



SUMMARY
1234 Main St. Melissa TX 75454
Buyer Name
12/11/2018 9:00AM

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2.1.1 A. Foundations

CORNER POP

NORTHWEST

One or more corners of the foundation had cracking and/or damage. This is cosmetic in nature and does not effect the overall integrity of the foundation. However, the inspector recommends having corner pops repaired to prevent future damage to the brick siding.

Recommendation

Contact a qualified masonry professional.



Northwest

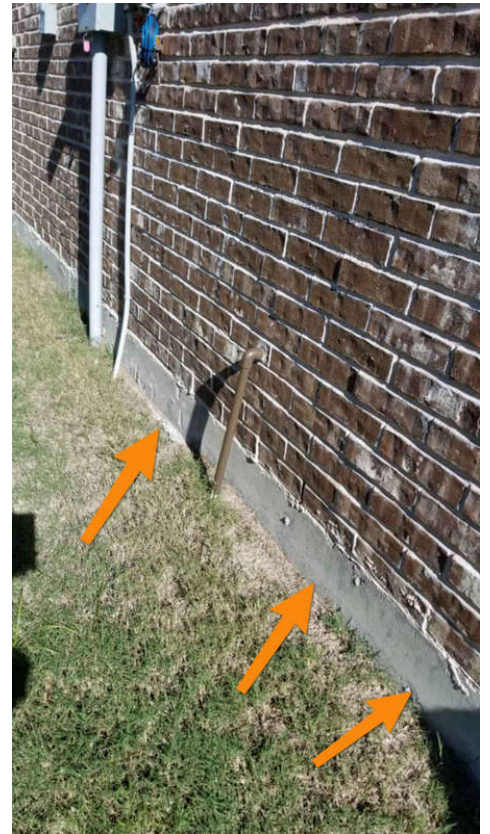
2.2.1 B. Grading and Drainage

LOW SOIL LEVEL

Low soil level on foundation. Recommend back-filling area to allow 4-6 inches of foundation to be visible above grading.

Recommendation

Contact a qualified professional.



West

2.5.1 E. Walls (Interior and Exterior)

SEAL EXTERIOR PENETRATIONS

WEST

Exterior wall penetrations had gaps that should to be sealed with an appropriate sealant to prevent moisture and insect entry.

Recommendation

Contact a qualified handyman.



Air Conditioner Lines

2.5.2 E. Walls (Interior and Exterior)

CRACKS - MINOR

NORTH

Minor cracking was observed in drywall throughout the home. This is common and is cosmetic in nature.

Recommendation

Contact a qualified painter.



North

2.5.3 E. Walls (Interior and Exterior)

CRACKS IN BRICK AND MORTAR

MULTIPLE LOCATIONS

At time of inspection, there were one or more minor cracks in brick and mortar. 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.



Above Garage



Right Side of Garage



Front Porch



Front Porch

2.5.4 E. Walls (Interior and Exterior)
MOISTURE DAMAGE- ACTIVE LEAK
MULTIPLE LOCATIONS

A stain on the wall was visible at the time of the inspection and appeared to be the result of moisture intrusion. The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent.

Recommendation
Contact a qualified professional.



1st Floor South Bedroom



1st Floor South Bedroom



1st Floor South Bedroom



1st Floor South Bedroom



2nd Floor Northeast Bedroom



2nd Floor Northeast Bedroom



2nd Floor Northeast Bedroom

2.5.5 E. Walls (Interior and Exterior)

TRIM CAULKING

GARAGE DOOR

One or more locations need caulking replaced around trim/molding to prevent moisture and/or pest intrusion.

Recommendation

Contact a handyman or DIY project



Right Side Garage Door



Left Side Garage Door

2.5.6 E. Walls (Interior and Exterior)

VEGETATION/STRUCTURE CONTACT

FRONT PORCH

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

Recommendation

Contact a qualified lawn care professional.



Front Porch Area

2.5.7 E. Walls (Interior and Exterior)

TRIM BOARDS NEED REPLACING

ABOVE GARAGE DOOR

Overhead board above the garage door has a large gap above it. It appears as though the board was installed that way when the home was built.

Recommendation

Contact a qualified carpenter.



