



SUMMARY

1234 Main St. Garland TX 75043

Buyer Name
06/17/2018 9:00AM

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2.1.1 A. Foundations

FOUNDATION CRACKS - MINOR

I inspected the foundation slab from the outside and inside of the house. I have observed Minor defects, conner pop-up at south east and south west conners of the house and exposed metal component was also noted at the exterior of the foundation on the west side. Conner pops are common as concrete ages.

Recommend monitoring for more serious shifting/displacement.

I also recommend patching the exposed metal component to prevent corrosion. The implications of rust are loss of strength. When steel rusts, it expands to 6-7 times its original volume. This can cause even more cracking in the concrete and eventually weakening of the slab. Recommend correcting by a qualified professional and further monitoring .

I did not observe any indication of foundation problems on the inside wood / vinyl/ carpet finish of the floors.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified structural engineer.



2.2.1 B. Grading and Drainage

MISSING GUTTERS AND DOWNSPOUTS

BACK DOOR FRONT PORCH BACK PATIO

I observed mechanical damage to gutters, clogged gutters, nails popping out and missing downspouts at the front and missing gutters in the back of the house.

I did not observe any indication of negative draining or standing water on a dry day, though on a rainy day, the amount of water washed down from the roof may adversely affect the finish to the siding, fascia and soffits of the house when downspouts were missing.

Recommend correcting by a qualified roofing / gutter company.

Recommendation
Contact a qualified roofing professional.



2.2.2 B. Grading and Drainage

MISSING SPLASH BLOCKS

FRONT ENTRANCE FRONT PORCH NORTH

During the inspection of the exterior and drainage slopes, I also noticed missing splash blocks below the downspouts, intended to deflect the water running down the downspout away from the foundation. Recommend installing splash blocks or downspout extensions to improve the drainage and keep water away from the foundation.

Recommendation
Recommended DIY Project



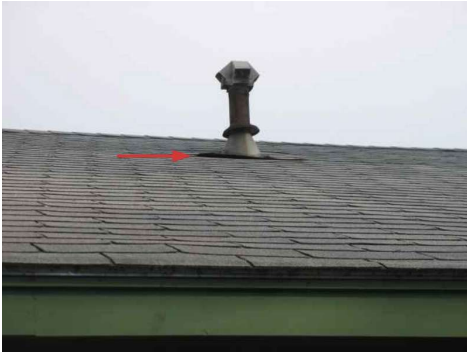
2.3.1 C. Roof Covering Materials

DAMAGED COVERINGS

Roof coverings exhibited general damage that could affect performance. The asphalt shingles granules were worn out, parts of shingles torn especially on the perimeter of the roof in the back of the house. I observed indications of hail damage and mechanical damage to shingles, eaves and gutters. I inspected the flashings and weather boots to exhaust vents and plumbing stacks. The flashings showed signs of rust, nails exposed and not sealed properly, thus lost its sealing capacity. The roof covering is near the end of its service life. Implications of failing flashings and damaged shingles are water leakage. I recommend a qualified roofer evaluate and repair / replace.

Recommendation
Contact a qualified roofing professional.





2.3.2 C. Roof Covering Materials

EXPOSED NAILS

RIDGE

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct.

Recommendation

Contact a qualified roofing professional.



2.4.1 D. Roof Structure & Attic

DAMAGED INSULATION

Insulation appears to have been pulled out / disturbed by pests. I observed a combination of wool type and fiberglass insulation. The depth of the insulation was approximately 5 inches deep. Recommend a qualified insulation contractor evaluate and increase the R-value of insulation. This is not a safety hazard. The proper R-value of the insulation will increase the comfort of the home and reduce heating / cooling costs.

NOTE: I observed evidence of pest or other living creatures intrusion into the attic due to damaged soffits and fascia.

Recommendation

Contact a qualified insulation contractor.



2.4.2 D. Roof Structure & Attic

IMPROPER INSTALLATION

ATTIC

I observed the exhaust pipe offset at the roof penetration in the Attic. The roof sheathing and rafters appear to show indication of overheating and fire. If not corrected, the implications may create a safety hazard for occupants and fire damage to the house.

Recommend a qualified contractor evaluate and correct.

Recommendation

Contact a qualified HVAC professional.



2.4.3 D. Roof Structure & Attic

INSUFFICIENT INSULATION

ATTIC

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

Recommendation

Contact a qualified insulation contractor.



