

## PROPERTY INSPECTION REPORT

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**Prepared For:** Sample Report  
(Name of Client)

**Concerning:** Your Street - 1959 home, Any City, TX 75070  
(Address of Inspected Property)

**By:** Ricky Cornick, Lic #6229 02/01/2009  
(Name and License Number of Inspector) (Date)

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(Name, License Number and Signature of Sponsoring Inspector, if required)

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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.state.tx.us](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227-535.231 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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 action, 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. 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.

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#### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**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.**

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

Unidentified black organism areas (UBO): Viewed at Garage Ceiling and under Kitchen Sink areas.

**Weather during the inspection:** Clear

**For orientation purposes, the home faces:** East

**Occupied at the time of the inspection:** No (We do not move, furniture, rugs, appliances, etc.)

**Home appears to be newly remodeled at the time of the inspection:** Yes

**Present at the time of inspection:** Buyer

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

## I. STRUCTURAL SYSTEMS

### A. Foundations

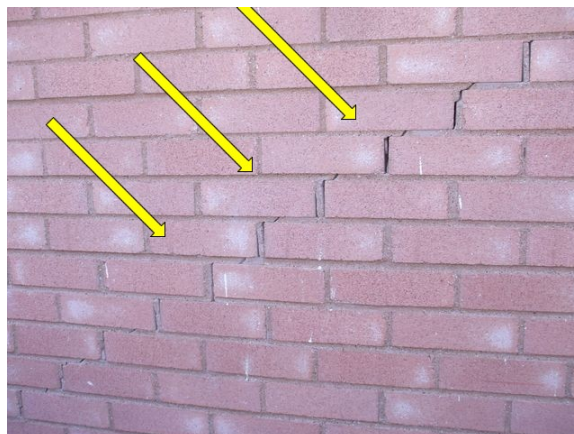
Type of Foundation(s): Concrete Slab

Comments:

- Foundation appears to have some movement observed at the time of the inspection. Suggest report by a structural engineer if so chosen to provide suggestions as to what, if any, corrective actions should be taken.
- Door frame movement observed during the inspection.
- Window frame movement observed during the inspection.
- Exterior wall cracks observed during the inspection. (See Photo for example)
- Exterior foundation face crack areas observed during the inspection.
- Interior wall cracks observed during the inspection (various areas).
- Interior ceiling cracks observed during the inspection (various areas).
- Possible sloping floors observed during the inspection.
- Large trees observed close to home's foundation.
- Poor water maintenance observed at the time of the inspection, soil pulling away from the foundation face or overly dry.
- Possible previous foundation repairs viewed around home, suggest checking with seller for any/all paperwork.

**Note:** Weather conditions, 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.



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⌋ ⋮ ⋮ ⌋    **B. Grading & Drainage - Comments**  
-Drainage does not appear to be adequate, proper drainage is critical to the future performance of the foundation.  
-Low soil level areas present, low areas may retain water during rain, additional fill dirt and grading may be needed to correct these conditions.  
-High soil level at homes foundation, it is advisable to maintain at least two inches of clear area between the ground and the brick ledge of the foundation.  
-Erosion viewed next to foundation/flower bed areas.

⌋ ⋮ ⋮ ⌋    **C. Roof Covering Materials**  
*Type(s) of Roof Covering:* Composition  
*Viewed From:* Walked Roof  
*Comments:*  
  
-Roof shingles damaged at various areas. Both scuffed and buckled areas. (See Photo for example)  
-Tree limbs too close to roof, need to be trimmed to prevent damage. (See Photo for example)  
-Roof gutters have debris present, suggest cleaning of all gutter systems.  
-Roof gutter extensions needed to extend discharges away from the foundation.

**Note:** Roof is not inspected for insurability or life expectancy. This inspector is not a roofing expert, the buyer should have a roofing company inspect roof for further evaluation if so chosen.



