



SUMMARY

1234 Main St. El Paso TX 79928

Buyer Name
03/10/2019 9:00AM

Jesus Rojas
TREC #22963

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The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report. Estimates for repairs are based on national average prices, which can be found at <http://www.improvenet.com/r> and are not to be considered as actual estimates. The inspector assumes no liability for pricing accuracy. It is the duty of the buyer to obtain repair estimates from qualified professional contractors, before the end the inspection deadline. Estimates are based on visible indicators only and further damage may be concealed. No allowance is made for possible concealed damage in estimates given by the inspector.

2.3.1 C. Roof Covering Materials

FASTENERS/NAILS UNDERDRIVEN



A few fasteners/nails were under driven or protruding through the overlying shingles. This should be corrected to help prevent moisture intrusion into the roof structure.



2.5.1 E. Walls (Interior and Exterior)

MOISTURE DETECTED ON INTERIOR WALL

LOCATION: LAUNDRY ROOM



Thermal imaging and/or a moisture meter indicated the possibility of moisture in interior wall, this may be an indication of a leak. Recommend further evaluation by a qualified professional to determine cause and if any corrective measure needs to be taken.



Moisture meter reading

2.5.2 E. Walls (Interior and Exterior)

MINOR STUCCO CRACKS

LOCATION: WESTSIDE WALL BY WINDOW & BACK WALL

Minor cracks were observed in the stucco around the home. These cracks should be sealed with a stucco crack flex sealant to prevent further expansion and moisture penetration into the home structure by a qualified professional.



West side of home



West side of home



Back wall of home

2.5.3 E. Walls (Interior and Exterior)

WOOD TRIM - DAMAGED/DETERIORATED

LOCATION: GARAGE DOOR TRIM

Exterior wood trim was found to be damaged and or deteriorated. This should be repaired to help prevent further damage to trim.





2.5.4 E. Walls (Interior and Exterior)

EXTERIOR WALL - PENETRATIONS NOT SEALED

 Recommendation

Exterior water lines at the exterior wall intersection had gaps and were not properly sealed. These lines should be sealed with an approved sealant at the wall penetrations to prevent moisture from getting into the structure of the home.



2.5.5 E. Walls (Interior and Exterior)

WATER STAINS ON WALL

Recommendation

LOCATION: BEDROOM FACING STREET

Water Stains visible on the interior wall at the time of inspection which may be from a previous leakage. The moisture meter and/or thermal imaging was negative for moisture at time of inspection, which may suggest the leak has been repaired.



2.6.1 G. Doors (Interior and Exterior)

DOUBLE KEYED DEADBOLT

Safety Hazard/Significant Defect

LOCATION: EXTERIOR SCREEN DOORS

A door to the exterior had a deadbolt which required a key for operation from the inside. This condition is unsafe as it may slow or prevent exit during an emergency. Installation of these types of deadbolts is no longer a standard practice in new construction. The Inspector recommends that all deadbolts in the home that require a key for exit from the home interior be replaced with a deadbolt that operates from the inside with a lever.



2.11.1 K. Porches, Balconies, Decks and Carports

COMMON CRACKS

Recommendation

LOCATION: BACK PORCH

Common cracks were visible in the sidewalk/porch cement at the time of the inspection. Monitor and repair as necessary



3.1.1 A. Service Entrance and Panels
MAIN PANEL BREAKERS NOT LABELED

 Recommendation

LOCATION: MAIN PANEL ON SIDE OF HOME

A Circuit Directory identifying individual electrical circuits was missing, illegible or inaccurate at this panel. The panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off.



3.2.1 B. Branch Circuits,
Connected Devices and Fixtures
NO GFCI

 Safety Hazard/Significant Defect

LOCATION: LAUNDRY ROOM

No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided in laundry room at the time of inspection. For safety reasons, current standards recommend that electrical receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards by a qualified professional.

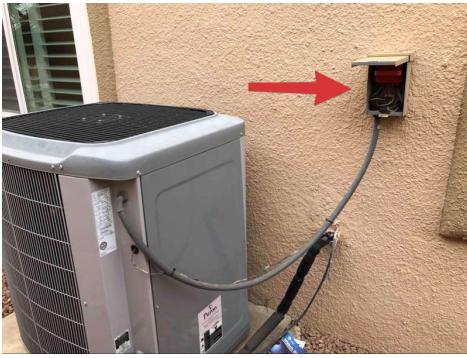


Laundry Room

4.2.1 B. Cooling Equipment
A/C DISCONNECT - MISSING PANEL COVER

 Safety Hazard/Significant Defect

The electrical panel that housed the air-conditioner disconnect was missing the front panel cover which is exposing the electrical wires. This is a safety concern that should be corrected by replacing the missing cover by a qualified professional.



4.2.2 B. Cooling Equipment

CONDENSATION LINE INSULATION - DAMAGED

 Recommendation

The insulation on the condensate line for the air conditioner was found to be damaged and or missing foam insulation. Tho should be corrected by replacing any missing or damaged insulation in the line to prevent condensation buildup.

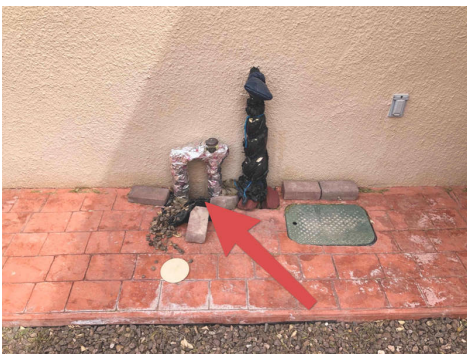


5.1.1 A. Plumbing Supply, Distribution System and Fixtures

POSSIBLE WATER LINE LEAK

 Safety Hazard/Significant Defect

At the time of inspection I checked the water meter after all the water in the home had been turned off and the meter was still turning, indicating water was still flowing to the house due to a possible leak in a water supply line. I did observe a wet area around irrigation water line in the back of the home. I recommend further evaluation for a possible leak in the home by a licensed plumber .



5.1.2 A. Plumbing Supply, Distribution System and Fixtures

Recommendation

HOSE BIB BACKFLOW PREVENTER - MISSING

Exterior hose bibs were found to be missing backflow preventer devices (vacuum breakers). Vacuum breakers are easy to install, inexpensive and should be in place on all exterior bibs (water hose faucets) to help prevent exterior water from getting siphoned into the homes water supply. [Click here for more information](#)



5.1.3 A. Plumbing Supply, Distribution System and Fixtures

Recommendation

LEAKING SHOWER HEAD

LOCATION: HALLWAY BATHROOM

The showerhead connection leaked when the shower was operated.

