

# Property Inspection Report



**Richard Fitzwater**  
**FYI Property Inspection**

**1234 Main St**  
**Inspection Prepared For: First Last**  
**Agent: Rose Glasses - Home Buyers Realty**

**Date of Inspection: 2/1/2022**  
**Year Built: 2021 Size: 2213**  
**Weather: Sunny**

## PROPERTY INSPECTION REPORT FORM

<u>First Last</u>	<u>2/1/2022</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>1234 Main St, El Paso, TX 79938</u>	
<i>Address of Inspected Property</i>	
<u>Richard Fitzwater</u>	
<i>Name of Inspector</i>	<i>TREC License #</i>
<u></u>	<u></u>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

### PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

### RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

### RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

### REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

X			X
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 A. Foundations

Type of Foundation(s): Foundation construction included a slab-on-grade.

Much of the foundation is hidden from view by exterior cladding materials and interior floor and wall coverings. Evaluation is based on what is visible at the time of inspection.

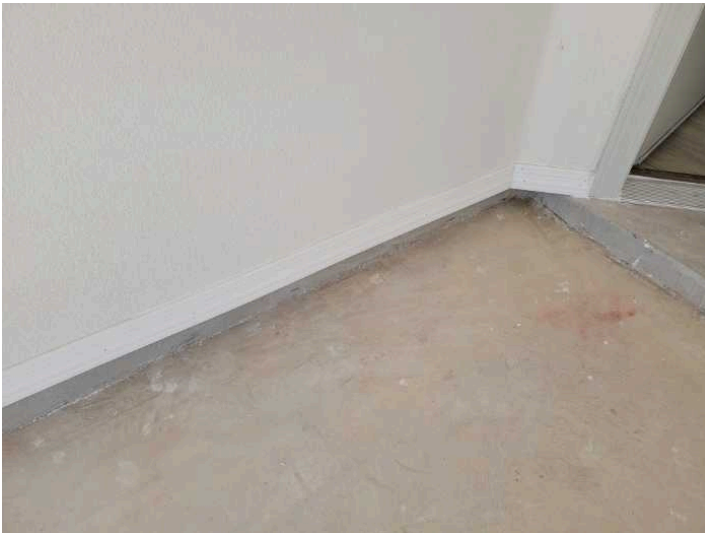
See items below that, in my opinion, are deficient, not to current standard or pose a safety threat.

Comments:

A.1. *Much of the foundation is hidden from view by exterior cladding materials and interior floor and wall coverings. Evaluation is based on what is visible at the time of inspection.*

A.2. The foundation is performing as intended.

A.3. The slab area below the sub panel in the garage is not fully supporting the wall.



X			
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 B. Grading and Drainage

Comments:

*The inspection of the grading and drainage is only by visual means. No levels or other tools are used to determine the water flow from the property. The ideal property will have soils that slope away from the house and interior floors several inches higher than the exterior grade. Birdbaths and fountains, if present, should be secured to prevent injury to children.*

Grading and drainage appear to be adequate at the time of inspection.



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X			X
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**C. Roof Covering Materials**

Types of Roof Covering: Laminate Composition Shingles

Rolled roof patio

Viewed From: Walking on the roof

This assessment of the roof does not preclude the possibility of leaks. Leaks can develop at any time and may depend on rain intensity, wind direction, proper maintenance, etc.

