



SUMMARY
1234 Main St. Beaumont TX 77706
Buyer Name
08/29/2018 9:00AM

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2.3.1 C. Roof Covering Materials

DAMAGED COVERINGS



Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation

Contact a qualified roofing professional.

2.3.2 C. Roof Covering Materials

DISCOLORATION



Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.

Recommendation

Contact a qualified roofing professional.

2.4.1 D. Roof Structure & Attic

INSUFFICIENT INSULATION



Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.

2.5.1 E. Walls (Interior and Exterior)

SIDING



Siding appears to be damaged on the right side

Of the home, underneath the kitchen window. Could cause water or rodent intrusion.

Recommendation

Contact a qualified professional.



2.8.1 H. Windows

DAMAGED



One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



2.8.2 H. Windows

IMPROPER INSTALLATION

 Recommendation

Windows in the kitchen appear to not be operating properly due to substandard installation. Recommend window specialist evaluate.

Recommendation

Contact a qualified window repair/installation contractor.



3.1.1 A. Service Entrance and Panels

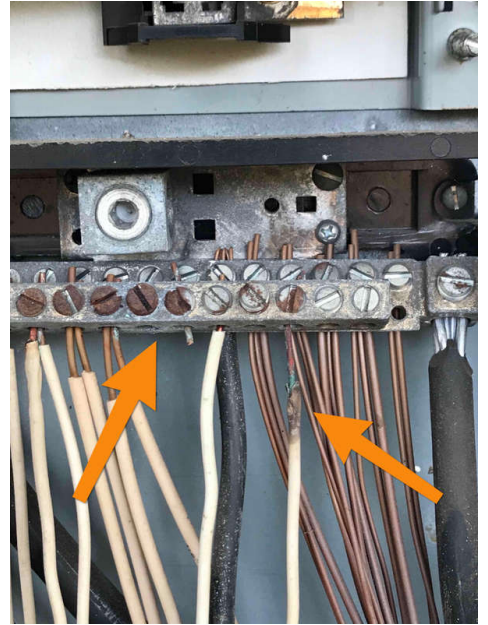
FRAYED SHEATHING

 Recommendation

Wires on service entrance are damaged or frayed. Recommend contacting your electric utility company or a qualified electrician to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



3.1.2 A. Service Entrance and Panels **PANEL MISSING LABELS**

 Recommendation

Electrical panel does not have labels. Recommend a qualified electrician test and properly label all switches.

Recommendation
Contact a qualified electrical contractor.



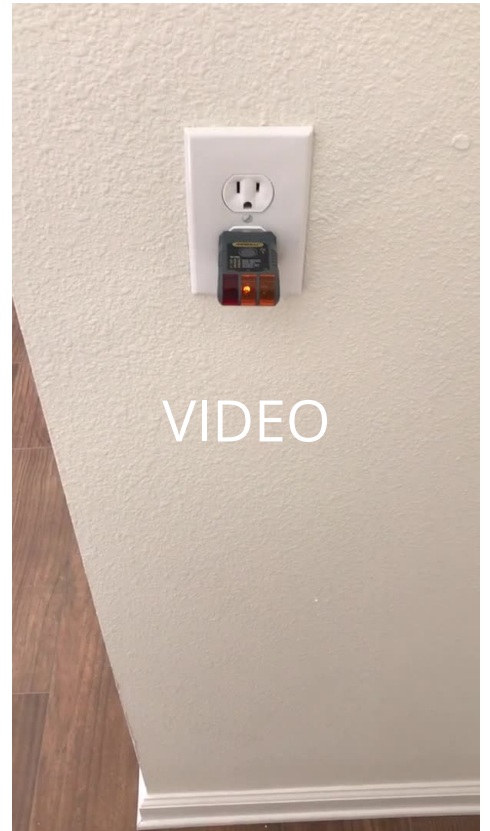
3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

 Recommendation

IMPROPER WIRING

Improper wiring was observed at the time of inspection. Recommend a licensed electrician evaluate and repair. In the bedroom closest to the front yard, the receptacles had an open ground.

Recommendation
Contact a qualified electrical contractor.



3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

NO GFCI PROTECTION



No GFCI protection present in babrooms. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

4.2.1 B. Cooling Equipment

INSULATION MISSING OR DAMAGED



Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.



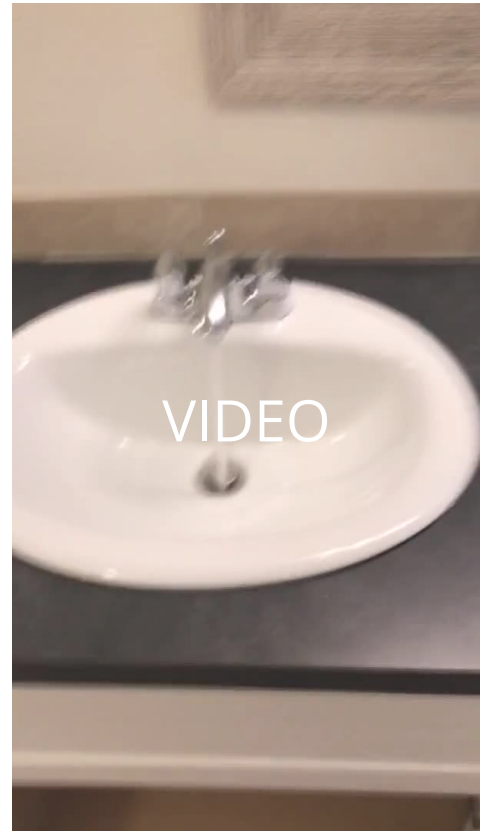
5.2.1 B. Drains, Wastes, & Vents

POOR/SLOW DRAINAGE



Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation
Contact a qualified plumbing contractor.



6.6.1 F. Mechanical Exhaust Vents and Bathroom Heaters

BATHROOM VENTS

Recommend that Bathroom vents be cleaned.

Recommendation
Contact a qualified professional.



7.2.1 Smoke Detectors

MISSING SMOKE DETECTORS



There was only 1 smoke detector observed during the time of the inspection. It is recommend that smoke detectors be placed in every sleeping room and all that All smoke alarms be interconnected.

Recommendation
Contact a qualified electrical contractor.