2.4.4 D. Roof Structure & Attic

FIRE HAZARD / ARCING AND SPARKING

ATTIC

I observed unprotected electrical splices in the attic close to attic insulation.

All electrical splices need to be executed inside electrical box and have a cover box. Implications of unprotected splices are overheating of connections, arcing, sparking and fire hazard to the house.

Recommend further evaluation and correction by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



2.5.1 E. Walls (Interior and Exterior)

CRACKS - MAJOR

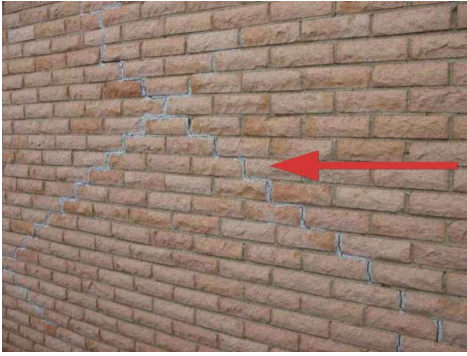
NORTHWEST

Major cracking observed on the west side of the house in wall structure. Repairs had been performed, though cracking progressed. The brick siding is moving significantly at the moderate press of the hand. I inspected the eaves, soffits and fascia. I observed mechanical damage to to fascia, shingles and gutters on the front and west side of the house. Implications of cracking in the exterior of the house is possible water damage to the wall structures and inside finishes. Recommend a qualified structural engineer evaluate and advise on course of action.

Recommendation

Contact a qualified structural engineer.





2.5.2 E. Walls (Interior and Exterior)

CRACKS - MINOR

Void cracking was observed on the interior wall structure leading to the window and door openings. This is common in homes this age. Recommend correcting and further monitoring.

Recommendation

Recommended DIY Project



2.5.3 E. Walls (Interior and Exterior)

EVIDENCE OF STRUCTURAL DAMAGE

WEST EAST, LAUNDRY ROOM,

Evidence of structural damage caused by rot was found in the wall exterior siding on the east and west side of the house. Recommend a general contractor evaluate and advise on how to repair / replace siding material.

I also observed unfinished wall, improper installation and mechanical damage to the interior finishes in laundry room, closets, wet bar area.

Recommend correcting / patching or further evaluation by a drywall specialist.

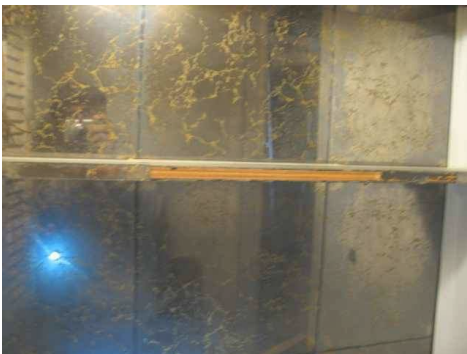
Recommendation

Contact a qualified siding specialist.





Unfinished wall above closet door

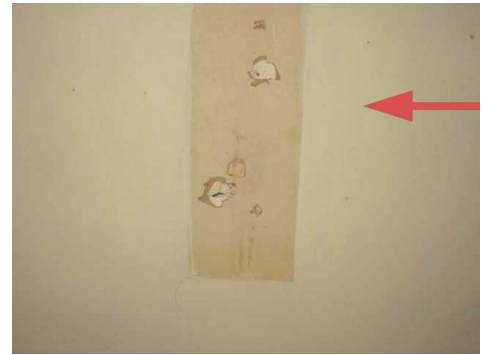


2.5.4 E. Walls (Interior and Exterior)
DEFECTIVE CLOSET SHELVING
CLOTHES CLOSET

 Safety Hazard

I observed mechanical damage to the shelving and interior walls in the clothes closets. The implications are both cosmetic and functional. The closet shelves may sag under the weight of the storage and cause bodily injury by collapsing on the tenants head or feet. Recommend further evaluation by a handyman or carpenter.

Recommendation
Contact a qualified carpenter.



missing bracket under a shelf in the bedroom. Clothes closet

2.6.1 F. Ceilings and Floors

CEILING - MINOR DAMAGE

DEN AREA

Minor damage or deterioration to the ceiling was visible at the time of the inspection. This was a cosmetic defect, though comfort of the house and thermal envelope of the house had been compromised. Recommend correcting / replacing with like material.

Recommendation
Contact a qualified drywall contractor.



