Fountains, Pools, crawl spaces and outdoors be upgraded to the ground fault circuit interrupter type. This should be done by a qualified, licensed electrician.

FYI: GFCI's should be tested monthly, as some are known to deteriorate and lock in the hot position. Faulty and/or malfunctioning GFCI breakers and receptacles should be replaced immediately. Appliances such as refrigerators should not be put on GFCI's, as a nuisance trip of the device will cause the loss of food.

FYI: GFCI's (Ground Fault Circuit Interrupters) are modern electrical devices, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. GFCI's are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located in the Kitchen, Baths, Garage, at Spas, Hot Tubs, Fountains, Pools, crawl spaces and outdoors be upgraded to the ground fault circuit interrupter type. This should be done by a qualified, licensed electrician.

FYI: GFCI's should be tested monthly, as some are known to deteriorate and lock in the hot position. Faulty and/or malfunctioning GFCI breakers and receptacles should be replaced immediately. Appliances such as refrigerators should not be put on GFCI's, as a nuisance trip of the device will cause the loss of food.

• Copper wiring

Comments:

- Loose outlets and broken or missing outlet covers at several interior and exterior locations. It is recommend to have outlets properly secured and covers installed.
- GFCI (ground fault circuit interrupter) inoperable or not installed at exterior outlets. It is recommended to be properly repaired by a licensed electrician. [210.8]
- Smoke alarms were inoperative/missing in residence. Smoke alarms are required in each sleeping room and adjoining areas, with a minimum of one detector on each story. The alarms are to be interconnected so that activation of one alarm sets off all alarms.[313.1, 313.2]
- Carbon monoxide alarms are required immediately outside each sleeping room in new dwellings with fuel-fired appliances or with attached garages. Carbon monoxide alarms are required in existing homes when work requiring permit is performed. [315.1&315.2]
- Light fixture is loose on exterior of residence. It is recommended to be properly secured or replaced as needed.
- Light and fan in bedroom #1 is inoperable at time of inspection. It is recommended to be properly repaired or replaced as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- GFCI plug will not reset in bathroom #1. It is recommended to be evaluated by a licensed electrician.
- Light in bathroom #1 is inoperable at time of inspection. It is recommended to be evaluated by a licensed electrician.

*Loosely attached**Loosely attached**Inoperable**Will not reset - bathroom #1*

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

☒ ☐ ☐ ☐
**A. Heating Equipment**

Type of Systems:

•

Note: Furnaces and A/C units can and do go out without warning, especially older units. As a homebuyer, you should be proactive and upgrade any units older than 10 to 12 years old or units with bent/damaged/loose fitting panels. Regardless of the decision to upgrade, have the furnace(s) cleaned, serviced and adjusted for peak operation prior to closing and then annually prior to the first use. As this is only a limited visual inspection of these systems, any furnace or A/C unit 10 to 12 years old or older should be thoroughly evaluated by a knowledgeable, qualified and licensed HVAC contractor prior to closing. Having your heating and cooling system serviced each year before the first use will ensure that the system is safe and operating as intended. Failure to have a yearly check up can lead to expensive repairs or replacement do to malfunctioning equipment. Malfunctioning heating systems can also be dangerous. You can find a list of qualified HVAC contractors by looking in your phone book.

- Gas — Central

Energy Sources:

- The furnace is gas powered

Comments:

- The unit appeared to be functioning as intended at the time of the inspection

☒ ☐ ☐ ☐
**B. Cooling Equipment**

Type of Systems:

- Electric — Central

Comments:

- This unit appears to be functioning as intended at the time of inspection and consistent with accepted industry standards



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Duct Systems, Chases, and Vents