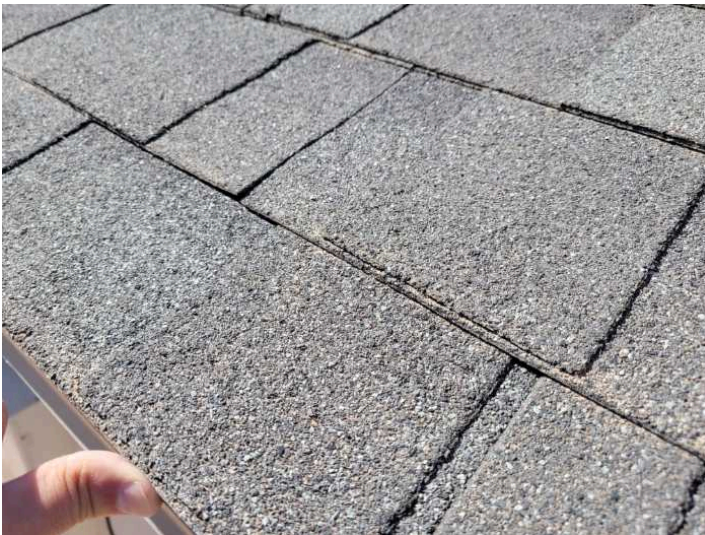
Comments:

C.1. See items below that, in my opinion, are deficient, not to current standard or pose a safety threat.

C.2. Visible nail heads found on the roof should be sealed.

C.3. A torn shingle was found on the left slope.

C.4. The flashing for the furnace should be sealed to the roof.





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☒ ☒ ☐ ☐

## D. Roof Structure and Attics

Viewed From: Since no attic access was present, the inspection was limited to walking the accessible roof covering and observing the interior/ exterior parts of the structure.

Approximate Average Depth of Insulation: Unknown- No attic access

Builder tag states R-38

Comments:

Ventilation appears adequate.

Ventilation consisted of soffit vents and passive vents.

No deficiencies were observed.

TROPICANA HOMES	
ADDRESS: [REDACTED]	
INSULATION RATING	R-VALUE
Above-Grade Wall	R-15
Foundation	R-4
Ceiling/ Roof	R-38
Duct Board	R-8
GLASS & DOOR RATING	U-FACTOR SHGC
Window	LOW-E
HEATING & COOLING EQUIPMENT	EFFICIENCY
Heating System:	80
Cooling System:	14
Water Heater:	141



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X			X
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## E. Walls (Interior and Exterior)

Comments: *Walls are checked for deficiencies related to structural performance and moisture penetration.*

E.1. See items below that, in my opinion, are deficient, not to current standard or pose a safety threat.

E.2. The area where the wall and the soffit meet at the right rear corner of the home should be sealed.

E.3. Recommend sealing exterior penetrations to keep water and insects from entering the wall cavities.



Seal



Seal



Seal the area where the wall and the soffit meet

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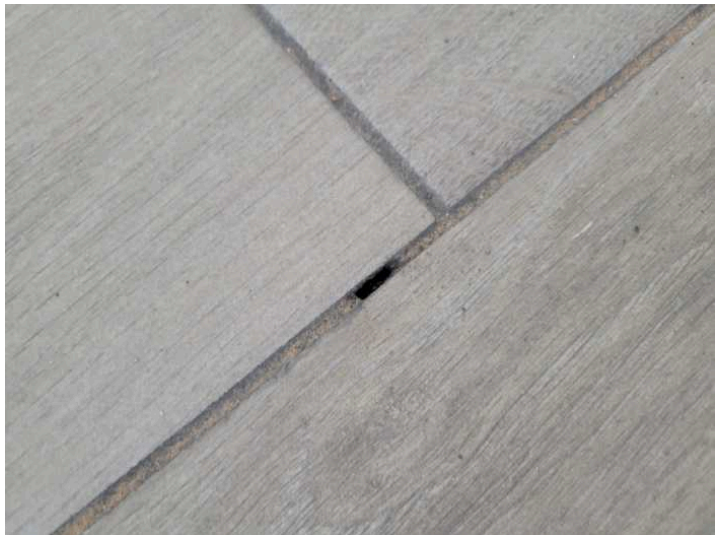
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors
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Comments:

*Ceilings and floors were checked for deficiencies related to structural performance and moisture penetration.*

F.1. See items below that, in my opinion, are deficient, not to current standard or pose a safety threat.

F.2. Additional tile grout could be added to the floor in various locations.