2.6.2 F. Ceilings and Floors

FLOORING - DAMAGED

WATER HEATER CLOSET

The home flooring had general moderate wear and tear visible at the time of the inspection. Evidence of prior water damage was observed by the water heater. It could have been caused by the original water heater prior to replacement. Recommend evaluation by a qualified flooring contractor.

Recommendation
Contact a qualified professional.



2.6.3 F. Ceilings and Floors

FLOORING - TILES LOOSE

Loose vinyl tiles were present in the dining/ nook area. Recommend re-attach and seal with flooring adhesive according to manufacturer instructions. Broken corners to the vinyl tiles observed in the kitchen area. Implications: may create a trip hazard and / or water damage to the subfloor.

Recommendation

Contact a qualified professional.



2.6.4 F. Ceilings and Floors

FLOORING IMPROPER INSTALLATION

CLOTHES CLOSET

I inspected the flooring in the clothes closets. I observed excessive gaps on the floor/ wall connection. Implications: pest intrusion into the house, thermal envelope of the house was compromised, which may cause excessive heating/ cooling costs. Recommend further evaluation and correction by a flooring contractor .

Recommendation

Contact a qualified flooring contractor



2.7.1 G. Doors (Interior and Exterior)

WEATHERSTRIPPING INSUFFICIENT

FRONT DOOR

I inspected all the doors in the house from exterior and interior. The doors appeared to serve there function, though some minor defects were observed during the inspection.

The front Door had partially missing / deteriorated standard weatherstripping. This can result in significant energy loss and moisture intrusion. When operating the door bell, it failed to perform its function. Defective doorbell . Recommend installation of standard weatherstripping and repair/ replace doorbell components / system.

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

I observed mechanical damage to the jams of the back door leading to the back patio area. The glass on the back door of the house was broken and unprofessionally secured in its place. I also observed cosmetic / functional defects to interior doors to bedrooms and closets. Recommend further evaluation by a door repair and installation contractor.

Recommendation

Contact a qualified carpenter.



2.7.2 G. Doors (Interior and Exterior)

MISSING DOOR STOPPERS

MASTER

The following defects can be corrected by a handyman or the homeowner.

Master Bedroom door missing door stopper. Implications are both cosmetic and material: mechanical damage to the finish of the wall and breaking the thermal envelope of the house (air leakage) resulting in increased heating / cooling cost. I recommend correcting the issue by a handyman or the buyer.

Recommendation

Contact a handyman or DIY project



2.8.1 H. Windows

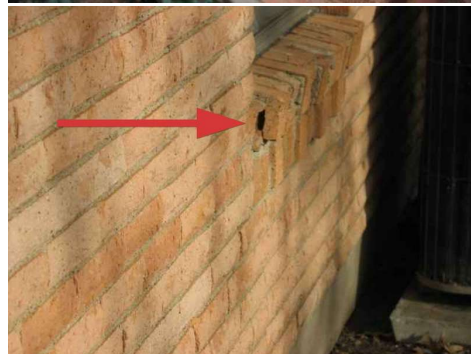
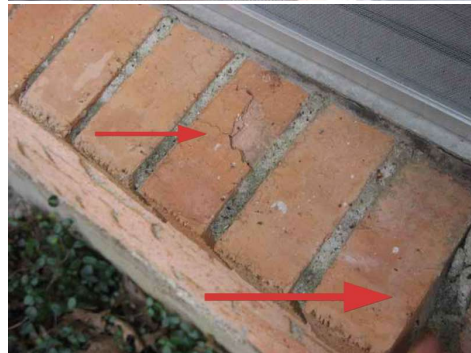
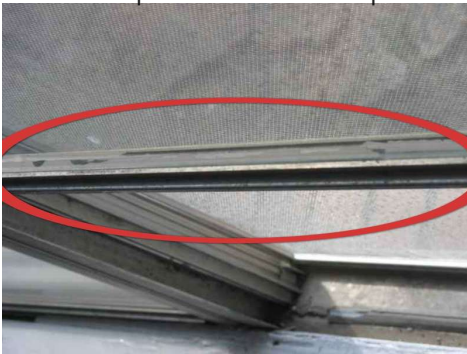
DAMAGED

I inspected a representative number of windows in the house. One or more windows appeared to have general damage, but are operational. I also observed defective window sills, cracks and masonry spalling on the exterior window sill, air leakage as a result of old and failed sealant, broken / missing window screens. Implications of such defects are critical to the window and wall structures, as they may lead to concealed damages to the wall below the window as a result of water intrusion.

