



SAVIOR INSPECTION SERVICES, LLC

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## TREC RESIDENTIAL

1234 Main St.  
Melissa TX 75454

Buyer Name  
04/19/2019 9:00AM



Inspector

**Chris Scanland**

Professional Inspector TREC# 23176

469-678-9011

[chris@saviorinspections.com](mailto:chris@saviorinspections.com)



Agent

**Agent Name**

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)



# PROPERTY INSPECTION REPORT

**Prepared For:** Buyer Name  
(Name of Client)

**Concerning:** 1234 Main St. Melissa TX 75454  
(Address or Other Identification of Inspected Property)

**By:** Chris Scanland - Professional Inspector TREC# 23176      04/19/2019 9:00AM  
(Name and License Number of Inspector)      (Date)

## 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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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.

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 license holders 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.

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

*In Attendance:* Owner

*Occupancy:* Occupied

*Style:* Multi-level

*Temperature (approximate):* 70 Fahrenheit (F)

*Type of Building:* Single Family

*Weather Conditions:* Clear

*Home Faces:* East -

This is the direction the house is assumed to be facing, regardless of the actual direction the home is facing, in order to simplify

orientation in this report.

*Mold Disclaimer:*

We do not test or inspect for mold or measure indoor air quality, which the Consumer Product safety Commission ranks high among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas. [Here's the EPA's website on mold.](#)

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold contamination will remain.

*Shingle Installation Disclaimer:*

A huge number of different types and models of asphalt shingles have been produced and installed over the years. Shingles vary in material design and quality, in installation quality, installation requirements, and performance characteristics. For optimum performance, and for shingle manufacturer's warranties to remain in effect, asphalt shingles must be installed according to the manufacturer's recommendations, which often vary from one manufacturer to another, and even between different shingle models produced by the same manufacturer. Because of the many different installation requirements for the different types of shingles, confirmation of proper installation requires inspection by a qualified specialist, can often require research, and exceeds the scope of the General Home Inspection.

*No Destructive Testing or Research Performed on Roof:*

Although the Inspector inspects the roof to the best of his ability, the General Home Inspection does not include destructive testing or research. We disclaim responsibility for confirming installation according to the manufacturer's installation recommendations of roofing components including, but not limited to, shingles, underlayment, flashing and fasteners. Inspection of these components is limited to compliance with widely accepted general best practices.

*Slab On Grade Foundation:*

This residence has a bolted, slab foundation. Such foundations are the most modern, but they can vary considerably from older ones that have no moisture barrier beneath them and no reinforcing steel within them to newer ones that have moisture barriers beneath them and adjustable reinforcing steel within them. This type is called a post-tension slab, but is often impossible to distinguish one slab type from another in which even the size and spacing of the bolts can vary, although most are concealed. Our inspection of slabs conforms to industry standards. We examine the visible portion of the stem walls on the exterior of the structure for any evidence of significant cracks or structural deformation. However, we do not move furniture or lift carpeting and padding to look for cracks, and we do not use any specialized tools or measuring devices to establish relative elevations or determine any degree of differential settling. Significantly, many slabs are built or move out of level, but the average person would not realize this until there is a difference of more than one inch in twenty feet, which most authorities describe as being tolerable. Interestingly, many slabs are found to contain cracks when the carpet and padding are removed, but there is no absolute standard for evaluating them. However, those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are not regarded as being structurally threatening. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a structural engineer or a foundation contractor, but this should not deter you from seeking the opinion of any such expert

*HVAC Temperature Gradients:*

Although (conditions permitting) the inspection of the air-conditioning and heating systems includes confirming cool/hot air flow at registers, the General Home Inspection does not include confirmation of even temperature distribution throughout the home. Multiple-level homes with open staircases may experience significant temperature differences between upper and lower levels. Especially in homes with an open central stairwell, there will often be a noticeable temperature gradient, with the top floor being warmest and the lowest floor being coolest. This will be especially true in homes in which the cooling system was not designed and installed during original construction of the home. Ducts designed primarily for heating may not work well for cooling due to differences in air density between warm and cold air.