Above Garage

2.5.8 E. Walls (Interior and Exterior)

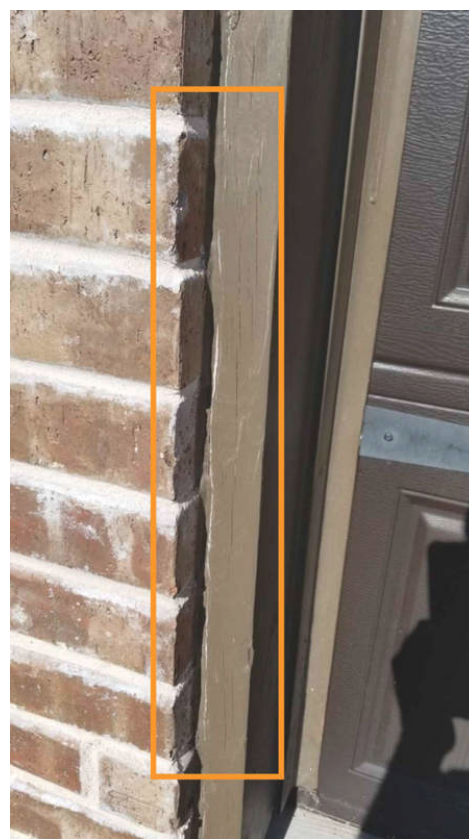
TRIM NEEDS PAINT

GARAGE DOOR

Garage door trim needs touch-up paint where cracks are present. This will help prevent moisture intrusion and significantly prolong the life of the boards.

Recommendation

Contact a handyman or DIY project



Garage Trim

2.5.9 E. Walls (Interior and Exterior)

MISSING FRIEZE BOARD

SOUTH ROOFLINE

Missing small frieze board on the front of the home. It appears as though one was never installed.

Recommendation

Contact a qualified professional.



Front Roofline

2.6.1 F. Ceilings and Floors

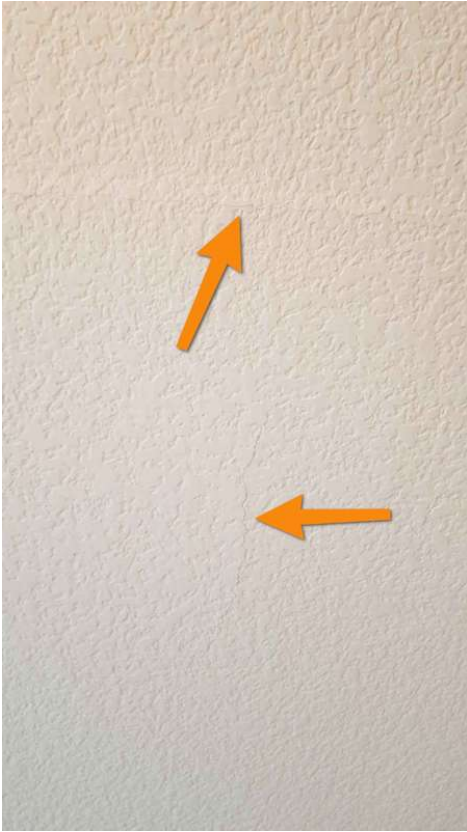
CEILING - MINOR DAMAGE

MASTER BEDROOM

Minor damage/cracking to the ceiling was visible at the time of the inspection. This is possibly from stepping on the sheet rock, or dropping something on it, while walking in the attic.

Recommendation

Contact a qualified drywall contractor.