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☒ ☐ ☐ ☒ G. Doors (Interior and Exterior)

Comments:

G.1. See items below that, in my opinion, are deficient, not to current standard or pose a safety threat.

G.2. The master bedroom door rubs the jamb.

☒ ☐ ☐ ☒ H. Windows

Window Types: Dual Pane with vinyl frames

Comments:

H.1.

*Blinds, shutters and any other window coverings are excluded from the TREC Standards.*

H.2. *Dual pane windows can have bad seals without having a visible amount of condensation built up internally. In some instances we may not be able to disclose this condition.*

H.3. See items below that, in my opinion, are deficient, not to current standard or pose a safety threat.

H.4. The master shower window did not open and close properly.

H.5. Window weep holes or drains were congested. These should be cleaned to allow water to drain out.

☐ ☐ ☒ ☐ I. Stairways (Interior and Exterior)

Comments:

I.1. No stairs were present

☐ ☐ ☒ ☐ J. Fireplaces and Chimneys

Locations:

Types:

Comments:

J.1. No fireplace present

☒ ☐ ☐ ☐ K. Porches, Balconies, Decks, and Carports

Comments:

K.1. No deficiencies were observed.



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Comments:

L.1. *Cabinets; and counter tops are excluded from the TREC Standards. Any comments on cabinets or counters were provided as a courtesy. Cabinets should be evaluated by you before purchase.*

L.2. See items below that, in my opinion, are deficient, not to current standard or pose a safety threat.

L.3. The master closet rod support is missing a screw.



The master closet rod support is missing a screw.

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## II. ELECTRICAL SYSTEMS



## A. Service Entrance and Panels

Panel Locations: A sub panel is located in the garage.

Main disconnect was located at the right side exterior.

Materials & Amp Rating: 100 Amps 120/240 volts, Unknown, the panel wires were covered to the breaker.

Comments:

A.1. There is an underground service lateral.

A.2. This home is equipped with arc-fault circuit interrupter protection. These safety devices are intended to detect the kinds of electrical arcs that can cause fires.

A.3. The **AFCI** circuits present were tested and operated properly during the inspection. (Using the test buttons)

A.4. Disconnect Brand: Square D Homeline

A.5. Sub panel Brand: Square D Homeline

A.6. See items below that, in my opinion, are deficient, not to current standard or pose a safety threat.

A.7. Some breakers were not labeled. (Labels are not checked for accuracy)

A.8. The hole in the sub panel should be filled with a knockout cover.



Electrical Main Cut Off



Electrical Main Cut Off

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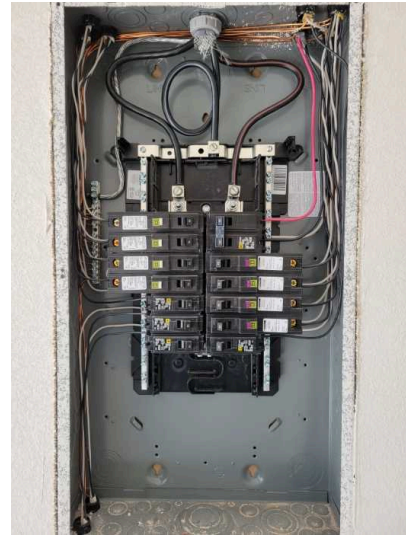
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Garage Sub Panel



AFCI breakers checked



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I NI NP D

X			X
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**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper wiring

Comments:

*B.1. Inside the home, we will check accessible installed lighting fixtures, switches and receptacles. This is not an exhaustive inspection of every component and installation detail. Most wires are hidden behind floor, wall, and ceiling coverings and cannot be evaluated. The inspection of branch circuits and wiring is limited to a proper response to testing of switches and electrical receptacles. An electrician could reveal other problems or recommend repairs.*

B.2. GFCI reset location for the kitchen: in the sub panel.