You may need to adjust some vents to force a greater flow of air into some areas during specific periods of the day to cool or heat specific areas or rooms to your satisfaction. The system must be adjusted to adapt to changing conditions. Adjusting the cooling system lies beyond the scope of the General Home Inspection. Under some circumstances, the cooling system may not cool upper floors to your satisfaction. You should ask the sellers if this has been a problem in the past. Methods exist to deal with inadequate air distribution and an HVAC contractor would be able to give you an idea of options and costs.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Concrete, Slab on Grade

*Foundation Condition:*

Slab on grade foundation appears to be performing it's intended purpose. Any deficiencies noted by the inspector will be found further in the report.

### 1: Corner Wedge Crack

One or more corners of the foundation had cracking and/or damage. This is cosmetic in nature, common and does not effect the overall integrity of the foundation. However, the Inspector recommends having corner wedge cracks repaired to prevent damage to the brick siding that rests directly above the corner of the foundation.

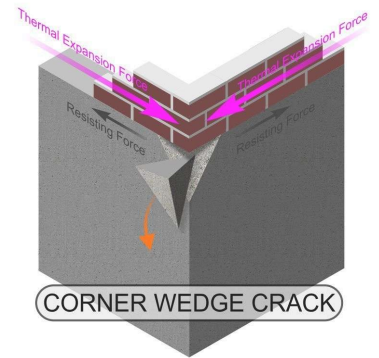
Recommendation: Contact a qualified masonry professional.



Northeast



Southeast



**CORNER WEDGE CRACK**

Corner Wedge Crack

**B. Grading and Drainage**

### 1: Damaged Gutter/Drain

Southwest

General gutter/drain damage noted in one or more locations. Recommend repair to ensure proper water drainage.

Recommendation: Contact a qualified gutter contractor

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Southwest

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### 2: Improper Soil Level

Multiple Locations

At the time of inspection, there was an improper amount of soil around one or more areas of the foundation. The Inspector recommends allowing 4-6 inches of foundation to be visible above the grading. Too much soil may allow water intrusion into the structure. Too little soil can result in erosion under the foundation and lead to foundation issues.

Recommendation: Contact a qualified landscaping contractor



Northeast



South

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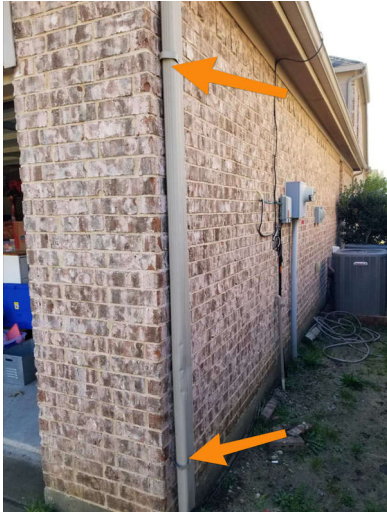
### 3: Loose Gutters

Southwest

The gutters were loose/not properly secured in on or more locations.

Recommendation: Contact a qualified gutter contractor

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Southwest

**4: Sidewalk Settling**

**▲ Safety Hazards**

Front Porch

Sidewalk settling noted near the front porch. This is a trip hazard and should be repaired. It's likely caused by the absence of rebar in this location from when the sidewalk was originally poured.

Recommendation: Contact a qualified professional.



Front Porch

**C. Roof Covering Materials**  
*Types of Roof Covering:* Asphalt

*Viewed From:* Roof

*Roof Condition:*

Overall, at the time of inspection, the roof appeared to be performing it's intended purpose. However, there did appear to be hail damage in multiple locations of the roof which may result in water intrusion in the future. Any noted deficiencies will be annotated further in the report.

**1: Damaged Coverings**

Roof

Roof coverings exhibited general damage that could affect performance. This damage is likely hail damage. Multiple homes in this area were affected by hail within the past year.

Recommendation: Contact a qualified roofing professional.

