



SUMMARY

1234 Main St. Porter TX 773654687

Buyer Name
04/23/2019 9:00AM

Ralph Swan Jr.
INTERNACHI Certified Home...
Swan Home Inspections PLLC
(832) 517-6625
ralph@swanhomeinspections.com



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.improvet.net.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

GRADING IMPROVEMENT RECOMMENDED

SOUTH EXTERIOR

The soil grade and drainage patterns around areas of the structure appeared to be inadequate. It is recommended these areas be improved to direct water away from the structure.

Recommendation

Contact a qualified landscaping contractor



2.2.2 B. Grading and Drainage

DOWNSPOUTS DISCHARGING NEAR FOUNDATION

VARIOUS LOCATIONS

Downspout's were observed to be discharge near the foundation. We recommend adding extensions so that the downspouts discharge at least 6' away from the structure.

Recommendation

Contact a qualified gutter contractor





2.2.3 B. Grading and Drainage

GUTTER DISCHARGES TO ROOF

VARIOUS LOCATIONS ON ROOF

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



2.3.1 C. Roof Covering Materials

FASTENERS-EXPOSED

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

SATELLITE BOLTED THROUGH ROOF

ROOF COVERING

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



Recommendation
Contact a qualified professional.



2.5.1 E. Walls (Interior and Exterior)

 Maintenance Item

SEAL PENETRATIONS

EXTERIOR WALLS VARIOUS LOCATIONS

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

Recommendation
Contact a qualified professional.



2.5.2 E. Walls (Interior and Exterior)

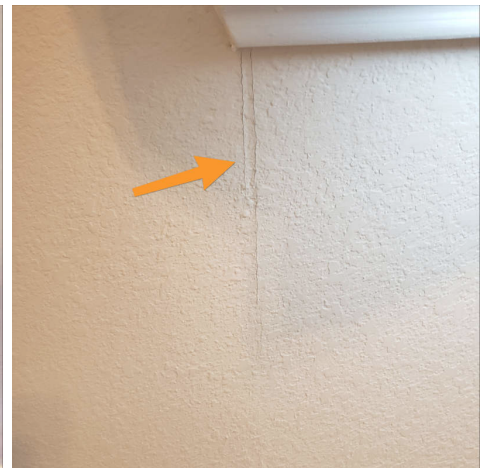
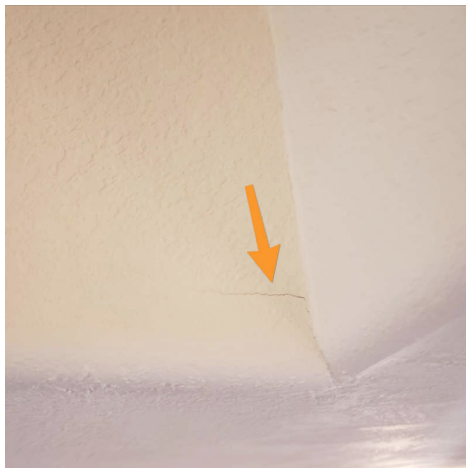
 Recommendation

TYPICAL INTERIOR WALL CRACKS

LIVING AREA NEAR FIREPLACE, UPSTAIRS LOFT, UPSTAIRS BEDROOM #3

Interior wall cracks were observed on the interior walls of the structure. In my opinion, the wall 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.



2.5.3 E. Walls (Interior and Exterior)

WEEP HOLES NOT PRESENT

BACK PORCH

Weep holes were not present above all of the exterior steel lintels. Older homes not equipped with weep holes above these steel lintels are not required to install them.

Recommendation

Contact a qualified masonry professional.



Recommendation



2.5.4 E. Walls (Interior and Exterior)

DRYWALL FLAWS

GARAGE

Damage/flaws to the interior drywall was observed. These areas appeared to be cosmetic and may required for our well repair.

Recommendation

Contact a qualified professional.



