



**Rose
Real Estate Inspection
Services**

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PROPERTY INSPECTION REPORT

Prepared for: Sample Report

Concerning: 1234 Sample, TX 00000

By: Jack Anthony Rose, Professional Inspector# 9161

Date: 0/0/2010

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-1

in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another. Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc.

These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Precipitation: Dry

Temperature: Warm

Natural gas: On

Electric: On

Water: On

Present at inspection: Inspector Only

Additional pages may be attached to this report. Read them carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency	Inspection item
I	NI	NP	D	

I. STRUCTURAL SYSTEMS

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A. Foundations

If crawl space areas are not inspected, provide an explanation.

An opinion on foundation performance is mandatory

The inspector is not a structural engineer. If any concern exists about the potential for future movement, the client should have a licensed engineer perform an evaluation of the foundation.

Comments:

- Foundation type is slab on grade.
- Exterior: Performing intended function. No evidence suggesting significant foundation movement.
- Exterior: Settlement observed in house can be considered typical for age, soil type and type of construction.

Deficiencies

- Exterior: Post tension cable live ends are exposed; should be covered with non-shrink grout. I recommend repair before more extensive repairs become needed.
- Exterior: Spalling (corner pop) at one or more corners.



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B. Grading & Drainage

Comments:

- Exterior: Grading appears adequate.

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C. Roof Covering Materials

If roof is inaccessible, report the method used to inspect.

This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations.

This inspection covers the roof covering, flashings, skylights, gutters and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. I DO NOT INSPECT ROOFS FOR INSURANCE COMPANY INSURABILITY.

Comments:

- Roof: Roof material observed to be composition shingles over solid decking.
- Roof: Observed roof by walking on it and from a ladder.

Deficiencies

- Attic: Inadequate size hole in roof decking below one or more roof vent(s) to allow proper ventilation of attic, owner incurs larger utility bills as well as shortened roof life with poor attic ventilation.
- Roof: Several areas of raised shingle tabs from fasteners not secured properly.
- Roof: Flashing missing and/or improperly installed; right front.
- Roof: Observed gaps at fascia, soffit and freeze boards at more than one location.
- Roof: Areas that need immediate attention, including but not limited to; torn/damaged shingles on front and ridge caps near the chimney.
- Roof: Tree limbs in contact with roof should be cut back.



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D. Roof Structure & Attic

Attic: (If the attic is inaccessible, report the method used to inspect) This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

Comments:

- Attic: Inspected attic by entering it.
- Attic: Not all areas of attic were accessible to inspection.
- Attic: Conventional framing with OSB decking.
- Attic: Average depth of observed insulation in inches was approx. 2 of cellulose on top of 6 inch fiberglass (roll) insulation. Recommend adding more insulation.



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E. Walls (Interior & Exterior)

This inspection covers the deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

Comments:

- Bedroom 1: Observed large patch area in corner; appears to be behind the Hall bathtub.

Deficiencies

- Exterior: Caulking missing and/or deficient around doors, windows and trim allows wind driven rain entry.
- Exterior: Observed brick missing on front left side of the house.
- Exterior: Brick lintels were not painted.
- Exterior: Damaged / cracked siding and trim should be repaired to prevent water penetration.
- Hall bathroom: Observed damage on the wall (door knob mark).
- Dining Room: Observed damage to wall finish.



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F. Ceilings & Floors

This inspection covers deficiencies of the ceilings, floors, and stairways related to structural performance or water penetration.

Comments:

- Master Bedroom: Observed cosmetic repaired cracks in corners of ceiling in Master Bedroom.

Deficiencies

- Kitchen: Observed one or more nail pops in the ceiling in skylight opening.
- Laundry Room: Observed one or more nail pops in the ceiling.
- Living Room: Tripping hazard, carpet loose in areas, could use some stretching.
- Living Room: Cosmetic cracks and/ or repaired cracks in sheetrock observed in ceiling.
- Living Room: Observed one or more nail pops in the ceiling.
- Master Bath: Observed one or more nail pops in the ceiling.
- Master Bath: Cosmetic cracks and/ or repaired cracks in sheetrock observed in ceiling.
- Master Bedroom: Tripping hazard, carpet loose in areas, could use some stretching.



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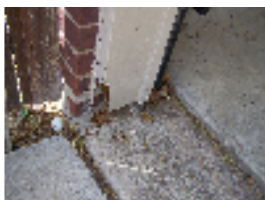
G. Doors (Interior & Exterior)

This inspection covers the condition and operation of interior and exterior doors (including the overhead garage doors).

Comments:

Deficiencies

- Kitchen: Observed damage to door and / or frame around the lock assembly.
- Kitchen: Door sweep was missing from garage / house door at time of inspection.
- Bedroom 1: Paint chip / peel on lower section of door trim.
- Exterior: Observed worn finish on front door; recommend sealing/ painting.
- Exterior: Observed damage/ deterioration to the lower section of garage door jamb and trim.
- Garage: Observed damage to upper door panel near opener bracket.



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H. Windows

This inspection covers the presence and condition of window and door screens.

Comments:

- Exterior: Aluminum frame with thermal pane units.
- Interior: Operated all accessible windows.

Deficiencies

- Bedroom 1: Observed several double pane window vapor seals appear broken.
- Bedroom 1: Window stool was cracked/ damaged.
- Exterior: Wood damage / deterioration of window frame/jamb observed at one or more locations.
- Living Room: One or more window spring(s) were observed to be sprung/broken (both end windows).
- Dining Room: Observed several double pane window vapor seals appear broken.



I. Stairways (Interior & Exterior)

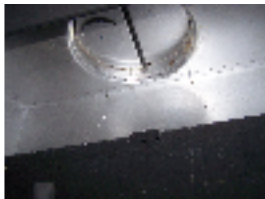
Comments:

I. Fireplace/Chimney

This inspection covers inspect the visible components and structure of the fireplace and chimney.

Comments:

- Living Room: Manufactured Wood burning fireplace and chimney with gas log lighter. Fireplace does not appear to have been used.
- Living Room: Gas was off at inspection; gas log lighter was not tested / inspected.



Deficiencies

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- Roof: Metal chimney cap deformed, improperly holds water instead of shedding water.
- Roof: Observed paint chip and some deterioration to wood chimney structure.



J. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

This inspection covers the service entrance wiring, electrical panels and sub-panels & wire type(s) found in Main and Sub Panels.

Comments:

- Exterior: Lateral service; ground rod
- Garage: Square D 200 amp
- Garage: Observed feeder type of wiring is copper.



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-

B. Branch Circuits, Connected Devices and Fixtures

This inspection covers electrical receptacles, switches and fixtures.

Comments:

- Interior: Tested all accessible outlets and switches.

Deficiencies

- Bedroom 2: Ceiling fan was not functioning at time of inspection. Globe was missing from ceiling fan light.
- Garage: Older home did not have ARC Fault protection available the time of construction.
- Hall: Smoke detector was missing at time of inspection.
- Interior: Smoke detectors found but were not functioning at time of inspection.
- Interior: Smoke detectors were not found in all required locations. Detectors are required in each sleeping room and adjoining areas (hall).
- Master Bath: Outlet in closet not secured in wall.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Comments:

- Kitchen: Programmable thermostat was located on the wall.
- Attic: Carrier - gas (4 jet type burners) M/N 58KAV095 – 16 Limited Inspection - Gas was turned off at time of inspection.



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B. Cooling Equipment

This inspection covers the performance of the cooling systems.

[It is recommended that the unit be serviced once a year by a licensed HVAC company.](#)

Comments:

- Air conditioner condenser is electric-powered and is located on the side of the house.
- Exterior: Carrier - M/N 38CKC048360

Deficiencies

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I	NI	NP	D	Inspection item
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- Exterior: Missing section of suction line insulation near unit.
- Interior: Supply - 79 degrees; Return - 75 degrees. This was below the acceptable range of 15 - 20 degree temperature difference. Recommend a licensed HVAC technician give a further evaluation and / or estimate for repairs.

C. Duct Systems, Chases, and Vents

This inspection covers the condition and routing of the ducts, vents, fans and filters. Flue systems will also be inspected.

Comments:

- Attic: Observed fiberglass flex duct in attic.
- Hall: Filter size - 20 x 36 x 1



Deficiencies

- Hall: Return air filter is dirty.

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

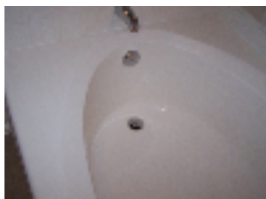
This inspection covers the type and condition of all accessible and visible water supply components.

Comments:

- Exterior: Main shut off valve is located on the front side of house.
- Exterior: Water pressure at spigot was 50 lbs. at the time of the inspection.
- Master Bath: Water supply piping observed to be predominantly copper.

Deficiencies

- Hall bathroom: Porcelain damaged/chipped on steel tub.
- Hall bathroom: Grout / caulking needed at vertical tile corners, cracks in tile and/or mortar between tiles, to prevent water entry behind wall.
- Master Bath: Drain stopper does not operate properly, needs adjustment; bathtub.
- Master Bath: Commode seat was damaged.



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B. Drains, Wastes, and Vents

This inspection covers the condition of all accessible and visible waste-water and vent-pipes.

THIS INSPECTION DOES NOT INCLUDE A CLOTHES WASHER DRAIN INSPECTION.

Comments:

- Exterior: Observed clean-out in the front of house near the shrubs.



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C. Water Heating Equipment

(Report as in need of repair those conditions specifically listed as recognized hazards.) This inspection covers the water heating equipment and its temperature and pressure relief system.

Comments:

- Garage: American Water Heater - natural gas - 50 gallon
- Garage: Not able to light pilot light for inspection. Gas was turned off at time of inspection.
- Garage: Did not check TPR valve operation due to possible damage of resident's property,

Deficiencies

- Garage: Located on the house finish floor level without benefit of a drain pan; should water heater leak interior flooring can be damaged.



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D. Hydro-Massage Therapy Equipment

This inspection covers built-in hydrotherapy and whirlpool equipment.

Comments:

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V. APPLIANCES

A. Dishwasher

The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

Comments:
 • Kitchen: Maytag

B. Food Waste Disposer

The inspection covers the splashguard, grinding components, and exterior.

Comments:
 • Kitchen: In - Sink - Erator

C. Range Exhaust Vent

The inspection covers the filter, vent pipe and switches as well as operate the blower vent.

Comments:
 • Kitchen: Maytag Range vent was in combination with Microwave.

D. Ranges, Cook-tops, and Ovens

The inspection of the range / oven / cook tops covers the knobs, elements, drip pans handles, glass panels, lights or light covers, and other parts. The oven will be tested in both the bake and broil settings.

Comments:
 • Kitchen: Maytag - gas range
 • Kitchen: Gas was not turned on at time of inspection. Unit not tested in normal mode.



E. Microwave Oven

The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, doors and seals.

Comments:
 • Kitchen: Maytag Microwave was in combination with the Range vent.
 • Kitchen: Microwave unit was tested for 20 seconds with a microwave tester; functioned at time of inspection.

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F. Trash Compactor
 The inspection of the trash compactor covers the overall condition of the unit and operation of the unit.

Comments:

G. Mechanical Exhaust Vents and Bathroom Heaters
 The inspection will cover the operation of the unit, observing sound, speed and vibration level.

Comments:

- Hall bathroom: Exhaust fan only.
- Master bathroom: Exhaust fan only.
- Laundry Room: Exhaust fan only.

H. Garage Door Operator(s)
 The inspection will cover the condition and operation of the garage door operator.

Comments:

- Garage: Genie

Deficiencies

- Garage: Locks should be made non-operational on garage doors equipped with openers.

I. Doorbell and Chimes
 The inspection will cover the condition and operation of the unit.

Comments:

- Interior: Functioned at time of inspection

J. Dryer Vents
 The inspection will cover the condition and the routing of ducts (where visible and accessible.)

Comments:

- Laundry Room: The dryer vents up through the roof. This type of dryer vent should be cleaned regularly to prevent clogging.

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VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems

The inspection of the sprinkler system will cover operating all zones or stations on the system manually and observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or backflow devices.

Comments:

- Exterior: Sprinkler system was not tested. Valve was shut off at control box near the main water meter at the time of the inspection.
- Garage: Rain Bird controller was located in the garage.



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

The inspection of the swimming pool and/or spa will cover the condition of pool surfaces, identifying cracks or deterioration of the surface(s), and observe the condition of tiles, copings, and decks. Included in the inspection are the condition of slides, steps, diving boards, lights and other equipment as well as inspecting the condition of drains, skimmers, and valves.

Comments:

C. Outbuildings

The inspection of detached outbuildings will cover the structural performance and water penetration, as well as the electrical, plumbing, and HVAC components.

Comments:

D. Outdoor Cooking Equipment

The inspection of the outdoor cooking equipment will cover the condition of control knobs, handles, burner bars, grills, box, rotisserie (if present) and heat diffusion material as well as observe the stability of the unit and pedestal.

Comments:

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E. Gas Supply Systems

The inspection of the gas line is limited to the condition of all accessible and visible gas piping.

Comments:

- Exterior: Gas meter observed on the left side near the house. Gas was turned off at the time of the inspection.
- Exterior: Pressure test of gas lines specifically excluded.
- Exterior: Recommend pressure test of gas lines.



F. Private Water Wells

The inspection of the water well will cover the pump and storage equipment, operating at least two fixtures simultaneously while observing to determine water pressure, flow and operation of pressure switches.

The inspector will not open, uncover, or remove the pump, heads, screens, lines, or other component parts of the system. He will not determine water quality, the reliability of the water supply / source, locate or verify underground water leaks.

Comments:

G. Private Sewage Disposal (Septic) Systems

Comments:

H. Whole House Vacuum Systems

The inspection will cover the condition of the main unit, operate the unit if possible, and inspect the systems from all accessible outlets throughout the house.

Comments:

I. Other Built-in Appliances

This inspection may include various built-in appliances.

Comments:

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Important Limitations and Disclaimers

This Inspection Report reports only on the items listed and only on the present condition of those items. This Report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection that is whether such items at this time are observed to serve the purpose for which they are ordinarily intended. This Report reflects only those items that are reasonably observed at the time of inspection. **NO REPRESENTATION OR COMMENT is made concerning any later defect or defects not reasonably observable at the time of the inspection or of items, which require the removal of major or permanent coverings. The inspection of swimming pools and spas is limited to the above ground accessible equipment and plumbing. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage, which is not reasonably observable by the inspector and no representation, or comment can be made.**

NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Buyer is **URGED** to contact a qualified **SPECIALIST** to make further inspections or evaluations of that item. Buyer must notify **INSPECTIONWISE INSPECTIONS**, in writing of any complaints within seven (7) days of inspection and must thereafter allow prompt re-inspection of the item complained of; otherwise, all claims for damages arising out of such complaint are waived by Buyer. If Buyer institutes any legal action concerning this inspection, and fails to prevail on all of the causes of action alleged, Buyer shall be liable to **INSPECTIONWISE INSPECTIONS**, for all attorneys' fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. Buyer, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, District, or County Attorney, or your local attorney of your choice. If a dispute arises out of or relates to independent inspectors performance and, if said dispute cannot be settled between the parties to this inspection by state standards themselves, the parties hereto agree to settle the dispute by Binding Arbitration according to the Commercial Arbitration Rules of the Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any event having jurisdiction thereof. The parties hereto further agree that a dispute submitted to one or their arbitrator, at parties' option, selected from the panels of arbitrators of the American Arbitration Association. All requests for arbitration shall be submitted to the Dallas Office of the American Arbitration Association and all arbitration administration costs shall be borne equally by all the parties to the dispute. Any event of waiver by this company of any right herein shall not constitute a continuing waiver or subsequent waiver of other rights. This Report constitutes the sole and only agreement of parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the subject matter within. I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of operation and/or condition as of and on this date

2004.

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REPAIR SUMMARY

STRUCTURAL SYSTEMS

Foundations

- Exterior: Post tension cable live ends are exposed; should be covered with non-shrink grout. I recommend repair before more extensive repairs become needed.
- Exterior: Spalling (corner pop) at one or more corners.

Roof Covering Materials

- Attic: Inadequate size hole in roof decking below one or more roof vent(s) to allow proper ventilation of attic, owner incurs larger utility bills as well as shortened roof life with poor attic ventilation.
- Roof: Several areas of raised shingle tabs from fasteners not secured properly.
- Roof: Flashing missing and/or improperly installed; right front.
- Roof: Observed gaps at fascia, soffit and freeze boards at more than one location.
- Roof: Tree limbs in contact with roof should be cut back.
- Roof: Areas that need immediate attention, including but not limited to; torn/damaged shingles on front and ridge caps near the chimney.

Walls (Interior & Exterior)

- Exterior: Caulking missing and/or deficient around doors, windows and trim allows wind driven rain entry.
- Exterior: Observed brick missing on front left side of the house.
- Exterior: Brick lintels were not painted.
- Exterior: Damaged / cracked siding and trim should be repaired to prevent water penetration.
- Hall bathroom: Observed damage on the wall (door knob mark).
- Dining Room: Observed damage to wall finish.

Ceilings & Floors

- Kitchen: Observed one or more nail pops in the ceiling in skylight opening.
- Laundry Room: Observed one or more nail pops in the ceiling.
- Living Room: Tripping hazard, carpet loose in areas, could use some stretching.
- Living Room: Cosmetic cracks and/ or repaired cracks in sheetrock observed in ceiling.
- Living Room: Observed one or more nail pops in the ceiling.
- Master Bath: Observed one or more nail pops in the ceiling.
- Master Bath: Cosmetic cracks and/ or repaired cracks in sheetrock observed in ceiling.
- Master Bedroom: Tripping hazard, carpet loose in areas, could use some stretching.

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Doors (Interior & Exterior)

- Kitchen: Observed damage to door and / or frame around the lock assembly.
- Kitchen: Door sweep was missing from garage / house door at time of inspection.
- Bedroom 1: Paint chip / peel on lower section of door trim.
- Exterior: Observed warn finish on front door; recommend sealing/ painting.
- Exterior: Observed damage/ deterioration to the lower section of garage door jamb and trim.
- Garage: Observed damage to upper door panel near opener bracket.

Windows

- Bedroom 1: Observed several double pane window vapor seals appear broken.
- Bedroom 1: Window stool was cracked/ damaged.
- Exterior: Wood damage / deterioration of window frame/jamb observed at one or more locations.
- Living Room: One or more window spring(s) were observed to be sprung/broken (both end windows).
- Dining Room: Observed several double pane window vapor seals appear broken.

Fireplace/Chimney

- Roof: Metal chimney cap deformed, improperly holds water instead of shedding water.
- Roof: Observed paint chip and some deterioration to wood chimney structure.

ELECTRICAL SYSTEMS

Branch Circuits, Connected Devices and Fixtures

- Bedroom 2: Ceiling fan was not functioning at time of inspection. Globe was missing from ceiling fan light.
- Garage: Older home did not have ARC Fault protection available the time of construction.
- Hall: Smoke detector was missing at time of inspection.
- Interior: Smoke detectors found but were not functioning at time of inspection.
- Interior: Smoke detectors were not found in all required locations. Detectors required in each sleeping room and adjoining areas (hall).
- Master Bath: Outlet in closet not secured in wall.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Cooling Equipment

- Exterior: Missing section of suction line insulation near unit.
- Interior: Supply - 79 degrees; Return - 75 degrees. This was below the acceptable range of 15 - 20 degree temperature difference. Recommend a licensed HVAC technician give a further evaluation and / or estimate for repairs.

Duct Systems, Chases, and Vents

- Hall: Return air filter is dirty.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

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PLUMBING SYSTEM

Water Supply System and Fixtures

- Hall bathroom: Porcelain damaged/chipped on steel tub.
- Hall bathroom: Grout / caulking needed at vertical tile corners, cracks in tile and/or mortar between tiles, to prevent water entry behind wall.
- Master Bath: Drain stopper does not operate properly, needs adjustment; bathtub.
- Master Bath: Commode seat was damaged

Water Heating Equipment

- Garage: Located on the house finish floor level without benefit of a drain pan; should water heater leak interior flooring can be damaged.

APPLIANCES

Garage Door Operator(s)

- Garage: Locks should be made non-operational on garage doors equipped with openers.