B.3. GFCI reset location for the receptacles in the cabinet below the kitchen sink: in the sub panel

B.4. GFCI reset location for the garage: in the garage.

B.5. GFCI reset location for the outside receptacle(s): at the front exterior.

B.6. GFCI reset location for bathroom receptacle(s): at the main (hall) bathroom.

B.7. GFCI reset location for the laundry room receptacle(s): in the sub panel.

B.8. Doorbell operated normally

B.9. Installed smoke/ CO detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.

B.10. See items below that, in my opinion, are deficient, not to current standard or pose a safety threat.

B.11. The weather resistant exterior receptacle cover should have a hinge on the top to keep water out. Rear exterior

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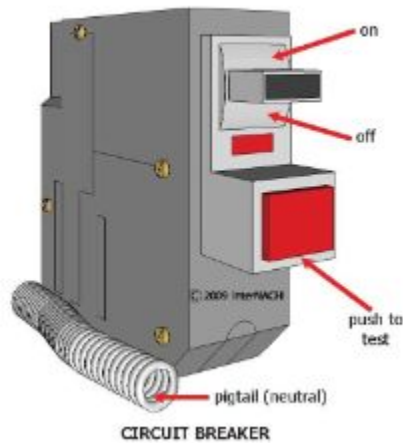
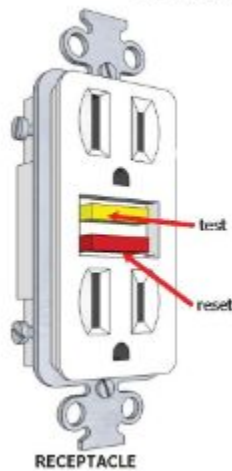
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Rear exterior cover



## Ground Fault Circuit Interrupters



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## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ A. Heating Equipment

Type of Systems: Central Forced Air Furnace

Mid efficiency 80-85%

Location: at the hallway closet

Energy Sources: Natural Gas

Thermostat Type(s): Digital

Comments:

A.1. *We are not HVAC professionals. Annual maintenance and service are recommended. Properly sized air filters should be changed at regular intervals as needed. Failure to do this may reduce the life and efficiency of the HVAC system.*

A.2. Brand: Concord

A.3. The estimated manufacture date of the heating system is 2021.

A.4. The furnace was run and operated in normal mode. Carbon Monoxide tested at the closest register and in front of the unit read 0 PPM with a Sensorcon Portable Carbon Monoxide Detector Meter.

A.5. See items below that, in my opinion, are deficient, not to current standard or pose a safety threat.

A.6. The draft fan was noisy and may need replacement soon. An HVAC specialist could further evaluate.





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I NI NP D



Caulk needed

X	X		
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## B. Cooling Equipment

Type of Systems: Forced Air- Split system with the condenser on the right side exterior. 3.5 ton unit

Comments:

B.1. *Determining cooling supply adequacy and distribution balance are outside the scope of the home inspection.*

B.2. *System fan and evaporative coils are not readily available for inspection without disassembly. Since we do not disassemble equipment, the condition of the internal parts is unknown. If you are concerned, a licensed HVAC technician can further evaluate the unit. Unit(s) are not pressure tested or checked for leaks, and the setback features on the thermostat controls were not operated. Annual maintenance and service is recommended including changing of filters or pads as needed and lubrication of all parts required.*

B.3. Cooling Manufacturer was Concord and the estimated manufacture date is 2021.

B.4. Air conditioning could not be operated due to outside temperature below 60 degrees. Activating air conditioning during cold weather may cause damage to the system. 45 degrees

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☒ ☒ ☐ ☒

## C. Duct Systems, Chases, and Vents

## Comments:

C.1. Warm air was felt in each room. The general standard for air temperature differential (Delta T) should be 30-50 degrees.

C.2. Duct work condition is not readily visible without removing registers. Internal duct condition was not inspected.

C.3. See items below that, in my opinion, are deficient, not to current standard or pose a safety threat.