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East



East



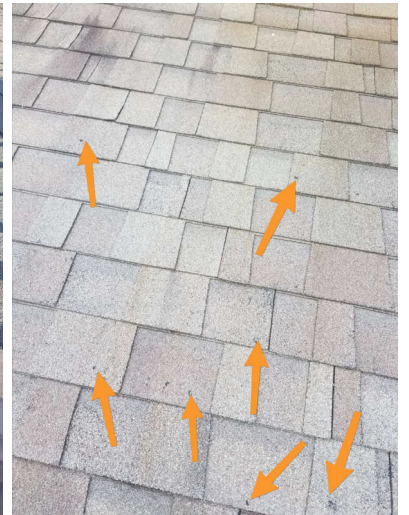
East



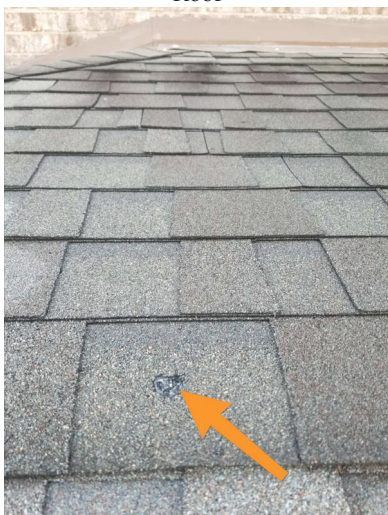
Roof



Roof



West Roof



West Roof

**2: Exposed Nails**

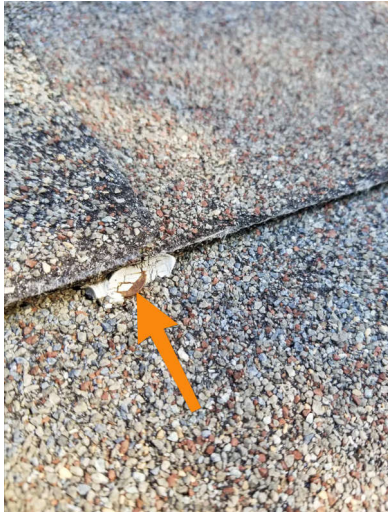
Roof

Under-driven or exposed nails/screws were found in one or more roof coverings, which may result in water intrusion in these areas.

Recommendation: Contact a qualified roofing professional.



<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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East



East



Roof



Roof

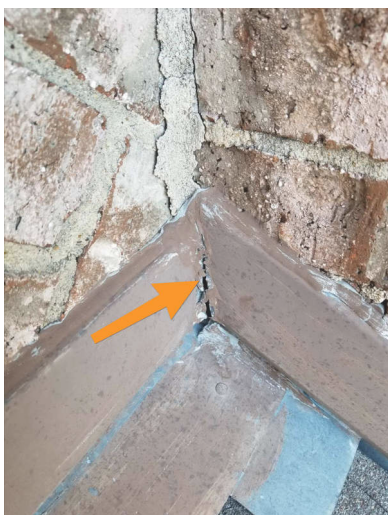
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### 3: Flashing Sealant

Multiple Locations

In several locations, caulking/sealant on flashing is in need of replacement. One example is shown above.

Recommendation: Contact a qualified roofing professional.

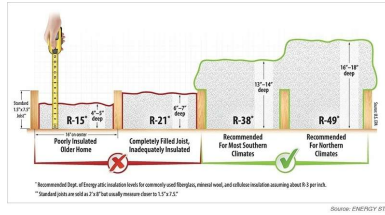


East Roof

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**D. Roof Structure & Attic**

*Approximate Average Depth of Insulation: 15 Inches*



Recommended Insulation Depth

*Attic Space Viewed From: Attic*

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

*Material: Brick, Wood, Drywall, Fiberboard Siding*

**1: Exterior Gaps/Holes- Sealant Needed**

South

Exterior wall had gaps/holes that should be sealed with an appropriate sealant to prevent moisture/pest entry.

Recommendation: Contact a qualified handyman.