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**D. Roof Structure & Attic**

*Viewed From:* Inside Attic  
*Approximate Average Depth of Insulation:* 1 - 6 inches  
*Approximate Average Thickness of Vertical Insulation:* No visible vertical insulation to take average from.  
*Comments:*  
**Attic Insulation:** Loose Fill

- Soffit vent covers damaged and/or loose.
- Attic area appears to have poor ventilation. Limited number of soffit vents present.
- Vent wire mesh damaged and/or torn. Without proper wire mesh present animals or birds can get into the attic area.
- Attic appears to have poor insulation present.
- Wires are too close to the attic opening.
- Previous water stains viewed from inside attic area, unknown if water stains are from current leaks. Suggest evaluation by roofing specialist if so chosen. (See Photo for example)
- Rafters split and/or damaged areas viewed from inside the attic area. (See Photo for example)
- Collar Ties split and/or damaged areas viewed from inside the attic area. (See Photo for example)
- Limited access due to duct work at East attic area, this area could not be properly inspected.
- Attic door not sealed properly.



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#### E. Walls (Interior & Exterior) - Comments

- Interior wall water stains present, unknown if water stains are from current leaks.
- Interior wall cracks present at various areas.
- Interior walls that have holes present at various areas. See garage areas.
- Interior walls that appear to have possible previous repairs present.
- Exterior brick appears to have loose areas present (various areas). (See Photo for example)
- Exterior mortar is separated or missing at various areas.
- Exterior wall gaps and/or holes present at various areas, possible water penetration areas.
- Exterior window sill gaps present, possible water penetration areas. Suggest caulk or silicone to seal all exposed areas.
- Exterior, form board nails sticking out from foundation face, suggest to remove/cut even at concrete.
- Exterior wing wall damaged areas observed.



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#### F. Ceilings & Floors - Comments

- Ceiling water stains present, unknown if water stains are from current leaks. At garage areas.
- Ceilings that have holes present at various areas. At garage areas.
- Ceilings that appear to have possible previous repairs present.
- Floors, possible sub-floor damage present at garage converted room, popping and cracking noise areas.
- Floors, damaged vinyl/linoleum areas observed during the inspection.

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#### G. Doors (Interior & Exterior) - Comments

- Doors missing at various areas through home.
- Door stoppers missing/damaged observed during the inspection.
- Key lock exit doors present, possible fire hazard (egress issue).
- Threshold damaged at all three garage door areas.
- Hollow wood garage to home door (non fire-rated), at both doors (2).
- Weather stripping damaged, not sealed properly (gaps present).
- Doors not closing properly, approx 7 doors tagged.
- Garage converted room (sleeping room) opens to garage area, safety hazard.

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#### H. Windows - Comments

- Home appears to have the absence of safety glass at some locations.
- Exterior caulking needed at window trim areas, possible water penetration areas.
- Windows observed with damaged locks present.
- Windows observed with damaged tracking present. (Tagged one in the front bedroom)
- Previous water stains viewed around interior window sill areas.
- Glass window panels present that are not sealed properly. Recommend check of all windows.
- Window screens: Torn, Holes

**Note:** Absence of safety glass in hazardous locations: Glass panes in the home and bathroom areas may not meet modern standards for the presence of safety glass. This may be typical construction for different home ages. The Texas Real Estate Commission requires inspectors to comment about the absence of safety glass however this report does not identify every circumstance. Improvement options vary and the need for such is a matter of personal opinion. If you desire, a glass specialist can inspect the entire home to new standards in order to determine improvement options.

Defective thermal-pane windows (Moisture between panels) are not always visible. Dirt, haze, cloudy days, rainy days and other weather conditions can obscure their conditions. Window conditions are noted as observed at the time of the inspection and no warranty is implied. Suggest full check by specialist if so chosen.

We do not inspect storm windows, burglar bars or awnings.