Recommendation



2.5.5 E. Walls (Interior and Exterior)

SIDING CAULKING

VARIOUS EXTERIOR LOCATIONS

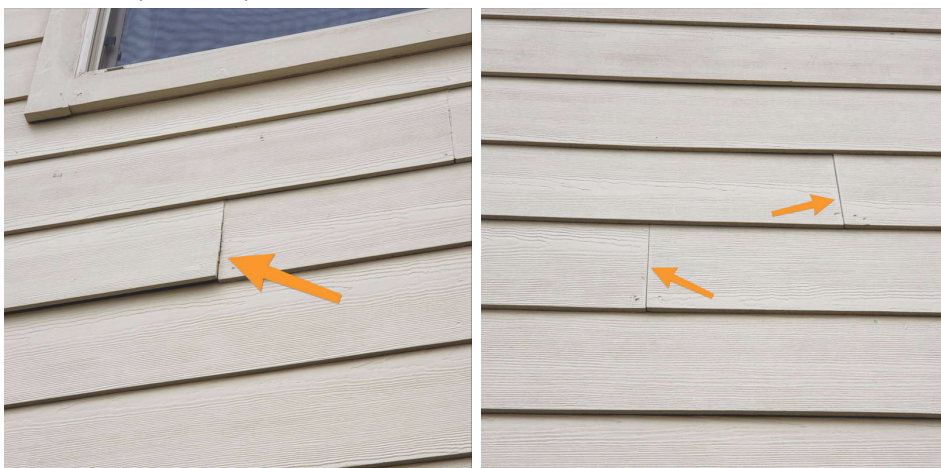
Cracking, deteriorated, and/or missing sealant was observed around exterior wall connection joints. It is recommended all joints be properly sealed to prevent moisture intrusion.

Recommendation

Contact a qualified professional.



Recommendation



2.5.6 E. Walls (Interior and Exterior)

DRYWALL JOINT SEPERATION CRACKS

LIVING ROOM, MASTER BATHROOM

 Recommendation

Dry wall joint separation cracks were observed. These cracks are mainly cosmetic. Cosmetic improvements may be necessary.

Recommendation
Contact a qualified professional.



2.5.7 E. Walls (Interior and Exterior)

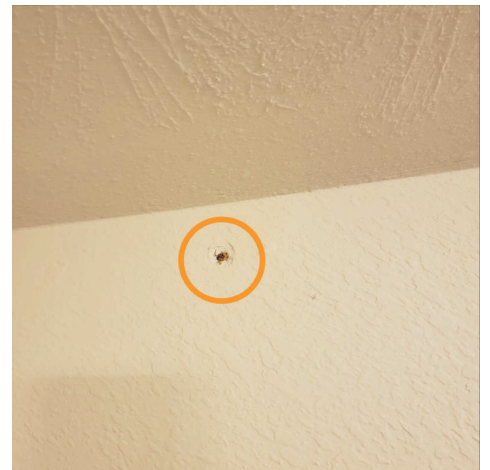
NAIL POPS

UPSTAIRS HALL

 Recommendation

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

Recommendation
Contact a qualified professional.



2.6.1 F. Ceilings and Floors

CRACKED FLOOR TILE

MASTER BATHROOM

 Recommendation

Cracked floor tiles visible at the time of the inspection will need to be replaced.

Recommendation
Contact a qualified flooring contractor



2.6.2 F. Ceilings and Floors

STAINS - PREVIOUS MOISTURE

 Recommendation

MASTER CLOSET

Stains visible on the ceiling at the time of inspection appear to be from previous leakage or the source of moisture may be inactive. The moisture meter and/or thermal imaging did not indicate elevated levels of moisture, which may suggest the leak has been repaired.

Recommendation
Recommend monitoring.



2.6.3 F. Ceilings and Floors

WOOD FLOOR DAMAGE

 Recommendation

LIVING ROOM

Wood floors were damaged or deteriorated in areas of the home and may need to be repaired or replaced.