AC Lines South Exterior

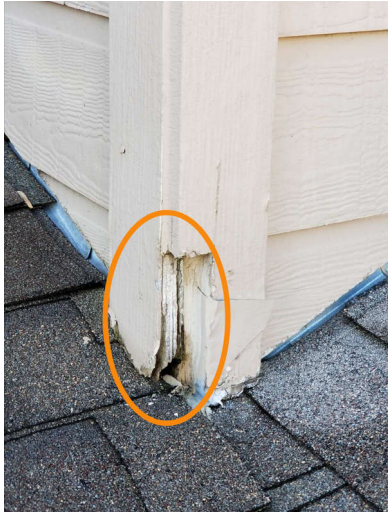
**2: Rot in Trim Boards**

Roof

In one or more locations, a trim board showed evidence of rot and is in need of repair/replacement. If not repaired, rotting trim/siding boards can spread rot to the structural wood framing behind it.

Recommendation: Contact a qualified carpenter.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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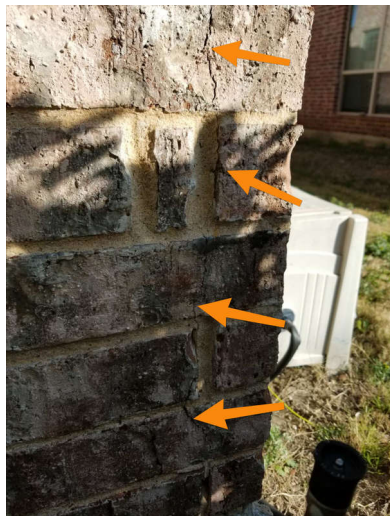
West Roof

**3: Cracks in Brick/Mortar-Minor**

Multiple Locations

At time of inspection, there were one or more minor cracks in the brick and mortar siding. These appear to be mostly cosmetic in nature, however, should be repaired to prevent moisture intrusion and further damage.

Recommendation: Contact a qualified masonry professional.



Northeast



Southeast



East

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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East Roof

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#### **4: Trim/Molding Caulking**

Multiple Locations

One or more locations need caulking replaced around trim/molding to prevent moisture intrusion and rot to the trim/molding and/or underlying framing. Some examples are shown above.

Recommendation: Contact a handyman or DIY project



Front Door



Back Patio



Above Garage

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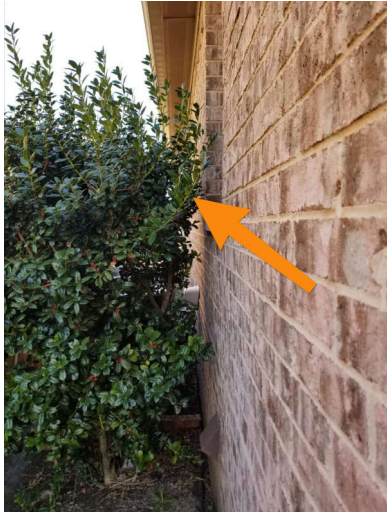
#### **5: Vegetation/Structure Contact**

Multiple Locations

Trees/shrubs in contact with exterior structure. Recommend trimming shrubs/trees away from structure to help prevent mechanical, moisture and pest damage to the structure.

Recommendation: Contact a qualified lawn care professional.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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South



Southeast

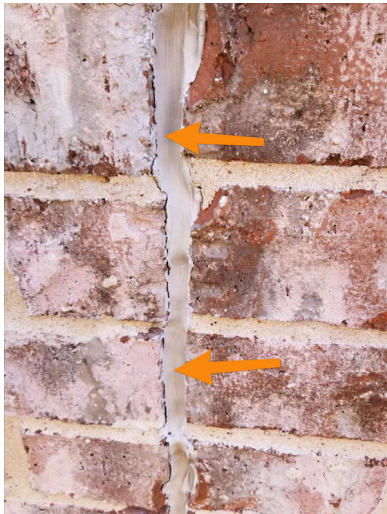
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### 6: Expansion Joint Caulking

Multiple Locations

In all locations, the brick siding expansion joint caulking is deficient and in need of repair/replacement.