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#### I. Stairways (Interior & Exterior) - Comments

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#### J. Fireplace/Chimney - Comments

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#### K. Porches, Balconies, Decks and Carports - Comments

- Driveway was observed to have cracks and/or raised areas present, possible trip hazard.
- Patio was observed to have cracks and/or raised areas present, possible trip hazard.
- Walkway was observed to have cracks and/or raised areas present, possible trip hazard.

### II. ELECTRICAL SYSTEMS

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#### A. Service Entrance and Panels - Comments

Circuit panel location: Garage

Type of wire present: Copper

- Ground wires twisted together inside panel box area with no connectors.
- Ground rod wire is loose at exterior wall.
- Breakers are not all labeled in panel box.



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- Rubber garment for incoming main lines inside panel box at pipe is missing/not present.
- Lack of arc-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways or similar rooms or areas.
- Meter box damaged at exterior wall. Buzzing noise coming from meter area.
- Meter box not mounted properly/loose at exterior wall. (See Photo for example)
- Electrical service drop wires appear to be damaged/missing insulation. (See Photo for example)
- Electrical service drop wires have tree limbs touching.
- Electrical service drop appears to be at improper height.
- Electrical service drop is loose and/or pulling away from the home. (See Photo for example)
- Electrical service drop has improper drip loop at weather head. (See Photo for example)
- Electrical service drop weather head appears to be loose and/or damaged. (See Photo for example)
- Recommend service & complete system check by licensed electrician due to the defects observed.

**Note:** Arc-fault type devices are not tested in occupied homes.



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

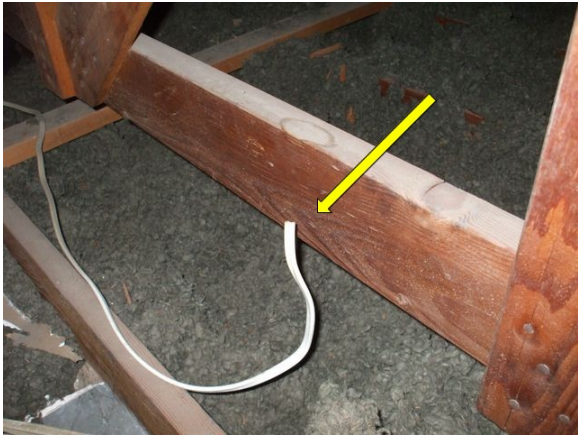
Type of Wiring: Copper

Comments:

- GFCI (Ground-Fault Circuit Interrupters) not in proper areas: Kitchen, Bathrooms

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- Reverse polarity outlets present. Tagged 3.
- Open ground outlets present. Tagged 24
- Outlets not present at: Exterior patios (exterior door areas), Garage , Master Bathroom
- Laundry room light switch appears to be installed at an improper height.
- Garage ceiling light is wired to an outlet, outlet is operated by side light switch.
- Lights non functional and/or damaged (various areas).
- Ceiling fans do not appear to have minimum 7-foot clearance to floor.
- Outlet covers missing and/or damaged at various areas.
- Wall switch covers missing and/or damaged at various areas.
- Wire splices and/or wire ends exposed (all wire splices or ends should be in junction boxes that are properly mounted) viewed in the: Attic (See Photo for example)
- Exposed wires at the: Garage, Attic , Under Kitchen Sink
- Three prong dryer out present (if accessible), many new dryers include four prong cords.
- House wired with a two-wire system, most outlets and fixtures are not grounded.
- Missing smoke alarms in bedroom and/or hallways adjoining to bedroom areas, required in each.
- Exterior lights damaged: cover missing at wing wall light and North garage wall light damaged.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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- A. Heating Equipment
  - Type of System: Conventional
  - Energy Source: Gas
  - Comments:
  - Filter Type: Disposable

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- Gas unit present with inadequate ventilation for combustible air.
- Gas unit present with inadequate ventilation, closet doors are not sealed properly to living area.
- Gas unit would cycle on and off inconsistently, unit would not operate properly at the time of the inspection.
- Flue appears to be in contact or too close to combustible materials.
- Furnace plugged into non grounded outlet, ground at plug has been cutoff.
- Due to defects observed, recommend service and systems evaluation by qualified HVAC specialist.