C.4. Register air flow is weak at the family room.

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I NI NP D



Return air



Heat okay

☒ ☐ ☐ ☐ D. Other

Comments:

Thermostat Type(s): Digital

## IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution System and Fixtures

Location of water meter: Near the street

Location of main water supply valve: In the garage

Static water pressure reading: 52 PSI

Type of supply piping material: PEX

Comments:

*Bathroom fixtures, including toilets, tubs, showers, and sinks are inspected by running the water at each fixture. Angle valves and main valves under sinks are not operated. We do not perform water leak tests on drain lines or shower pans. Periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task that should not be neglected.*

The main water source is public.

See items below that, in my opinion, are deficient, not to current standard or pose a safety threat.

Sealing the bases of the toilets with caulking is recommended.



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Water cut off is near the street



Water cut off is near the street



Water cut off is in the garage



Water cut off is in the garage

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☒ ☐ ☐ ☐

## B. Drains, Wastes, Vents

Type of drain piping material: PVC

Observations:

*This inspection does not include buried sewer lines or clothes washing machine connections, shut-off valves, or washing machine drains. Plumbing lines in the concrete slab or underground cannot be inspected.*

No leaks were observed during the inspection.

☒ ☐ ☐ ☒

## C. Water Heating Equipment

Energy Sources: Natural gas

Location: at the garage

Capacity: 40 gallons

Comments:

C.1. Carbon Monoxide tested in front of the unit read 0 PPM with a Sensorcon Portable Carbon Monoxide Detector Meter.

C.2. The manufacturer was Rheem and the manufacture date was 2021.

C.3. The pressure relief valve drains on the right side exterior.

C.4. See items below that, in my opinion, are deficient, not to current standard or pose a safety threat.

C.5. Drywall screws are not approved for the flue pipe and sheet metal.

C.6. The temperature and pressure relief valve discharge line should be within six inches of the ground to prevent scalding.

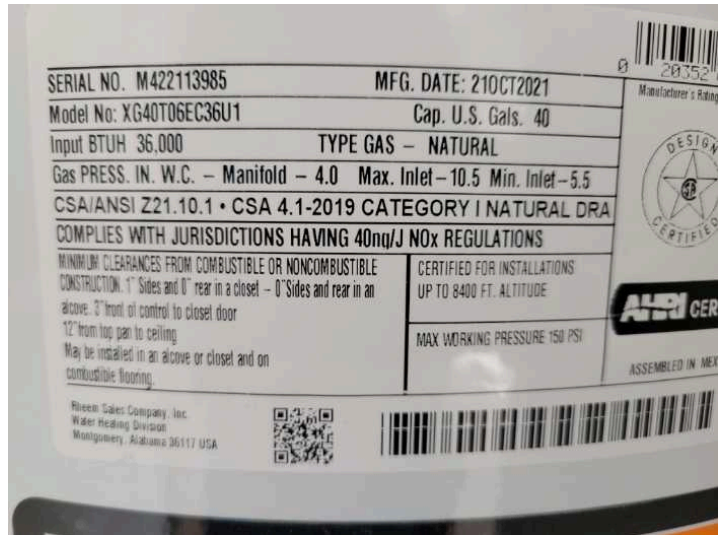
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Discharge line



Drywall screws are not approved for the flue pipe and sheet metal.

☐☐☒☐**D. Hydro-Massage Therapy Equipment**

Comments:

D.1. No jetted tub was present

☒☐☐☐**E. Gas Distribution Systems and Gas Appliances**

Location of gas meter: On the left side of the home

Type of gas distribution piping material: Black pipe

Comments:

No deficiencies were observed.