Recommendation: Contact a qualified handyman.



South

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### 7: Rusted Lintel

Multiple Locations

One or more lintels are rusting and need to have the rust removed and then painted to prevent future damage. Rusting lintels can cause damage to the surrounding brick/stone. Once corrosion begins, rust is produced, which occupies up to six times the original volume of the steel. The expansion of volume leads to cracking of masonry. A couple of examples are shown above.

Recommendation: Contact a qualified painting contractor.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Above Front Door



North

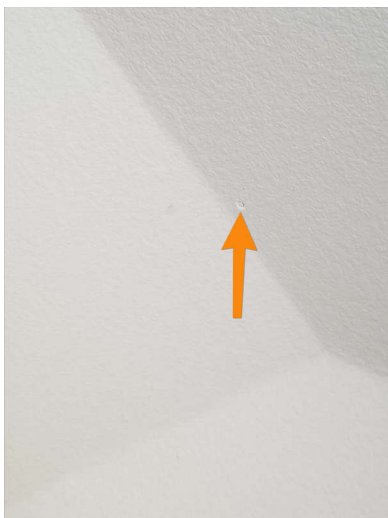
**F. Ceilings and Floors**

**1: Nail Pop**

Multiple Locations

One or more nail pops observed throughout the home. Nail pops are common and usually cosmetic in nature. One example is shown above. Here's a helpful DIY article on how to repair them: [Nail Pop Repair](#).

Recommendation: Contact a handyman or DIY project



2nd Floor Southwest Bedroom

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**2: Interior Cracks - Minor**

Dining Room Multiple Locations

Minor cracking was observed in the drywall throughout the home. They're usually caused by normal contracting and expanding wood framing and/or minor settlement. They're cosmetic in nature. An example or two is shown above.

Recommendation: Contact a handyman or DIY project

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Dining Room

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

**1: Weatherstripping/Door Sweep Insufficient**

Front Door

One or more doors had deficient weatherstripping and/or door sweeps. This can result in energy loss and/or moisture/pest intrusion.

[Here is a DIY guide on weatherstripping .](#)

Recommendation: Contact a handyman or DIY project



Front Door

**H. Windows**

**1: Damaged Window Screen**

Multiple Locations

One or more window screens were damaged at the time of inspection.

Recommendation: Contact a qualified window repair/installation contractor.



East



East



North



Back Patio



Back Patio

## 2: Caulking

Multiple Locations

One or more windows need caulking to prevent moisture intrusion. This applies to both the interior and exterior. A couple of examples are shown above. The Inspector recommends checking all windows and caulking them where needed.

Recommendation: Contact a qualified handyman.



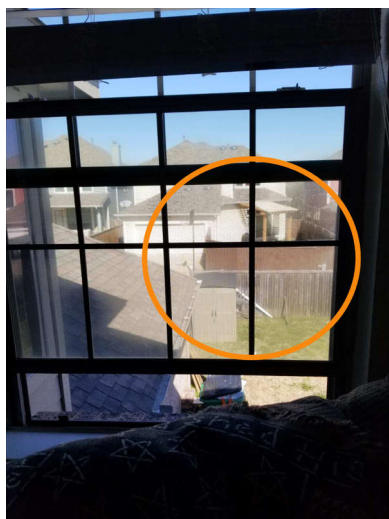


**3: Failed Seal**

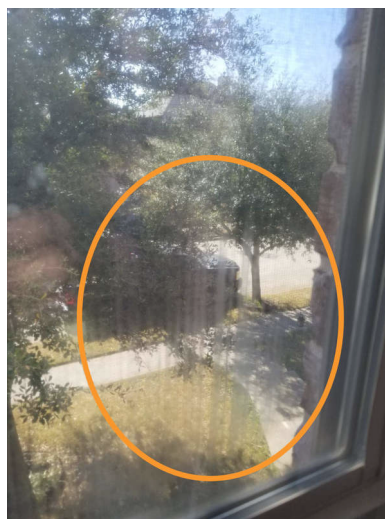
Multiple Locations

Observed condensation and/or discoloration between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation: Contact a qualified window repair/installation contractor.