**Note:** Heating units are inspected but are not normally operated when ambient temperature exceeds 70 degrees Fahrenheit.  
Heat pumps are operated in "Heat" mode only.  
Gas Fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly and are therefore not inspected. We strongly urge you to have an HVAC specialist fully inspect and report on the internal condition of the heat exchanger.  
We do not inspect for accessories such as: Humidifiers, electronic filters, motorized damper systems, etc. and we do not inspect for efficiency, capacity or adequacy.

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## B. Cooling Equipment

*Type of System:* Conventional

*Comments:*

**Energy Source:** Electric

**Filter Type:** Disposable

**Unit #1:**

**Supply (Air Out) temp:** degrees

**Return (Air In) temp:** 0 degrees

**Temp. Differential:** 0 degrees

- Freon lines not properly insulated at: Exterior (See Photo for example)
- Condenser unit would not cycle on, unit would not operate properly at the time of the inspection.
- Condenser unit has exposed wires present.
- Condenser unit is at or below grade level, needs to be raised.
- Condenser unit coils are dirty/damaged/flattened, need to be cleaned and serviced. (See Photo for example)
- Condenser unit electrical cut off (disconnect) is damaged/loose at wall with missing latch.
- Air handler unit would not cycle on, unit would not operate properly at the time of the inspection.
- Unit has no visible P trap at the primary drain line.
- Unit has no auxiliary (secondary) drain line and/or capped off at unit.
- Unit plugged into non grounded outlet, ground at plug has been cutoff.
- Due to defects observed, recommend service and systems evaluation by qualified HVAC specialist.

**Note:** Air conditioning systems are not to be operated and are not inspected when the outside temperatures are below 60 degrees Fahrenheit. Operation at or below 60 degrees could cause damage to the unit.

We do not inspect for efficiency, capacity or adequacy and secondary lines are not traced for termination or tested for proper drainage.

A differential of 15 to 20 degrees indicates proper cooling conditions.

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#### C. Duct System, Chases, and Vents - Comments

- Duct coverings damaged and/or missing.
- Duct coverings "Gray Type" present with heavy damage present or are beginning to deteriorate, suggest replacement and/or repair to duct work. (See Photo for example)
- Plenum damaged, repairs needed.



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### IV. PLUMBING SYSTEM

#### A. Water Supply System and Fixtures

*Location of water meter:* Near front street

*Location of main water supply valve:* No yard valve found

*Static water pressure reading:* 50 PSI

*Comments:*

- Water loss (movement) viewed at the meter dial during a five-minute leak check. Suggest isolate and repair all leaks and retest all lines after repair by plumbing specialist.

#### **Kitchen:**

- Kitchen, previous water damage viewed in the cabinet area.

#### **Master Bathroom:**

- Sink stopper damaged, not holding water properly when tested.
- Sink area caulk/grout repairs needed.
- Bathtub drip at spout, will not shut off.



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- Bathtub area caulk/grout repairs needed.
- Bathtub stopper damaged, not holding water properly when tested.
- Bathtub, finish is damaged and/or chipped.
- Bathtub shower diverter valve did not operate properly, the value should completely restrict the flow from the bathtub faucet to the showerhead.
- Bathtub plumbing loose at wall area.
- Commode handle is damaged.

#### Hall Bathroom:

- Sink drain leak present (tested with sink filled up, then drained).
- Sink area tile damaged, towards floor.
- No shut-off valves and/or damaged valves under sink.
- Bathtub knob leak present when tested.
- Bathtub area caulk/grout repairs needed.
- Bathtub shower diverter valve did not operate properly, the value should completely restrict the flow from the bathtub faucet to the showerhead.
- Bathtub plumbing loose at wall area.