Master Bedroom



Master Bedroom

2.7.1 G. Doors (Interior and Exterior)

WEATHERSTRIPPING/DOOR SWEEP INSUFFICIENT

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

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

Recommendation

Contact a handyman or DIY project



Back Door

2.7.2 G. Doors (Interior and Exterior)

DOOR IS BINDING

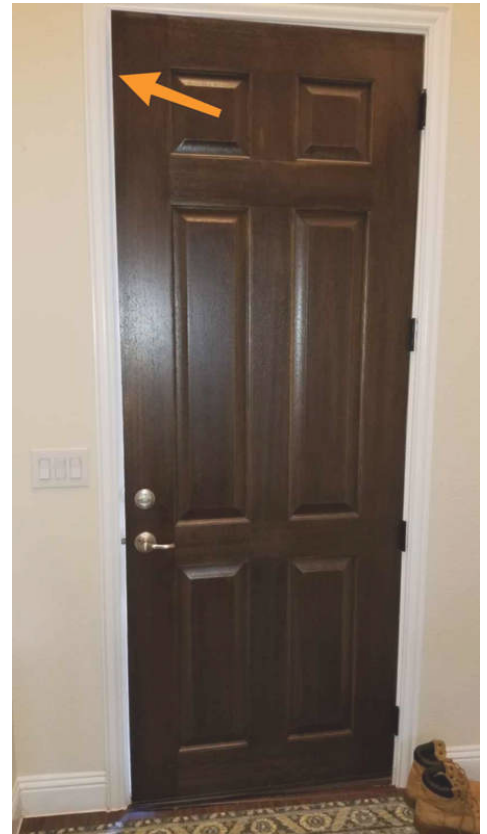
FRONT DOOR

Door sticks and is tough to open and close.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a handyman or DIY project



Front Door

2.7.3 G. Doors (Interior and Exterior)

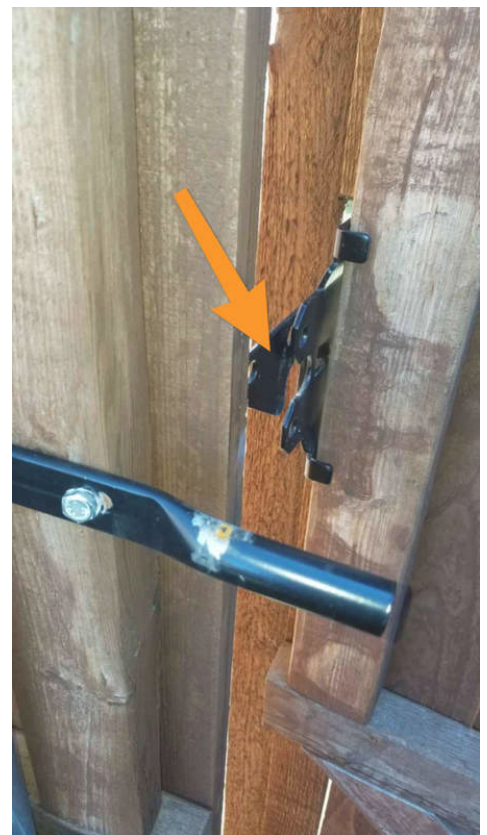
GATE LATCH

WEST

Gate does not latch properly without manipulating it.

Recommendation

Contact a handyman or DIY project



2.8.1 H. Windows

CAULKING

MULTIPLE LOCATIONS

One or more windows need new caulking to prevent moisture intrusion. This applies to both the inside and outside. Some examples are listed below.