2nd Floor Media Room



2nd Floor Northeast Bedroom

**4: Window Sill Mortar**

Multiple Locations

One or more brick window sills have cracked bricks and/or mortar. Cracks in brick window sills are very common. If they are not repaired they may result in moisture intrusion which can lead to structural damage.

Recommendation: Contact a qualified masonry professional.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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South



East



East

**5: Moisture Intrusion**

2nd Floor Northeast Bedroom

At the time of inspection, there was evidence of moisture intrusion around one or more windows. If not corrected, moisture intrusion can lead to mold growth and extensive repairs in sheet rock and window frames.

Recommendation: Contact a qualified window repair/installation contractor.



2nd Floor Northeast Bedroom

**6: Cracked Mortar**

Multiple Locations

Mortar is cracked on top of multiple windows. This is very common in homes this age. These cracks should be repaired to prevent moisture intrusion and further damage. One example is shown above.

Recommendation: Contact a qualified professional.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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North

**I. Stairways (Interior and Exterior)**

**J. Fireplaces and Chimneys**

**1: Creosote Buildup**

**▲ Safety Hazards**

Living Room

The chimney had a layer of creosote, so underlying structure couldn't be inspected for cracks. A buildup of creosote is a fire hazard. The chimney should be cleaned prior to using the fireplace.

Recommendation: Contact a qualified chimney sweep.



Fireplace

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**2: Chimney Damage**

Roof

General deterioration noted on chimney in several locations. Some of this may be from hail and some from normal wear. Noted further in the report, there were indications of leaks in the attic coming from around the chimney.

Recommendation: Contact a qualified chimney contractor.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**3: Leak At Chimney**

Attic

There was evidence of water intrusion coming from the top of the chimney pipe in the attic where the pipe penetrates the roof. It appeared as though the water had run down the pipe and into the fireplace area. Once all rooftop repairs are made to the chimney, flashing around the chimney and the shingles, the problem will likely be resolved but should be monitored for any more leakage.

Recommendation: Contact a qualified professional.



Attic

**4: Flashing Leak**

Attic/Roof

Water intrusion was also noted in the attic around the chimney flashing area. This leak is likely coming from defective rooftop flashing around the base of the chimney.

Recommendation: Contact a qualified roofing professional.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Attic

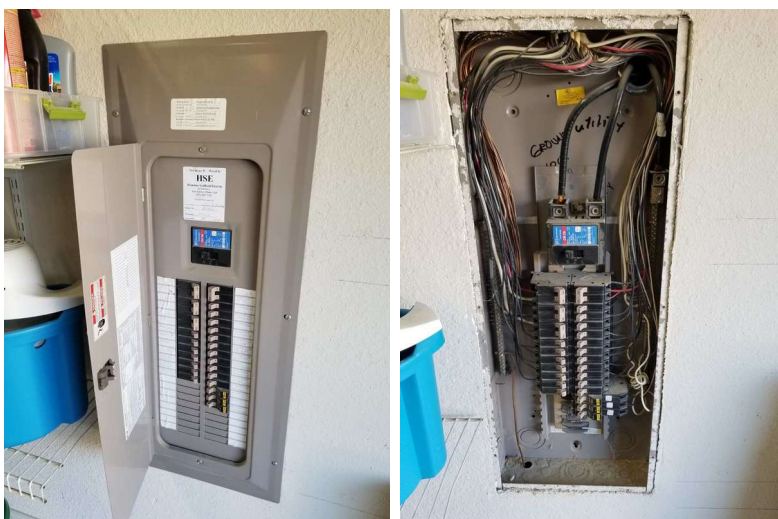
- K. Porches, Balconies, Decks, and Carports**

## II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**

*200 AMP Panel:*

A 200 AMP box located was located in the garage.