#### Laundry Room:

- Laundry faucets have drip at plumbing connections, will not shut off.
- Laundry area has previous water damage present.
- Laundry plumbing pipes/drains exposed and not mounted properly.

#### Exterior Faucets:

- Exterior faucet handle damaged: Front, Rear (Both areas very low to the ground).

**Note:** We do not check sewer lines or septic systems.

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#### B. Drains, Wastes, and Vents - Comments

- AC primary drain line appears to terminate at the exterior of home. S/E corner. (See Photo for example)
- Home appears to have cast iron drain pipes present, suggest specialist evaluate if so chosen.



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#### C. Water Heating Equipment

Energy Source: Gas  
Capacity: 40 (gallons)  
Comments:



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- Temperature and Pressure Relief line improperly routed, lacks gravity drainage.
- Temperature and Pressure Relief line appears to have been reduced in size from the valve.
- Flue appears to be in contact or too close to combustibile materials. (See Photo for example)
- Flue pipe does not appear to be double wall pipe through ceiling attic and/or roof.
- No drain pan/drain line for pan present under unit.
- Gas unit has rust on and in burner area.
- Gas unit has improper flame color.
- Gas unit present with inadequate ventilation for combustibile air.
- Gas unit present with inadequate ventilation, closet doors are not sealed properly to living area.



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#### D. Hydro-Massage Therapy Equipment - Comments

**Note:** Hydro-therapy tubs that have been used may need cleaning to the system. Suggest to check the manufactures cleaning suggestions to help fight bacterial and micro-organism growth.

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### V. APPLIANCES

#### A. Dishwasher - Comments

-The dishwasher appears to have no visual deficiencies at the time of the inspection.

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#### B. Food Waste Disposer - Comments

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#### C. Range Exhaust Vent - Comments

- Light cover is missing and/or damaged.
- Fan and/or motor assembly vibrates and is noisy.

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#### D. Ranges, Cooktops, and Ovens - Comments

**Unit type:** Gas

- Gas valve appears to be an older style that may not be updated to today's standards, suggest update by plumbing specialist.
- Gas unit has copper gas line present to the oven area.
- Oven not tested due to copper gas line present.

**Note:** Self-cleaning settings not tested.

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..	p	p	..	<b>E. Microwave Oven - Comments</b> <b>Note:</b> Microwave cooking equipment is not checked for radiation leakage.		
..	p	p	..	<b>F. Trash Compactor - Comments</b> <b>Note:</b> Compression capability not checked.		
p	..	..	p	<b>G. Mechanical Exhaust Vents and Bathroom Heaters - Comments</b> <b>-Vents do not appear to exit outside of the home.</b>  <b>Note:</b> Gas wall heaters are not tested or inspected, they are considered a fire and safety hazard, they are no longer recommended. Vents that do not exit to the outside of the home are a common finding and were permitted by many local municipalities. TREC considers the practice incorrect and deficient. Some local regulatory authorities might consider modification of existing systems to be an improvement rather than a repair. Exhaust vents that terminate inside the attic are can add moisture in the attic area. Exhaust vents should terminate near one of the roof vents or directly to the exterior.		
p	..	..	p	<b>H. Garage Door Operator(s) - Comments</b> <b>-Opener wired to outlet that runs off wall switch.</b> <b>-Automatic opener light cover is missing.</b> <b>-Automatic opener auto safety reverse does not work – safety hazard.</b> <b>-Automatic opener present with locks and/or side ropes not removed or disabled.</b>  <b>Note:</b> Automatic openers are checked in manual operation only at the wall, remote controls are not checked.		
p	..	..	..	<b>I. Doorbell and Chimes - Comments</b> <b>-No visual deficiencies at the time of the inspection.</b>		
p	..	..	p	<b>J. Dryer Vents - Comments</b> <b>-Dryer vent cover is damaged.</b>  <b>Note:</b> Interior of vent pipe not inspected.		