Recommendation

Contact a handyman or DIY project



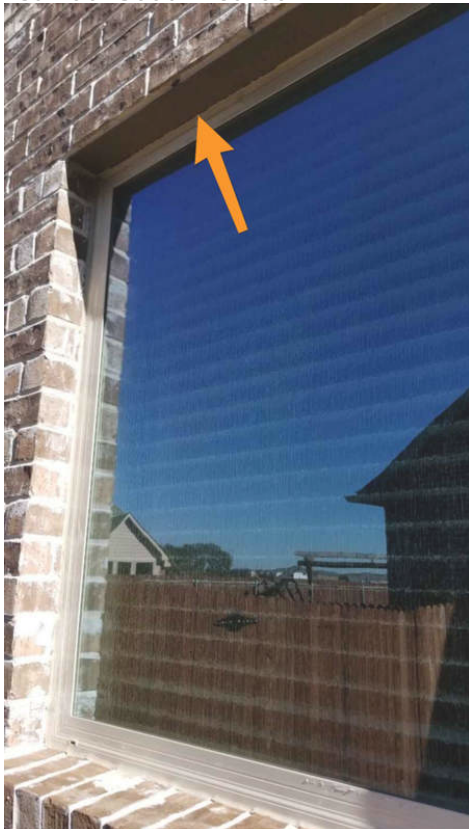
1st Floor South Bedroom



East



2nd Floor East



West

2.10.1 J. Fireplaces and Chimneys

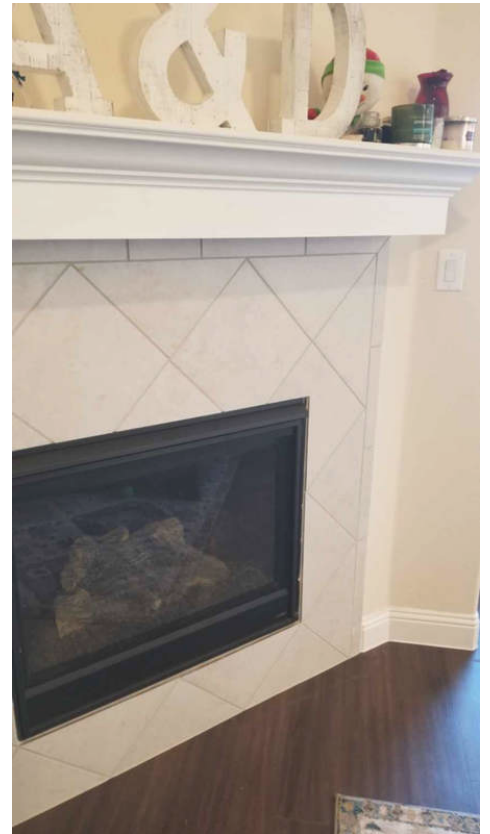
WOULD NOT LIGHT

LIVING ROOM

At time of inspection, the gas fireplace would not light.

Recommendation

Contact a qualified fireplace contractor.



3.1.1 A. Service Entrance and Panels

PANEL MISSING SCREWS

GARAGE

One screw is missing on panel.

Recommendation

Contact a qualified electrical contractor.



LOOSE OUTLET

NORTH

One or more electrical receptacles in the home were improperly secured and moved when plugs were inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard.

Recommendation

Contact a qualified electrical contractor.



North

EXTERIOR LIGHT NOT SEALED

SOUTH

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

Recommendation

Contact a handyman or DIY project



South



South

4.2.1 B. Cooling Equipment

DRIP PAN DEBRIS

ATTIC

Secondary drip pan contains debris which can clog the drain line. If drain gets clogged it can result in overflowing the pan which will cause moisture damage to surrounding area. Recommend cleaning drip pan.

Recommendation

Recommended DIY Project



Attic

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

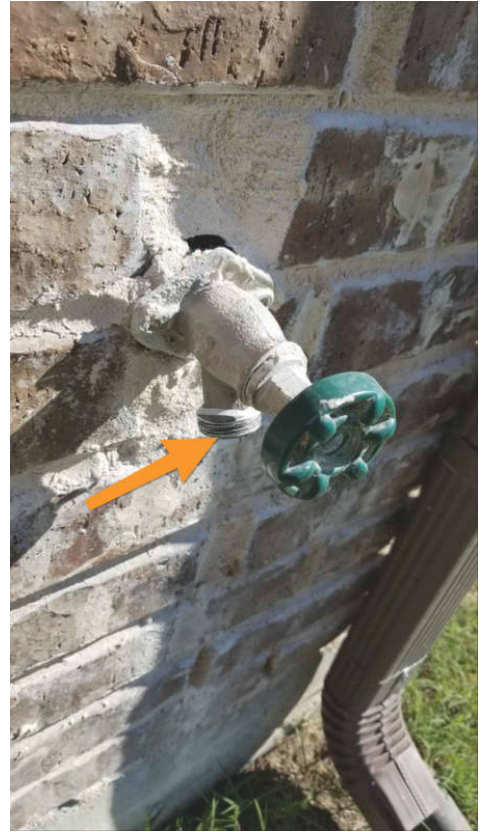
MISSING BACKFLOW DEVICE

SOUTHWEST

Back-flow device not installed on exterior spigot. Recommend installing back-flow device to prevent cross contamination of the potable water supply system.

Recommendation

Contact a qualified plumbing contractor.



Southwest

5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

HOSE BIB NOT SECURED

MULTIPLE LOCATIONS

Recommend securing both hose bibs so they do not move. Any movement of these also cause the pipe in the wall to move. Over time, this can cause the pipes to leak.

Recommendation

Contact a qualified professional.



South

5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures

HOSE BIB THREADS STRIPPED

SOUTH

Stripped threads were found on hose bib.

Recommendation

Contact a qualified plumbing contractor.



South

6.7.1 G. Garage Door Operators

SENSORS TOO HIGH



Safety Hazards

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

Recommendation

Contact a qualified professional.