- Comments:
- Note: I recommend having the duct system pressure tested for leakage. This is beyond the scope of this inspection; however, many older duct systems leak (especially metal duct systems) I recommend that all dirty filters be replaced before moving in and at either regular monthly intervals or as needed thereafter. Any register/diffuser which has signs of dirt around it may indicate a dirty system or a system that was dirty at one time.
  - Type of duct: FLEX DUCT
  - Vent in living is loosely attached. It is recommended to be properly repaired or replaced as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Loosely attached - living room*

#### **IV. PLUMBING SYSTEM**

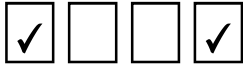
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- STREET

Location of Main Water Supply Valve:

- LEFT FRONT CORNER

Comments:

- Bathtub and shower grout and caulk has minor separation in several locations. It is recommended to be cleaned and replaced as needed.
- Caulking at the base of several toilets is separating or cracking. It is recommended to clean and caulk as needed.
- Shower head is loosely attached in bathroom. It is recommended to properly repair or replace as needed.
- Damage/cracked/spidering noted in bathroom sink. No actual water leaks were observed. Cosmetic only. It is recommended to be properly repaired or replaced as needed.
- Anti-siphon device missing on exterior faucets. It is recommended to be installed to prevent water back-flow into residence.
- Tiles on side of tub in bathroom #1 are pulling up. It is recommended to be properly repaired or replaced as needed.
- Water leak under right sink in bathroom #2. It is recommended to be evaluated by a licensed plumber.
- Tub is slow to drain in bathroom #2. It is recommended to be evaluated by a licensed plumber.
- Tile is cracked on side of tub in bathroom #2. It is recommended to be properly repaired or replaced as needed.



*Missing anti-siphon*



*Missing anti-siphon*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Caulking deterioration*



*Damaged / pulling up - bathroom #1*



*Spidering - bathroom #1*



*Water leak - bathroom #2*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Slow to drain - bathroom #2*



*Caulking deterioration - bathroom #2*



*Loosely attached - bathroom #2*



*Cracked tile - bathroom #2*



## **B. Drains, Wastes, and Vents**

Comments:

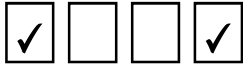
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### C. Water Heating Equipment

Energy Source:

- Water Heater Temperature and Pressure Relief Valve (TPRV)

Note: It is recommended to drain and flush unit at least once a year to reduce deposits/noise and extend the life.

Note: The TPRV is a safety device that releases water from the heater (ideally to the outside of the dwelling) if the temperature of the water, or the pressure in the tank, reaches certain preset levels. This is so that water that may have exceeded the boiling point (because of a runaway burner or electric element control) does not cause a steam explosion should the tank burst. TPRVs should be tripped regularly and replaced every 3 years per manufacturers' instruction by a qualified and licensed plumber.

- NATURAL GAS

- Water heater is located in the garage

Capacity:

- 40 gallons

Comments:

- TPRV (temperature & pressure relief valve) drain pipe should be terminated to exterior less than or equal to 6" from the ground and not threaded. It is recommended to properly repair as needed.



*Too high*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**D. Hydro-Massage Therapy Equipment**

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**E. Other**

Materials:

Comments:

**V. APPLIANCES**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**A. Dishwashers**

Comments:

- The dishwasher was functioning as intended at the time of the inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**B. Food Waste Disposers**

Comments:

- The disposal was functioning as intended at the time of the inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**C. Range Hood and Exhaust Systems**

Comments:

- Venthood functions as intended at time of inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**D. Ranges, Cooktops, and Ovens**

Comments:

- RANGE — GAS
- Range functions as intended at time of inspection.
- OVEN — GAS.
- Oven(s) functions as intended at time of inspection.
- Anti-tip bracket is missing from range installation. All free-standing must include an anti-tip device. It is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**E. Microwave Ovens**

Comments:

- Microwave functions as intended at time of inspection. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

- Bathroom exhaust fan is inoperative in bathroom 2. It is recommended to be properly repaired or replaced as need.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**G. Garage Door Operators**

Door Type:

- METAL

Comments:

- Garage door opener functions as intended at time of inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**H. Dryer Exhaust Systems**

Comments:

- 
- Note: The dryer duct and vent hood should be cleaned every 6 months or sooner if necessary. Dirty ducts and lint buildup can become fire hazards and reduce the efficiency of your dryer.
- Vent cover on side of house is missing. It is recommended to be properly repaired or replaced as needed.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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Missing cover

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**I. Other**

Observations:

**Report Summary****STRUCTURAL SYSTEMS**

Page 8 Item: A	Foundations	<ul style="list-style-type: none"><li>• Foundation settlement was observed in several locations as evident by cracks in the sheetrock and brick with mortar separation. It is recommended to review and evaluate foundation performance by a qualified structural engineer.</li><li>• Honeycombing was noted in several locations of the foundation. This is mostly a cosmetic condition that is found only upon the exterior face of the home's foundation. Recommended to thoroughly clean the area to remove all dirt and loose aggregate, wet the cleaned area prior to applying non-shrink grout, texture and color should then be matched for aesthetic finish.</li><li>• Trees and other vegetation are near the foundation which may draw large amounts of water from the soil. The soils in our area are extremely expansive. Meaning that as the soil becomes wet it will swell and as it dries it will shrink allowing the foundation to rise and fall. It is necessary to maintain the water content around the perimeter of the structure during peak dry conditions. Generally, between May and October.</li><li>• Several post tension cable ends are exposed and will rust in time. It is recommended to be properly cleaned, painted and sealed with mortar as needed.</li><li>• Hairline cracks were observed in the foundation slab of the house. These are not uncommon, where under 1/4 inch wide and should be monitored.</li><li>• Significant deviation in foundation when foundation level survey was performed; up to 3.7 inch. There was also one rafter splitting. It is recommended to be reviewed and further evaluated by a qualified licensed structural engineer.</li><li>• Nails from form boards or post tension cable end are exposed. It is recommended to be covered with mortar.</li></ul>
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Page 10 Item: B	Grading and Drainage	<ul style="list-style-type: none"> <li>• Ground erosion at Right side of residence due to run off of roof. It is recommended to have gutters and downspouts installed to prevent further erosion which can lead to foundation concerns.</li> <li>• Downspout damaged and or loose in several locations. It is recommended to properly repair or replace as needed to ensure that rainwater will discharge and be directed away from the foundation.</li> <li>• Gutter downspout splash block is missing or misaligned in several locations. It is recommended to properly install to prevent erosion around foundation.</li> <li>• Gutters are loosely attached, damaged or missing in several locations, allowing water to be redirected onto residence. It is recommended to be properly repaired or replaced to allow for proper drainage.</li> <li>• Gutters are partially restricted with debris which could allow runoff to back up into structure. It is recommended to periodically clean gutters to prevent restrictions.</li> </ul>
Page 13 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>• Wood deterioration noted to fascia and soffits at several locations. It is recommended to properly repair or replace all affected material as well as caulk, prime and paint as needed.</li> <li>• Exposed nail heads in multiple locations of roof. These will rust in time, which can lead to water penetration. It is recommended to be properly cleaned, primed, and painted as needed.</li> <li>• Roofing Nails have popped loose or have backed out in several areas. It is recommended to fully drive nails and apply a small amount of roofing cement to prevent moisture penetration and premature failure.</li> <li>• Tree limbs in several areas of residence have come into contact with the roofing material, fascia, soffits, and exterior walls. These will need to be maintained to prevent further damage. No evidence of water penetration. It is recommended to repair or replace all effected shingles as needed.</li> <li>• Trim, soffit, fascia caulking has become cracked or separated. It is recommended to clean and caulk all soffit, fascia and trim to insure proper sealing of building enclosure. Unable to determine condition of underlying materials.</li> <li>• Debris and limbs noted in several locations of roof. Accumulation can promote moisture penetration. It is recommended to be cleaned frequently.</li> <li>• Drip edge flashing bent/loose/missing in several locations. It is recommended to be properly attached and sealed as needed.</li> </ul>