**Summary page of items listed through the report marked as "Deficiency".  
Please see full report for details and photos.**

**Additional Info Provided By Inspector**

Unidentified black organism areas (UBO): Viewed at Garage Ceiling and under Kitchen Sink areas.

**Foundations**

- Foundation appears to have some movement observed at the time of the inspection. Suggest report by a structural engineer if so chosen to provide suggestions as to what, if any, corrective actions should be taken.
- Door frame movement observed during the inspection.
- Window frame movement observed during the inspection.
- Exterior wall cracks observed during the inspection. (See Photo for example)
- Exterior foundation face crack areas observed during the inspection.
- Interior wall cracks observed during the inspection (various areas).
- Interior ceiling cracks observed during the inspection (various areas).
- Possible sloping floors observed during the inspection.
- Large trees observed close to home's foundation.
- Poor water maintenance observed at the time of the inspection, soil pulling away from the foundation face or overly dry.
- Possible previous foundation repairs viewed around home, suggest checking with seller for any/all paperwork.

**Grading & Drainage**

- Drainage does not appear to be adequate, proper drainage is critical to the future performance of the foundation.
- Low soil level areas present, low areas may retain water during rain, additional fill dirt and grading may be needed to correct these conditions.
- High soil level at homes foundation, it is advisable to maintain at least two inches of clear area between the ground and the brick ledge of the foundation.
- Erosion viewed next to foundation/flower bed areas.

**Roof Covering Materials**

- Roof shingles damaged at various areas. Both scuffed and buckled areas. (See Photo for example)
- Tree limbs too close to roof, need to be trimmed to prevent damage. (See Photo for example)
- Roof gutters have debris present, suggest cleaning of all gutter systems.
- Roof gutter extensions needed to extend discharges away from the foundation.

**Roof Structure & Attic**

- Soffit vent covers damaged and/or loose.
- Attic area appears to have poor ventilation. Limited number of soffit vents present.
- Vent wire mesh damaged and/or torn. Without proper wire mesh present animals or birds can get into the attic area.
- Attic appears to have poor insulation present.
- Wires are too close to the attic opening.
- Previous water stains viewed from inside attic area, unknown if water stains are from current leaks. Suggest evaluation by roofing specialist if so chosen. (See Photo for example)
- Rafters split and/or damaged areas viewed from inside the attic area. (See Photo for example)
- Collar Ties split and/or damaged areas viewed from inside the attic area. (See Photo for example)
- Limited access due to duct work at East attic area, this area could not be properly inspected.
- Attic door not sealed properly.

**Walls (Interior & Exterior)**

- Interior wall water stains present, unknown if water stains are from current leaks.
- Interior wall cracks present at various areas.
- Interior walls that have holes present at various areas. See garage areas.

- Interior walls that appear to have possible previous repairs present.
- Exterior brick appears to have loose areas present (various areas). (See Photo for example)
- Exterior mortar is separated or missing at various areas.
- Exterior wall gaps and/or holes present at various areas, possible water penetration areas.
- Exterior window sill gaps present, possible water penetration areas. Suggest caulk or silicone to seal all exposed areas.
- Exterior, form board nails sticking out from foundation face, suggest to remove/cut even at concrete.
- Exterior wing wall damaged areas observed.

## **Ceilings & Floors**

- Ceiling water stains present, unknown if water stains are from current leaks. At garage areas.
- Ceilings that have holes present at various areas. At garage areas.
- Ceilings that appear to have possible previous repairs present.
- Floors, possible sub-floor damage present at garage converted room, popping and cracking noise areas.
- Floors, damaged vinyl/linoleum areas observed during the inspection.

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

- Doors missing at various areas through home.
- Door stoppers missing/damaged observed during the inspection.
- Key lock exit doors present, possible fire hazard (egress issue).
- Threshold damaged at all three garage door areas.
- Hollow wood garage to home door (non fire-rated), at both doors (2).
- Weather stripping damaged, not sealed properly (gaps present).
- Doors not closing properly, approx 7 doors tagged.
- Garage converted room (sleeping room) opens to garage area, safety hazard.

## **Windows**

- Home appears to have the absence of safety glass at some locations.
- Exterior caulking needed at window trim areas, possible water penetration areas.
- Windows observed with damaged locks present.
- Windows observed with damaged tracking present. (Tagged one in the front bedroom)
- Previous water stains viewed around interior window sill areas.
- Glass window panels present that are not sealed properly. Recommend check of all windows.
- Window screens: Torn, Holes

## **Porches, Balconies, Decks and Carports**

- Driveway was observed to have cracks and/or raised areas present, possible trip hazard.
- Patio was observed to have cracks and/or raised areas present, possible trip hazard.
- Walkway was observed to have cracks and/or raised areas present, possible trip hazard.

## **Service Entrance and Panels**

- Ground wires twisted together inside panel box area with no connectors.
- Ground rod wire is loose at exterior wall.
- Breakers are not all labeled in panel box.
- Rubber gasket for incoming main lines inside panel box at pipe is missing/not present.
- Lack of arc-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas.
- Meter box damaged at exterior wall. Buzzing noise coming from meter area.
- Meter box not mounted properly/loose at exterior wall. (See Photo for example)
- Electrical service drop wires appear to be damaged/missing insulation. (See Photo for example)
- Electrical service drop wires have tree limbs touching.
- Electrical service drop appears to be at improper height.
- Electrical service drop is loose and/or pulling away from the home. (See Photo for example)
- Electrical service drop has improper drip loop at weather head. (See Photo for example)

- Electrical service drop weather head appears to be loose and/or damaged. (See Photo for example)
- Recommend service & complete system check by licensed electrician due to the defects observed.

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

- GFCI (Ground-Fault Circuit Interrupters) not in proper areas: Kitchen, Bathrooms
- Reverse polarity outlets present. Tagged 3.
- Open ground outlets present. Tagged 24
- Outlets not present at: Exterior patios (exterior door areas), Garage, Master Bathroom
- Laundry room light switch appears to be installed at an improper height.
- Garage ceiling light is wired to an outlet, outlet is operated by side light switch.
- Lights non functional and/or damaged (various areas).
- Ceiling fans do not appear to have minimum 7-foot clearance to floor.
- Outlet covers missing and/or damaged at various areas.
- Wall switch covers missing and/or damaged at various areas.
- Wire splices and/or wire ends exposed (all wire splices or ends should be in junction boxes that are properly mounted) viewed in the: Attic (See Photo for example)
- Exposed wires at the: Garage, Attic, Under Kitchen Sink
- Three prong dryer out present (if accessible), many new dryers include four prong cords.
- House wired with a two-wire system, most outlets and fixtures are not grounded.
- Missing smoke alarms in bedroom and/or hallways adjoining to bedroom areas, required in each.
- Exterior lights damaged: cover missing at wing wall light and North garage wall light damaged.

### **Heating Equipment**

- Gas unit present with inadequate ventilation for combustible air.
- Gas unit present with inadequate ventilation, closet doors are not sealed properly to living area.
- Gas unit would cycle on and off inconsistently, unit would not operate properly at the time of the inspection.
- Flue appears to be in contact or too close to combustible materials.
- Furnace plugged into non grounded outlet, ground at plug has been cutoff.
- Due to defects observed, recommend service and systems evaluation by qualified HVAC specialist.