### 1: Electrical Panel- Inadequate Clearance

**▲ Safety Hazards**

Garage

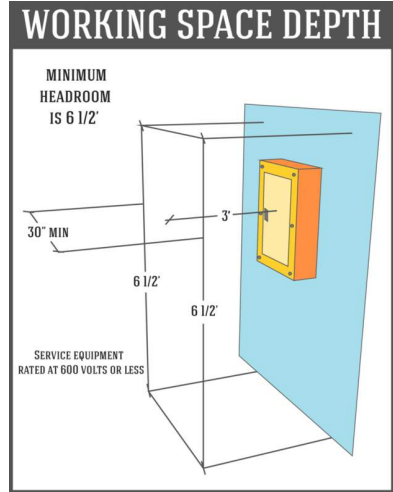
The service panel did not have proper clearances to provide quick access for an emergency disconnect. The clear working space required in front of a panel is 30" wide by 36" deep with a minimum headroom clearance of 6 feet-6 inches.

Recommendation: Contact a handyman or DIY project

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Garage



Electrical Panel Clearances

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

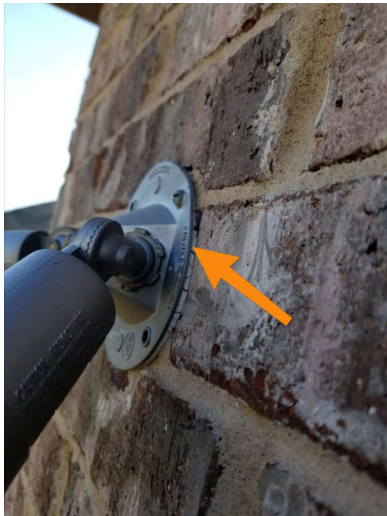
*Type of Wiring:* Romex, Copper

**1: Exterior Light Not Sealed**

West

One or more exterior lights need to be sealed with caulk to prevent moisture intrusion.

Recommendation: Contact a handyman or DIY project



Beside Garage

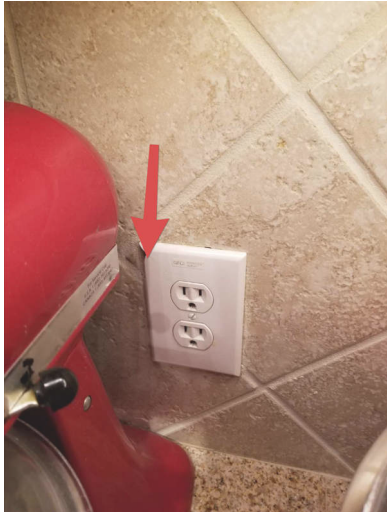
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**2: Cover Plates Damaged**

**▲ Safety Hazards**

One or more electrical receptacle/switch cover plates were damaged and in need of replacement. This is a potential shock/electrocution hazard.

Recommendation: Contact a qualified electrical contractor.



Kitchen

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

**A. Heating Equipment**  
*Type of System:* Gas-Fired Heat, Forced Air  
*Energy Source:* Gas

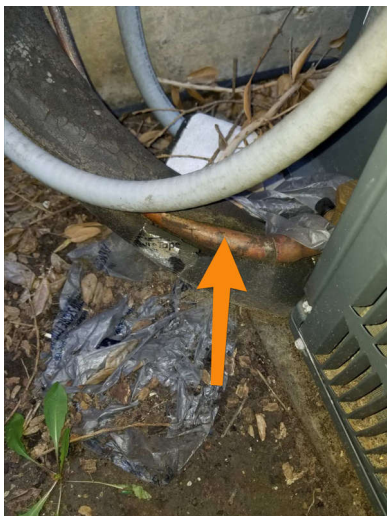
**B. Cooling Equipment**  
*Type of System:* Electric Central Air Conditioner  
*Two Units Installed:*  
This home is equipped with two AC units.

#### 1: Refrigerant Line Insulation

South

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend installing/replacing insulation.