Page 16 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> <li>• Split structural member (rafter and ridge beam) in attic, noted in several locations. It is recommended to sister an equally sized dimension lumber at least 2ft beyond split to each rafter as needed.</li> <li>• Exposed wiring in attic space. It is recommended to be properly repaired and secured in junction box by licensed electrician.</li> <li>• Attic access ladder door will not close properly, ladder is loosely attached, attic door is not insulated. It is recommended to properly secure ladder and adjust door and hardware, install insulation to door and seal as needed or replace unit.</li> </ul>
Page 18 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Caulking is separated around doors, windows plumbing and electrical penetrations, expansion joints, around exhaust vent on the exterior of home. It is recommended to seal and paint as needed. Unable to determine condition of underlying materials.</li> <li>• Minor cracks in the ceiling and walls are not uncommon. This is a normal occurrence living on the Texas Gulf Coast. It is not considered to be a structural concern. It is recommended to be properly repaired and painted as needed.</li> <li>• Shrubs/trees/plants/vines are too close or on exterior walls which could allow moisture or unwanted pest entry. Heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least {18"}. It is recommended to trim or remove vegetation as needed .</li> <li>• Baseboard by back door has wood deterioration. It is recommended to be properly repaired or replaced as needed.</li> </ul>
Page 20 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> <li>• Wooden transition trim between wood and adjacent flooring is loosely attached. It is recommended to be properly and securely attached as needed.</li> <li>• Ceramic tiles cracked in several locations; bathroom, kitchen. It is recommended to be properly replaced as needed.</li> </ul>
Page 21 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Doors between the garage and the residence shall be equipped with a solid wood door not less than {1 3/8"} in thickness, solid or honeycomb core steel door not less than {1 3/8"} thick or {20} minute fire rated doors equipped with a self-closing device. [R302.5.1]</li> <li>• Weather strip/seal damaged on several exterior doors, which can allow moisture and unwanted pest to enter residence. It is recommended to be replaced to prevent moisture and pest entry.</li> <li>• Door stops not installed/broken throughout residence. This will allow for damage to walls and trim. It is recommended to install door stops on all doors.</li> <li>• Caulking around doors is cracking and separating. It is recommended to clean, caulk and paint as needed. Unable to determine condition of underlying materials.</li> <li>• Garage door is bent and has peeling paint. It is recommended to be properly repaired or replaced as needed.</li> </ul>

Page 23 Item: H	Windows	<ul style="list-style-type: none"> <li>• Windows have become stiff to open and close. It is recommended to open and close fully several times a year so that the windows will self clean. Do not use an oil based lubricant, as this will attract dust and dirt, making the situation worse.</li> <li>• Several window screens have been damaged, worn or missing. It is recommended to be properly repaired or replaced as needed.</li> <li>• Caulking around windows is cracking and separating. It is recommended to clean, caulk and paint as needed. Unable to determine condition of underlying materials.</li> <li>• Wood deterioration under window. It is recommended to be properly repaired or replaced as needed.</li> </ul>
Page 25 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> <li>• Damper must be blocked open with gas fireplace. This is to allow gas to escape out the flue should a leak from the logs develop.</li> <li>• Fireplace and flue are dirty. It is recommended to be properly cleaned by a licensed sweep yearly to insure proper and safe operation is attained.</li> <li>• Metal chimney cap is rusted. It is recommended to be cleaned, primed and painted or replaced as needed.</li> <li>• Wood siding and trim is deteriorating on chimney. It is recommended to properly repair or replace as needed.</li> </ul>
Page 26 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> <li>• Back porch slab is cracked. It is recommended to be properly repaired or replaced as needed.</li> <li>• Front porch tile is broken. It is recommended to be properly repaired or replaced as needed.</li> </ul>
Page 27 Item: L	Other	<ul style="list-style-type: none"> <li>• Clothes rods in closets are loosely attached. It is recommended to properly secure rods to prevent premature failure and possible injury.</li> <li>• Wood deterioration was observed on fence in several areas and is leaning. It is recommended to replace damaged boards as needed.</li> </ul>
<b>ELECTRICAL SYSTEMS</b>		
Page 28 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> <li>• Circuit panel is not properly or completely labeled. It is recommended to be properly labeled designating which breaker is for which circuit.</li> <li>• Grounding conductor is loosely attached at ground rod. It is recommended to be securely attached to rod at acorn nut.</li> </ul>