Recommendation
Contact a qualified flooring contractor



2.6.4 F. Ceilings and Floors

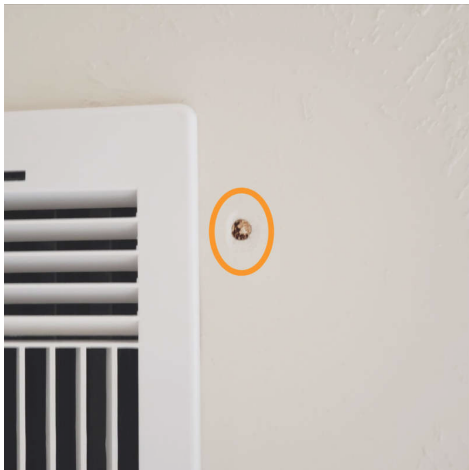
NAIL POP

 Recommendation

MASTER CLOSET, MASTER BATHROOM, UPSTAIRS BEDROOM #1

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

Recommendation
Contact a qualified professional.



2.6.5 F. Ceilings and Floors

FLOOR/TRIM CAULK

 Recommendation

BATHROOM #1, ROOM DOWNSTAIRS BY BACK DOOR

Where the interior flooring meets the trim, sealant was observed to be missing. Recommend repair/correction by a qualified professional.

Recommendation

Contact a qualified professional.



2.6.6 F. Ceilings and Floors

DRYWALL JOINT SEPERATION CRACKS

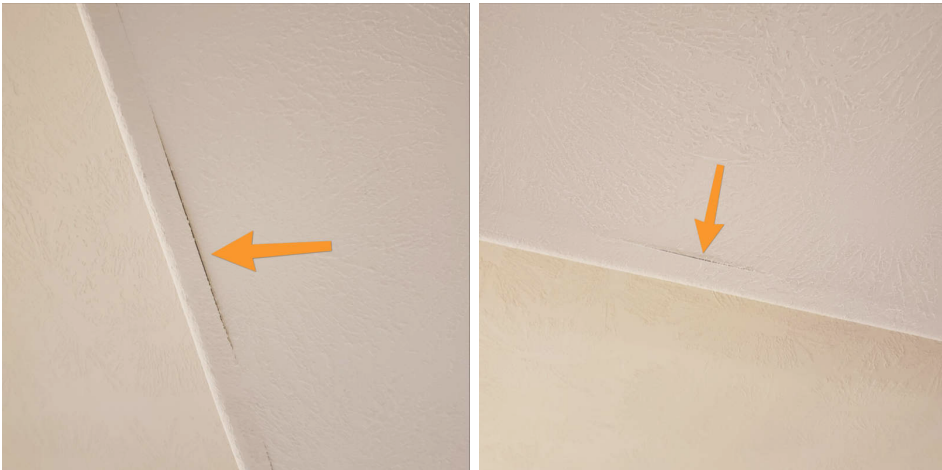
 Recommendation

UPSTAIRS LOFT

Dry wall joint separation cracks were observed. These cracks are mainly cosmetic. Cosmetic improvements may be necessary.

Recommendation

Contact a qualified professional.



2.7.1 G. Doors (Interior and Exterior)

WEATHER-STRIPPING MISSING

 Maintenance Item

FRONT DOOR

Weather-stripping at an exterior door was missing at the time of the inspection. Weather-stripping should be installed to help prevent air/heat leakage which will increase heating/cooling costs and reduce home comfort.

Recommendation

Contact a qualified professional.

2.7.2 G. Doors (Interior and Exterior)

SAFETY DOOR HINGE

UPSTAIRS WALK IN ATTIC SPACES

A self-closing hinge was not present on the interior doors to the attic at the time of the inspection. Recommend having a self-closing hinge installed as a safety precaution.

Recommendation

Contact a qualified door repair/installation contractor.

 Recommendation

2.7.3 G. Doors (Interior and Exterior)

DOOR STICKS

UPSTAIRS BEDROOM #2

Door sticks and is tough to open. Recommend sanding down offending sides.

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

Recommendation

Recommended DIY Project

 Maintenance Item

2.8.1 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



2.11.1 K. Porches, Balconies, Decks and Carports

BACK PORCH UNKNOWN STAINS

Stains were observed on the back porch. The cause of the stains were unable to be determined. Further investigation may be necessary.

Recommendation

Contact a qualified professional.

 Recommendation



3.1.1 A. Service Entrance and Panels

BUSHING

A bushing was not installed where wiring entered the panel. It is recommended to have this condition corrected to help protect the wires from being damaged by the metal edges of the cabinet or fitting.

Recommendation

Contact a qualified electrical contractor.

 Recommendation



3.1.2 A. Service Entrance and Panels

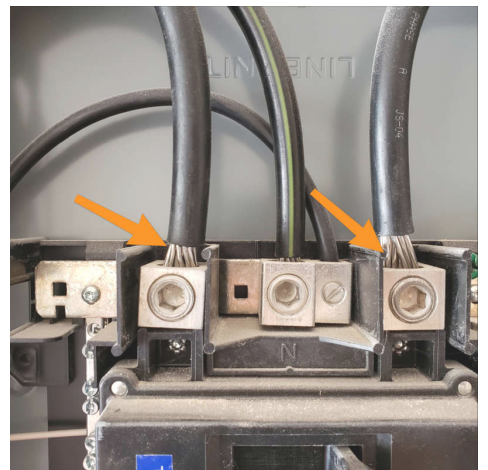
ANTI-OXIDANT COMPOUND

Anti-Oxidant compound was not visible where aluminum service wires were connected in the panel. This is a maintenance item that should be corrected by a qualified professional to help prevent oxidation of aluminum wires.

Recommendation

Contact a qualified electrical contractor.

 Recommendation



3.1.3 A. Service Entrance and Panels

AFCI MISSING

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.

3.1.4 A. Service Entrance and Panels

DISCONNECT NOT SEALED

NORTH EXTERIOR WALL

The electrical disconnect located on the exterior walls should be properly sealed.

Recommendation
Contact a qualified professional.

 Recommendation



3.2.1 B. Branch Circuits, Connected Devices and Fixtures

NO RESPONSE - LIGHT

BATHROOM #1, UPSTAIRS BATHROOM #2, BACK PORCH

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

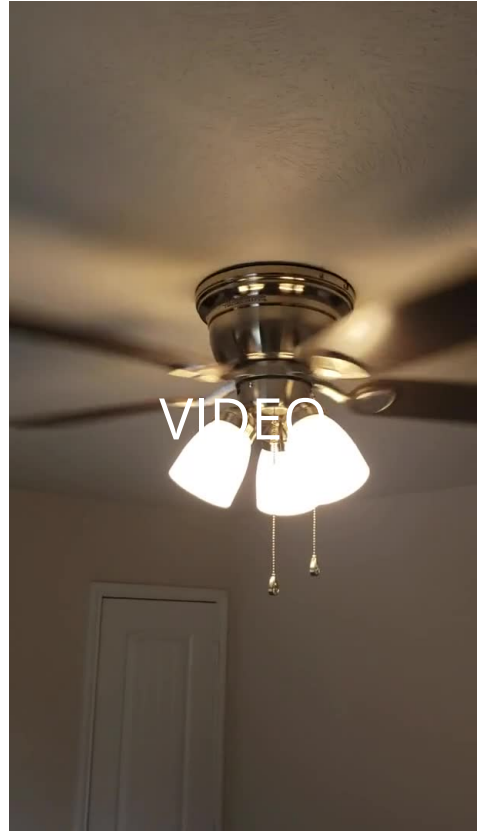
CEILING FAN WOBBLED

UPSTAIRS BEDROOM #2

A ceiling fan wobbled during operation and appeared to be out of balance. This condition may eventually cause the fan to come loose from its mounting device and fall. The inspector recommends correction by a qualified contractor.

Recommendation
Contact a qualified professional.

 Recommendation



3.2.3 B. Branch Circuits, Connected Devices and Fixtures

CEILING FAN NOISY

UPSTAIRS GAME ROOM, UPSTAIRS BEDROOM #3

A ceiling fan was noisy during operation. This condition is typical of deteriorated fan components. Consider fan repair or replacement.

Recommendation

Contact a qualified professional.





3.2.4 B. Branch Circuits, Connected Devices and Fixtures

MISSING BULB COVERS

GARAGE

Missing light covers should be replaced.

Recommendation

Contact a qualified professional.



3.2.5 B. Branch Circuits, Connected Devices and Fixtures

MISSING BULBS

UPSTAIRS GAME ROOM

Light fixtures with missing bulbs were observed. The fixtures where bulbs were missing were unable to be tested.

Recommendation

Contact a qualified professional.



3.2.6 B. Branch Circuits, Connected Devices and Fixtures

LOOSE COVER PLATES

VARIOUS LOCATIONS



One or more cover plates were observed to be loose. Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.

4.1.1 A. Heating Equipment

MISSING COVERPLATE SCREWS



Recommendation

UNIT #1

One or more furnace cover plates were observed to be missing screws. Recommend having the screws to the cover plate replaced by a qualified professional.

Recommendation

Contact a qualified professional.



4.2.1 B. Cooling Equipment

RUSTED DRAIN PAN



Recommendation

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.



4.3.1 C. Duct Systems, Chases and Vents

DUCTS TOUCHING



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

HOSE BIB BACKFLOW PREVENTER

 Recommendation

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 to help prevent possible contamination of water supply. [Click here for more information](#)

Recommendation
Recommended DIY Project

5.1.2 A. Plumbing Supply, Distribution System and Fixtures

DETERIORATED CAULKING

 Maintenance Item

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

Recommendation
Recommended DIY Project



5.1.3 A. Plumbing Supply, Distribution System and Fixtures

TOILET LID DAMAGED

 Recommendation

DOWNSTAIRS BATHROOM #1

Toilet lids for one or more toilets were observed to be damaged. Recommend this issue be corrected by a qualified professional.

Recommendation
Contact a qualified professional.



5.1.4 A. Plumbing Supply, Distribution System and Fixtures

RUST STAINS

 Recommendation

Rust stains were observed in upstairs bathroom number one bath to up at the time of the inspection. Recommend cleaning.

Recommendation
Contact a qualified professional.



5.3.1 C. Water Heating Equipment

DEBRIS IN WATER HETER DRAIN PAN

 Recommendation

Insulation/debris was observed in the drain pan under the water heaters. Insulation/debris should be removed so that the drain line for the drain pan does not become clogged/blocked. (Both Units)

Recommendation
Contact a qualified professional.



6.4.1 D. Ranges, Cooktops and Ovens

GAS SHUT OFF VALVE

 Safety Hazard/Significant Defect

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

Recommendation
Contact a qualified professional.

7.1.1 A. Landscape Irrigation (Sprinkler) Systems

RE-DIRECT SPRINKLER HEADS

 Recommendation

The water spray from multiple sprinkler heads should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage.

Recommendation
Contact a qualified professional.



7.2.1 B. Swimming Pools, Spas, Hot Tubs, and Equipment

BACK GATE NOT SELF CLOSING/LATCHING

 Recommendation

The back gate should be self closing and self latching as a safety precaution.

Recommendation
Contact a qualified professional.



7.2.2 B. Swimming Pools, Spas, Hot Tubs, and Equipment

DECKING CRACKED/DAMAGED

Decking to the pool was observed to be cracked/damaged.

Recommendation
Contact a qualified professional.



7.2.3 B. Swimming Pools, Spas, Hot Tubs, and Equipment

PVC PIPE PAINTED AND LABELED

Recommend all PVC pipe be labeled and painted.

Recommendation
Contact a qualified professional.



7.2.4 B. Swimming Pools, Spas, Hot Tubs, and Equipment

POOL HEATER

The pool heater service spa system light was on when operated.
Recommend further evaluation by a qualified professional.

Recommendation
Contact a qualified professional.