Recommendation: Contact a handyman or DIY project



South

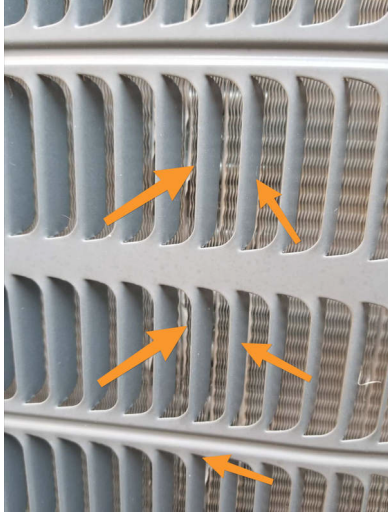
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**2: Condenser Fin Damage**

South

At time of inspection, there was minor damage to some of the condenser fins.

Recommendation: Contact a qualified heating and cooling contractor



South

**C. Duct System, Chases, and Vents**

**1: Hail Damage**

Roof

Several vents on the roof had evidence of minor hail damage.

Recommendation: Contact a qualified roofing professional.



Roof



Roof

**IV. PLUMBING SYSTEMS**

**A. Plumbing Supply, Distribution Systems, and Fixtures**

**1: Sink Stopper Leaked**

Multiple Locations

One or more sink stoppers leaked, not allowing the sink to hold water.

Recommendation: Contact a handyman or DIY project



<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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2nd Floor Bathroom



2nd Floor Bathroom

**2: Shower Grout- Cracked/Missing**

2nd Floor Bathroom

In one or more locations a shower had cracked and/or missing tile grout. Recommend repairing grout to prevent moisture intrusion behind the tiles.

Recommendation: Contact a handyman or DIY project



2nd Floor North Bathroom

- B. Drains, Wastes, & Vents**  
*Drain Size: 2"*  
*Material: PVC*

- C. Water Heating Equipment**  
*Type: Conventional*  
*Power Source: Gas*  
*Capacity: 50 Gallons*  
*Two Water Heaters:*

This home is equipped with two water heaters. The capacity listed above is for each water heater.

*Location: Attic*

*Annual Maintenance Flush Recommended:*

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Recommend a qualified plumber service and flush if it has been over a year since last serviced.

**1: Vent Loose**

Attic

South hot water heater vent is disconnected from top of hot water heater and was rattling due to the wind.

Recommendation: Contact a qualified plumbing contractor.



Attic

**2: Corroded Connection**

Attic

One or more water heater connections were corroded and need further evaluation to determine cause and remedy.

Recommendation: Contact a qualified plumbing contractor.



Attic

- D. Hydro-Massage Therapy Equipment**

**V. APPLIANCES**

- A. Dishwashers**

- B. Food Waste Disposers**

- C. Range Hood and Exhaust Systems**  
*Exhaust Hood Type: Re-circulate*

- D. Ranges, Cooktops, and Ovens**

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*Cooktop Energy Source : Gas*  
*Oven Energy Source: Gas*

**E. Microwave Ovens**

**F. Mechanical Exhaust Vents and Bathroom Heaters**

**G. Garage Door Operators**

*Number of Automatic Garage Door Openers: one*

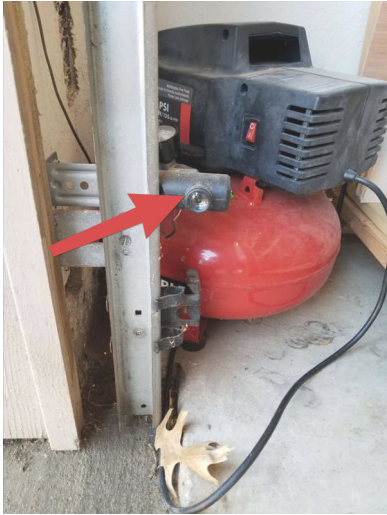
**1: Sensors Too High**

**▲ Safety Hazards**

Garage

Garage door sensors were too high. Should be 6 inches from the garage floor to prevent children from being able to get under the sensors. Recommend moving sensors down to 6 inches above the garage floor.

Recommendation: Contact a handyman or DIY project



Garage

**H. Dryer Exhaust Systems**

*Dryer Vent Visual Inspection:*

The dryer vent was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents.