



SUMMARY

1234 Main St. Porter TX 773654687

Buyer Name
04/06/2019 9:00AM

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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.

2.2.1 B. Grading and Drainage

GUTTER DISCHARGES TO ROOF

ROOF COVERING

One or more gutters around the home was found to be discharging directly to the roof surface. This condition should ideally be corrected to help prevent premature deterioration of the shingles in this area due to high water volumes. This is a common issue for new homes.

Recommendation

Contact a qualified gutter contractor



2.2.2 B. Grading and Drainage

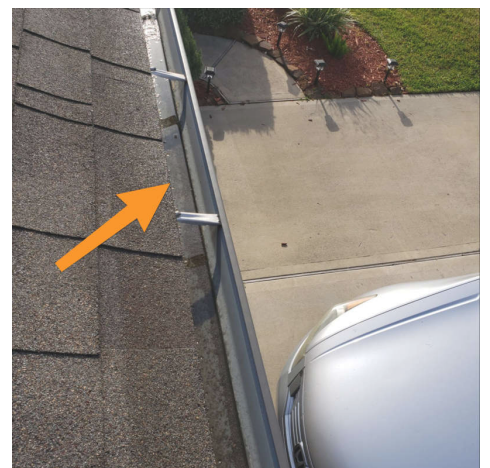
GUTTER - SLOPE

SOUTH EXTERIOR

Gutters around the home appeared to be sloped incorrectly. This condition can result in excessively high moisture levels and decay. The Inspector recommends correction to help promote proper drainage.

Recommendation

Contact a qualified gutter contractor



2.3.1 C. Roof Covering Materials

FASTENERS-EXPOSED

 Maintenance Item

ROOF COVERING

Some areas of the roof had fasteners visible. Fasteners have been installed to secure shingles or flashings from being blown loose by wind. Exposed fasteners should be sealed periodically to prevent moisture intrusion into the roof structure.

Recommendation

Contact a qualified professional.



2.3.2 C. Roof Covering Materials

GRANULES IN GUTTER

 Maintenance Item

GUTTERS

Granules from the asphalt shingles were accumulated in the gutters. This is not a defective condition, but is common and expected. However, the granules trap sediment which hardens and prevents fully functional drainage of the gutters and may hasten rust or corrosion. The Inspector recommends thorough cleaning to help prevent deterioration of the gutters.

Recommendation

Contact a qualified professional.



2.3.3 C. Roof Covering Materials

RAISED FLASHING

 Recommendation

EAST EXTERIOR ROOF

Raised areas of flashing was observed. Raised flashing can allow wind driven rain access to the attic. Proper repair is recommended.

Recommendation

Contact a qualified roofing professional.



2.3.4 C. Roof Covering Materials

SATELLITE BOLTED THROUGH ROOF

 Recommendation

WEST EXTERIOR ROOF

Satellite dishes bolted through the roof surfaces is not a recommended configuration. The penetrations should be properly sealed.

Recommendation

Contact a qualified professional.



2.3.5 C. Roof Covering Materials

DAMAGED SHINGLES

 Recommendation

EAST EXTERIOR

Damage to areas of the shingles were observed. Damaged areas and/or shingles should be repaired or replaced.

Recommendation

Contact a qualified roofing professional.



2.4.1 D. Roof Structures and Attics

RAFTERS - POOR TOP CUTS

 Recommendation

ATTIC

Plumb cuts where rafters connected to the ridge were badly cut. This condition can reduce the strength of these connections. While this condition is improper, it should not warrant roof replacement at this time.

Recommendation

Contact a qualified professional.



2.5.1 E. Walls (Interior and Exterior)

GAPS NEED SEALANT

VARIOUS LOCATIONS

The home had visible gaps or holes in areas of the siding covering exterior walls. The Inspector recommends application of an appropriate sealant at these areas to help prevent damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold.

Recommendation

Contact a qualified professional.



2.5.2 E. Walls (Interior and Exterior)

MORTAR DETERIORATION

EAST EXTERIOR WALL

Brick exterior walls had areas of mortar joint deterioration. These areas should ideally be re-pointed to help prevent continued deterioration. You should consult with a qualified masonry contractor before the expiration of your Inspection Objection Deadline to determine options and costs.

Recommendation

Contact a qualified masonry professional.





2.5.3 E. Walls (Interior and Exterior)

ROOF RUNOFF STAINS

WEST EXTERIOR WALL

Stains were observed on areas of the exterior walls. These stains appeared to be where moisture is discharging from the roof down the exterior walls. We recommend the areas be cleaned and that improvements be undertaken to promote moisture away from the walls/structure.

Recommendation

Contact a qualified professional.



2.5.4 E. Walls (Interior and Exterior)

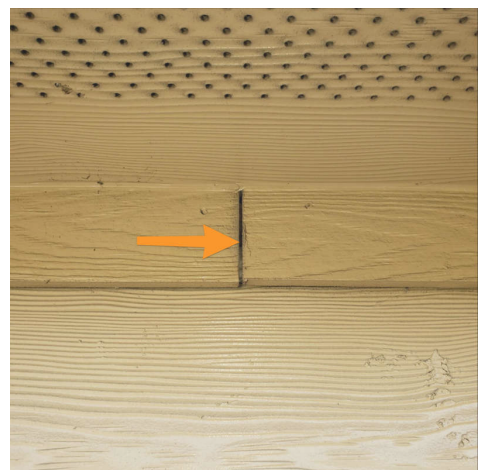
SIDING CAULKING

VARIOUS LOCATIONS

Cracking, deteriorated, and/or missing sealant was observed around exterior wall connection joints. It is recommended all joints be properly sealed to prevent moisture intrusion.

Recommendation

Contact a qualified professional.



2.5.5 E. Walls (Interior and Exterior)

SIDING DAMAGED

NORTH EXTERIOR WALL

Areas of the exterior siding/trim were observed to be damaged. We recommend these sections of siding/trim be repaired or replaced.



Recommendation
Contact a qualified siding specialist.



2.5.6 E. Walls (Interior and Exterior)

 Recommendation

MOISTURE STAINS

MASTER BATHROOM

What appeared to be a moisture stain was observed on the interior wall in the laundry room. A thermal imaging scan and moisture meter determine that the leak was not active. Further investigation into this issue may be necessary.

Recommendation
Contact a qualified professional.



2.6.1 F. Ceilings and Floors

 Recommendation

GAMBRELL CEILING DEFICIENCIES

HALLWAY IN FRONT OF MASTER, VARIOUS LOCATIONS

Gambrell ceilings are present within the home. It is typical that these ceiling structures will, as the home settles and "racks" or moves with high winds, develop cracks and nail pops at the corner area which intersects with the vertical wall surface below. The cause is generally accepted that the Sheetrock is attach to the rafters and as the roof flexes, the Sheetrock moves as well. This will cause the cosmetic issues mentioned earlier.

Recommendation
Contact a qualified professional.



2.6.2 F. Ceilings and Floors

 Recommendation

NAIL POP

DINING ROOM, VARIOUS LOCATIONS

Nail pops were observed on the interior ceilings. Cosmetic improvements are recommended.

Recommendation
Contact a qualified professional.



2.6.3 F. Ceilings and Floors

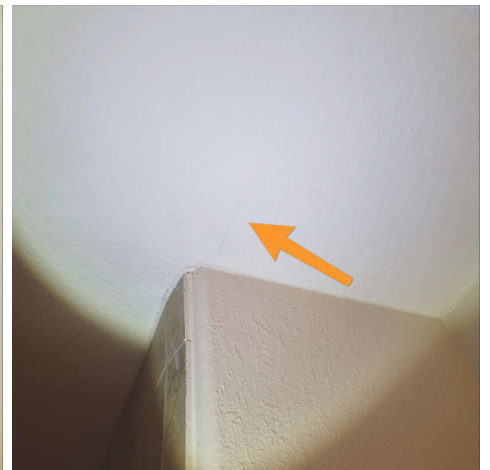
TYPICAL CEILING CRACKS

 Recommendation

HALLWAY IN FRONT OF MASTER BEDROOM, KITCHEN, BATHROOM #1

Interior ceiling cracks were observed on the interior ceilings of the structure. In my opinion, the ceiling cracks appeared to be typical for a home of this age. This can imply some structural movement of the structure has occurred, as is typical of most houses. We recommend the cracks be monitored.

Recommendation
Recommend monitoring.



2.7.1 G. Doors (Interior and Exterior)

MISSING DOORSTOPS

 Maintenance Item

VARIOUS LOCATIONS

Interior doors in the home were missing doorstops. This condition may result in wall damage. The Inspector recommends that doorstops be installed to protect the wall.

Recommendation
Contact a qualified professional.