Recommend a window professional further evaluate, clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.





2.8.2 H. Windows

MISSING SCREEN(S)

One or more windows are missing / broken screen. The implication of broken screens is pest / living creatures intrusion into the house.

Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.



2.11.1 K. Porches, Balconies, Decks, and Carports

CRACKED EXTERIOR FLOOR

PATIO

I inspected the exterior of the house including the concrete patio adjacent to the back of the house. I observed that the patio flooring shows signs of foundation cracking. The implications are both cosmetic and material. Extremely damaged/ cracked patio flooring may have a significant adverse impact on the functionality of the property that poses risk to people.

Recommend a concrete contractor evaluate and repair.

I also recommend installation of gutters to the back of the house roof to eliminate further damage to the exterior adjacent components of the house caused by direct water fall, wash away, freeze / thaw condition.

Recommendation

Contact a qualified concrete contractor.





2.11.2 K. Porches, Balconies, Decks, and Carports

UN-LEVEL PAVEMENT

NORTH , FRONT DOOR , GARAGE



Front of the house exterior walks and driveways showed signs of movement. I observed Un-even, un-level walk pavement to the front and north west corner of the house. Implications of such conditions: trip hazard.

I also observed excessive gap between front porch and walk way which may contribute to excessive collection of water next to the foundation wall.

Recommend further evaluation by a concrete contractor.

Tree stump too close / touching the foundation. Recommend monitoring the condition of the foundation.

Recommendation

Contact a qualified concrete contractor.



2.12.1 Kitchen Countertops

IMPROPER INSTALLATION

KITCHEN

I inspected the kitchen countertops and a representative number of cabinet doors. Cabinets appeared to be functional. Improper installation of wood trim - quarter round to the tile countertops, broken seal and loose pieces. Implications: water damage to the trim and wall structure, rot, poor hygiene.

Recommend further evaluation and replacement by a cabinet contractor.

Recommendation

Contact a qualified cabinet contractor.



3.1.1 A. Service Entrance and Panels

PANEL UPGRADE NEEDED

LAUNDRY ROOM

I also observed missing knock outs. The implication of missing knock out is exposed live connection inside the panel and electrical shock hazard.

I highly recommend immediate remedy or replacement by a licensed electrician.

Recommend a qualified electrician evaluate and upgrade.

Recommendation

Contact a qualified electrical contractor.



3.1.2 A. Service Entrance and Panels

ILLEGAL SUPPORT

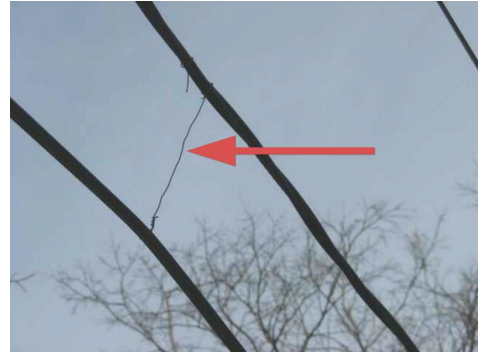
BACK YARD

I have observed an illegal support. Utility service drop may never be obstructed or used as a support for other wires below. The implication may be an electrical shock. This is a safety hazard.

Recommend immediate correction of the issue.



Recommendation
Contact a qualified electrical contractor.



3.1.3 A. Service Entrance and Panels

IMPROPER INSTALLATION

BACK YARD



I identified the following defect: an underground feeder cable (UF) was used in open air to provide electrical connection to the barn in the back yard. I also identified an electrical box missing the cover on the back patio.

Recommend proper installation and further evaluation by a licensed electrician.

Recommendation
Contact a qualified electrical contractor.



3.1.4 A. Service Entrance and Panels

SERVICE ENTRANCE (SE)

ROOF

While inspecting the roof covering I have identified the following defect: service entrance to the house was missing the drip loop. Implication of a missing drip loop on electrical entrance is potential water access to the electrical panel through the mast. Water in the electrical panel may promote corrosion to the panel housing and other components. Water is a good electrical conductor and should NOT be found anywhere close to electrical wires.

Recommend correction by a licensed electrician.



Recommendation
Contact a qualified electrical contractor.

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

CARBON MONOXIDE DETECTOR MISSING

 Safety Hazard

1ST FLOOR

Carbon monoxide detector was not present at time of inspection. Recommend installation before closing.