Page 31 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• Loose outlets and broken or missing outlet covers at several interior and exterior locations. It is recommend to have outlets properly secured and covers installed.</li> <li>• GFCI (ground fault circuit interrupter) inoperable or not installed at exterior outlets. It is recommended to be properly repaired by a licensed electrician. [210.8]</li> <li>• Smoke alarms were inoperative/missing in residence. Smoke alarms are required in each sleeping room and adjoining areas, with a minimum of one detector on each story. The alarms are to be interconnected so that activation of one alarm sets off all alarms.[313.1, 313.2</li> <li>• Carbon monoxide alarms are required immediately outside each sleeping room in new dwellings with fuel-fired appliances or with attached garages. Carbon monoxide alarms are required in existing homes when work requiring permit is performed. [315.1&amp;315.2]</li> <li>• Light fixture is loose on exterior of residence. It is recommended to be properly secured or replaced as needed.</li> <li>• Light and fan in bedroom #1 is inoperable at time of inspection. It is recommended to be properly repaired or replaced as needed.</li> <li>• GFCI plug will not reset in bathroom #1. It is recommended to be evaluated by a licensed electrician.</li> <li>• Light in bathroom #1 is inoperable at time of inspection. It is recommended to be evaluated by a licensed electrician.</li> </ul>
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## HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 33 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> <li>• Vent in living is loosely attached. It is recommended to be properly repaired or replaced as needed.</li> </ul>
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## PLUMBING SYSTEM

Page 35 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> <li>• Bathtub and shower grout and caulk has minor separation in several locations. It is recommended to be cleaned and replaced as needed.</li> <li>• Caulking at the base of several toilets is separating or cracking. It is recommended to clean and caulk as needed.</li> <li>• Shower head is loosely attached in bathroom. It is recommended to properly repair or replace as needed.</li> <li>• Damage/cracked/spidering noted in bathroom sink. No actual water leaks were observed. Cosmetic only. It is recommended to be properly repaired or replaced as needed.</li> <li>• Anti-siphon device missing on exterior faucets. It is recommended to be installed to prevent water back-flow into residence.</li> <li>• Tiles on side of tub in bathroom #1 are pulling up. It is recommended to be properly repaired or replaced as needed.</li> <li>• Water leak under right sink in bathroom #2. It is recommended to be evaluated by a licensed plumber.</li> <li>• Tub is slow to drain in bathroom #2. It is recommended to be evaluated by a licensed plumber.</li> <li>• Tile is cracked on side of tub in bathroom #2. It is recommended to be properly repaired or replaced as needed.</li> </ul>
Page 38 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> <li>• TPRV (temperature &amp; pressure relief valve) drain pipe should be terminated to exterior less than or equal to 6" from the ground and not threaded. It is recommended to properly repair as needed.</li> </ul>

APPLIANCES		
Page 40 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"><li>• Anti-tip bracket is missing from range installation. All free-standing must include an anti-tip device. It is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door.</li></ul>
Page 40 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"><li>• Bathroom exhaust fan is inoperative in bathroom 2. It is recommended to be properly repaired or replaced as need.</li></ul>
Page 40 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"><li>• Vent cover on side of house is missing. It is recommended to be properly repaired or replaced as needed.</li></ul>