### **Cooling Equipment**

- Freon lines not properly insulated at: Exterior (See Photo for example)
- Condenser unit would not cycle on, unit would not operate properly at the time of the inspection.
- Condenser unit has exposed wires present.
- Condenser unit is at or below grade level, needs to be raised.
- Condenser unit coils are dirty/damaged/flattened, need to be cleaned and serviced. (See Photo for example)
- Condenser unit electrical cut off (disconnect) is damaged/loose at wall with missing latch.
- Air handler unit would not cycle on, unit would not operate properly at the time of the inspection.
- Unit has no visible P trap at the primary drain line.
- Unit has no auxiliary (secondary) drain line and/or capped off at unit.
- Unit plugged into non grounded outlet, ground at plug has been cutoff.
- Due to defects observed, recommend service and systems evaluation by qualified HVAC specialist.

### **Duct System, Chases, and Vents**

- Duct coverings damaged and/or missing.
- Duct coverings "Gray Type" present with heavy damage present or are beginning to deteriorate, suggest replacement and/or repair to duct work. (See Photo for example)
- Plenum damaged, repairs needed.

### **Water Supply System and Fixtures**

- Water loss (movement) viewed at the meter dial during a five-minute leak check. Suggest isolate and repair all leaks and retest all lines after repair by plumbing specialist.



**Kitchen:**

-Kitchen, previous water damage viewed in the cabinet area.

**Master Bathroom:**

- Sink stopper damaged, not holding water properly when tested.
- Sink area caulk/grout repairs needed.
- Bathtub drip at spout, will not shut off.
- Bathtub area caulk/grout repairs needed.
- Bathtub stopper damaged, not holding water properly when tested.
- Bathtub, finish is damaged and/or chipped.
- Bathtub shower diverter valve did not operate properly, the valve should completely restrict the flow from the bathtub faucet to the showerhead.
- Bathtub plumbing loose at wall area.
- Commode handle is damaged.

**Hall Bathroom:**

- Sink drain leak present (tested with sink filled up, then drained).
- Sink area tile damaged, towards floor.
- No shut-off valves and/or damaged valves under sink.
- Bathtub knob leak present when tested.
- Bathtub area caulk/grout repairs needed.
- Bathtub shower diverter valve did not operate properly, the valve should completely restrict the flow from the bathtub faucet to the showerhead.
- Bathtub plumbing loose at wall area.

**Laundry Room:**

- Laundry faucets have drip at plumbing connections, will not shut off.
- Laundry area has previous water damage present.
- Laundry plumbing pipes/drains exposed and not mounted properly.

**Exterior Faucets:**

- Exterior faucet handle damaged: Front, Rear (Both areas very low to the ground).

**Drains, Wastes, and Vents**

- AC primary drain line appears to terminate at the exterior of home. S/E corner. (See Photo for example)
- Home appears to have cast iron drain pipes present, suggest specialist evaluate if so chosen.

**Water Heating Equipment**

- Temperature and Pressure Relief line improperly routed, lacks gravity drainage.
- Temperature and Pressure Relief line appears to have been reduced in size from the valve.
- Flue appears to be in contact or too close to combustible materials. (See Photo for example)
- Flue pipe does not appear to be double wall pipe through ceiling attic and/or roof.
- No drain pan/drain line for pan present under unit.
- Gas unit has rust on and in burner area.
- Gas unit has improper flame color.
- Gas unit present with inadequate ventilation for combustible air.
- Gas unit present with inadequate ventilation, closet doors are not sealed properly to living area.

**Range Exhaust Vent**

- Light cover is missing and/or damaged.
- Fan and/or motor assembly vibrates and is noisy.

### **Ranges, Cooktops, and Ovens**

- Gas valve appears to be an older style that may not be updated to today's standards, suggest update by plumbing specialist.
- Gas unit has copper gas line present to the oven area.
- Oven not tested due to copper gas line present.

### **Mechanical Exhaust Vents and Bathroom Heaters**

- Vents do not appear to exit outside of the home.

### **Garage Door Operator(s)**

- Opener wired to outlet that runs off wall switch.
- Automatic opener light cover is missing.
- Automatic opener auto safety reverse does not work – safety hazard.
- Automatic opener present with locks and/or side ropes not removed or disabled.

### **Dryer Vents**

- Dryer vent cover is damaged.