Recommendation
Contact a qualified professional.

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

COVER PLATES DAMAGED

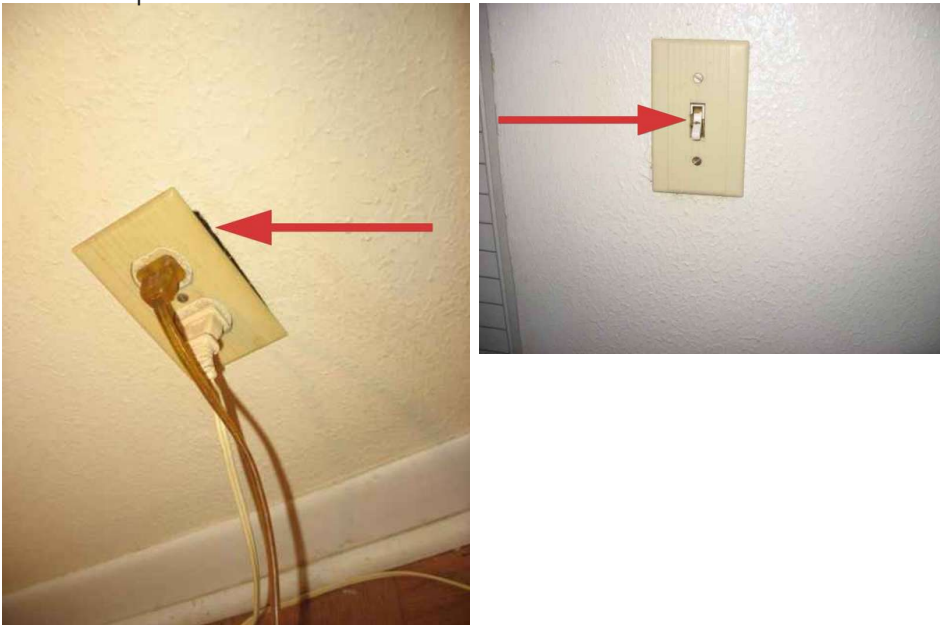
 Safety Hazard

KITCHEN

One or more receptacles showed signs of inappropriate installation of cover plate or drywall opening for electrical box was cut too large. Implication of such installation is potential access to the electrical box and live wires some other way, than intended. It may pose electrical shock hazard to children and adults alike. Recommend correcting the defect / replacement to a larger plate.

I identified one broken light switch, still operable , but may pose electrical shock to children and adults alike. Recommend replacement.

Recommendation
Contact a qualified electrical contractor.



3.2.3 B. Branch Circuits, Connected Devices, and Fixtures

IMPROPER WIRING

 Safety Hazard

KITCHEN, ATTIC

Improper wiring was observed at the time of inspection. All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a licensed electrician evaluate and repair.

Electrical splice outside the box under the kitchen sink. Needs to be addressed by an electrician.

Recommendation

Contact a qualified electrical contractor.



3.2.4 B. Branch Circuits, Connected Devices, and Fixtures

NO GFCI PROTECTION

KITCHEN BATHROOM

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in kitchen areas and bathroom.

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

Recommendation

Contact a qualified electrical contractor.



4.1.1 A. Heating Equipment

IMPROPER INSTALLATION

CLOSET

Observed flexible gas supply line installed at the furnace housing penetration. Only solid steel gas pipe can be used when the gas supply line comes in contact with a sharp metal edge. Recommend repair by a licensed HVAC contractor.

Observed wiring at the furnace housing penetration in contact with sharp metal edge. Electrical Bushing or grommet needed at the penetration. Recommend correcting by a HVAC contractor.

Vent penetration through the wall needs attention, additional heat rated tape needed to insulate the plenum, a secondary drain pipe is highly recommended in case the primary drain gets clogged or otherwise fail to drain the condensation. A P-trap was not observed on the primary drain line.

Recommend further evaluation by a HVAC contractor.

Recommendation

Contact a qualified HVAC professional.





4.3.1 C. Duct System, Chases, and Vents

DUCTS NOT PROPERLY SEALED

ATTIC

Air supply ducts were not properly sealed. Recommend a qualified HVAC contractor seal supply and return ducts for maximum efficiency.

Recommendation
Contact a qualified HVAC professional.



4.3.2 C. Duct System, Chases, and Vents

RETURN AIR SYSTEM MISSING/INSUFFICIENT

DEN, BEDROOM

Return air registers were missing or insufficient. This can result in poor heating efficiency. Recommend a qualified HVAC contractor evaluate and remedy.