2.7.2 G. Doors (Interior and Exterior)

NO SELF-CLOSING HINGES

 Recommendation

INTERIOR GARAGE DOOR

The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

Recommendation

Contact a qualified professional.

2.8.1 H. Windows

CRACKED OR BROKEN PANE

LEFT DINING ROOM WINDOW

One or more windows in the home had a cracked or broken pane.

Recommendation

Contact a qualified window repair/installation contractor.

 Recommendation



2.8.2 H. Windows

WINDOW CAULK

VARIOUS LOCATIONS

Cracking, deteriorated, and/or missing caulking/sealant was noted around the interior/exterior of windows. Repair/replacement of the caulking/sealant is recommended.

Recommendation

Contact a qualified professional.

 Maintenance Item



3.1.1 A. Service Entrance and Panels

AFCI MISSING

ELECTRICAL PANEL GARAGE

The service panel did not contain Arc Fault Circuit Interrupter (AFCI) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. AFCI protection of electrical outlets in kitchens, family rooms, dining rooms, dens, bedrooms, sunrooms, closets, hallways, laundry rooms and sleeping rooms is required in new construction.

 Safety Hazard/Significant Defect

Recommendation
Contact a qualified electrical contractor.

3.2.1 B. Branch Circuits, Connected Devices and Fixtures

NO RESPONSE - LIGHT

MASTER BATHROOM

One or more light fixtures did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, then correction by a qualified professional may be necessary.

Recommendation
Contact a qualified professional.

 Recommendation

3.2.2 B. Branch Circuits, Connected Devices and Fixtures

MISSING BULB COVERS

GARAGE

Missing light covers should be replaced.

Recommendation
Contact a qualified professional.

 Recommendation

4.2.1 B. Cooling Equipment

RUSTED DRAIN PAN

BENEATH AIR HANDLER IN ATTIC

The drain pan is rusted and may fail prematurely. This should ideally be corrected to help prevent water intrusion into the wall/ceiling structure.

Recommendation
Contact a qualified professional.

 Recommendation



4.3.1 C. Duct Systems, Chases and Vents

DIRTY FILTER

HALLWAY IN FRONT OF MASTER

The disposable filter is clogged and is dirty. The filter needs to be replaced.

Recommendation
Contact a qualified professional.

 Recommendation

4.3.2 C. Duct Systems, Chases and Vents

DUCTS TOUCHING

VARIOUS LOCATIONS IN ATTIC

 Recommendation

Various supply/return ducts were observed to be in contact with each other. Condensation can develop between contacted areas of the duct work. Separation of contacted ducts is recommended.

Recommendation

Contact a qualified professional.



5.1.1 A. Plumbing Supply, Distribution System and Fixtures



Maintenance Item

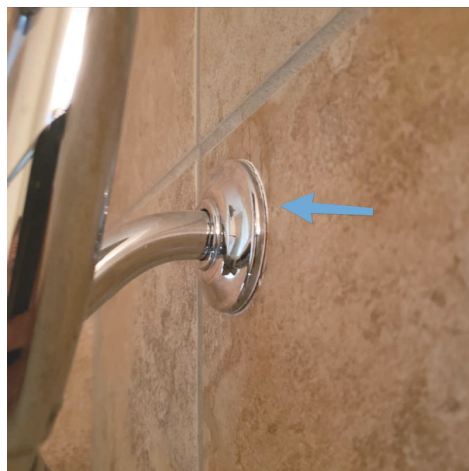
DETERIORATED CAULKING

BATHROOMS

Cracking, deteriorated, and/or missing shower caulk should be replaced.

Recommendation

Recommended DIY Project



5.1.2 A. Plumbing Supply, Distribution System and Fixtures



Recommendation

HOSE BIBS MISSING INSULATION

WEST EXTERIOR WALL

One or more hose bibs were observed to be missing insulation.

Recommendation

Contact a qualified professional.



6.4.1 D. Ranges, Cooktops and Ovens

GAS SHUT OFF VALVE

RANGE IN KITCHEN

A gas shut off for the range/oven was not observed. A gas shut off valve should be located in the same room as the range/oven and within 6' of the appliance. The range/oven was not removed.



Recommendation

Recommendation
Contact a qualified professional.

6.8.1 H. Dryer Exhaust System

VENT DIRTY

ROOF

The dryer vent was observed to have lint/be dirty. Recommend having the vent clean by a qualified professional.

Recommendation
Contact a qualified professional.

 Recommendation