Recommendation

Contact a qualified HVAC professional.

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

INOPERATIVE

BATHROOM

I inspected the operation of all plumbing fixtures. The Shower and tub enclosure failed to operate. Needs further evaluation by a plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

SURFACE DEFECTS AND FAILED SEALANT

KITCHEN

Observed failed sealant and other surface defects to bathtub and shower panels.

Observed indication of prior leaks under kitchen sink. No active leaks were detected, though damage to the kitchen cabinets had been done.

Carpet piece inside the bathroom cabinet under the lavatory. May be an indication of concealed damage caused by previous leaks to the cabinet. Needs further evaluation and correction.

Recommendation

Contact a qualified professional.

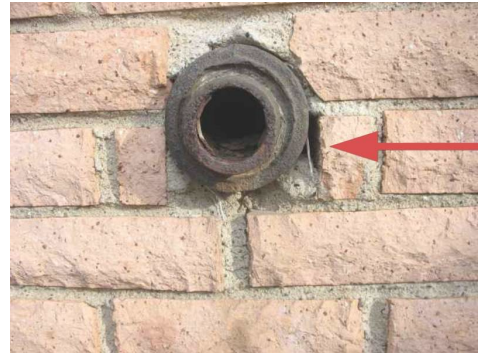




5.2.1 B. Drains, Wastes, & Vents
CLEAN OUT MISSING CAP
SOUTH BACK YARD

Observed clean out to the kitchen sink missing cap. This is not a safety hazard, but I recommend using a cap and sealing around the pipe to prevent excessive water intrusion into the wall structure and keep creatures away.

Recommendation
Contact a qualified plumbing contractor.



5.3.1 C. Water Heating Equipment
IMPROPER INSTALLATION

Observed the presence of temperature and pressure relief valve, though the discharge line is improperly installed. Should discharge down to the outside of the house or into a pan within 6 inches from the floor or grade level. Recommend qualified plumber evaluate & repair.

Gas line leading to the water heater was missing drip leg. This is a defect in installation. Needs further evaluation and correction by a qualified professional.

Draft air vent appeared to be clogged by dust and debris. Needs cleaned for improved draft air.

Drip pan was missing at the water heating unit. A 1 1/2" deep drip pan with overflow hose plumbed to discharge to the exterior of the home is required.

Recommendation
Contact a qualified plumbing contractor.



6.3.1 C. Range Hood and Exhaust Systems

EXHAUST LIGHTS INOPERABLE

KITCHEN

Exhaust did not respond to light controls. Failed to operate.

Exhaust had significant oil grease, rust and debris build-up and failed to engage when tested. The exhaust appeared to be near the end of its service life. Recommend repair or replacement by a qualified service technician.

Recommendation

Contact a qualified appliance repair professional.



6.4.1 D. Ranges, Cooktops, and Ovens

BURNER NOT LIGHTING

KITCHEN

One or more heating elements did not heat up when turned on. Recommend qualified professional evaluate & repair.

[Here is a DIY resource](#) on possible solutions.

Recommendation

Contact a qualified handyman.

6.4.2 D. Ranges, Cooktops, and Ovens

OVEN NOT HEATING UP

KITCHEN

Gas oven wasn't heating up at time of inspection. Recommend a qualified appliance contractor evaluate and repair.

[Here is a DIY troubleshooting tip](#).

Recommendation

Contact a qualified professional.



6.6.1 F. Mechanical Exhaust Vents and Bathroom Heaters

INOPERABLE VENTING

BATHROOM BEDROOM LIVING ROOM DINING ROOM KITCHEN

I observed inoperable vents in kitchen and bathrooms. The pull chain vents did not respond when tested. Recommend further evaluation and replacement by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



6.8.1 H. Dryer Exhaust Systems

IMPROPER VENTING

SOUTH BACK YARD

Dryer vent was obstructed by lint, vent damper not operable and stuck open. Recommend a qualified HVAC contractor or handyman further evaluate the venting system.

Recommendation

Contact a qualified HVAC professional.



6.9.1 J. Smoke Detectors

MISSING SMOKE DETECTORS

1ST FLOOR



Smoke detectors were missing. One smoke detector is required for each living floor level, one per sleeping room and one for each common hall. I strongly recommend the installation of approved smoke detectors as required.

Recommendation

Contact a handyman or DIY project