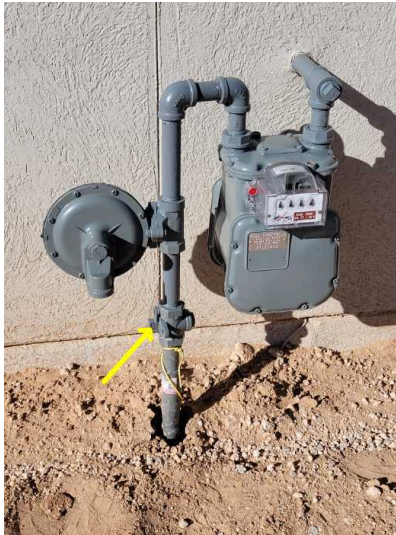
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I NI NP D



Gas cut off

☐ ☒ ☐ ☐ F. Other

Materials:  
Comments:

F.1. A gas supply line material known as corrugated stainless steel tubing (CSST) has been allowed in Texas construction since the 1990's. CSST and the potential for increased risk of lightning related fire is a matter of concern to many fire safety officials. Investigate the State of Texas Fire Marshal internet site at <http://www.tdi.texas.gov/fire/Index.html> to verify the recommendation to have a licensed electrician determine if any CSST is properly installed, including bonding and grounding, per the current manufacturer's installation instructions and applicable local codes. Property buyers and owners are advised to assure the property condition meets the requirements of their property and casualty insurance provider and any mortgage company requirements. This standard Texas property inspection report is not sufficiently comprehensive or detailed to satisfy these specific requirements. Not visible at the property.

## V. APPLIANCES

☐ ☒ ☐ ☐ A. Dishwashers

Comments:

A.1. Installation is incomplete. Unable to operate.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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X			
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**B. Food Waste Disposers**

Comments:

B.1. Garbage disposal operated normally

B.2. No deficiencies were observed.



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I NI NP D

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Comments:

C.1. Recirculating, self filtering unit with fan

C.2. The fan operated properly.

C.3. The light operated properly.

C.4. No deficiencies were observed.

☒ ☐ ☐ ☒ D. Ranges, Cooktops, and Ovens

Comments:

D.1. We do not test the oven self-cleaning operation, clocks, timing devices, lights, and thermostat accuracy. Cosmetic flaws such as worn finishes, nicks, scratches, and cleanliness are outside the scope of the home inspection.

D.2. The oven temperature read was acceptable when set at 350 degrees. According to the Texas Real Estate Commission +/- 25 degrees is okay.

D.3. Range runs on natural gas

D.4. Anti-tip bracket was installed.

D.5. See items below that, in my opinion, are deficient, not to current standard or pose a safety threat.

D.6. Oven light did not turn on. Check the bulb first.





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I	NI	NP	D
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X			
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**E. Microwave Ovens**

Comments:

E.1. The microwave operated normally.

E.2. No deficiencies were observed.



X			
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

F.1. No heaters present

F.2. Bath fans operated normally

F.3. No deficiencies were observed.

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I NI NP D

X			X
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**G. Garage Door Operators**

Door Type: Metal panel, sectional door

Comments:

G.1. MAINTENANCE: The safety features of automatic garage door openers should be tested periodically to ensure proper and safe operation. Remote control and handheld units were not inspected.

G.2. Chain drive opener noted.

G.3. The photo-eye safety sensors operated normally, reversing the door when tested.

G.4. The automatic reverse (contact safety switch) was operational at the time of the inspection. Note: The garage door reverse mechanism was tested with hand pressure. This is not a current standards evaluation stated by the Garage Door Industry. Current standards require the door be brought down on a 2" X 4" stud on its side to test the reverse mechanism. This type of test often times causes damage to the lower panel of the door and was not attempted.

G.5. See items below that, in my opinion, are deficient, not to current standard or pose a safety threat.

G.6. The light did not come on when operated. Check the bulb first.

X			
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**H. Dryer Exhaust Systems**

Comments:

H.1. Drain lines and water supply valves serving washing machines are not operated.

H.2. Electric available-4 prong for the dryer

H.3. The dryer duct terminates above the roof.

H.4. For your safety, the dryer duct should be cleaned frequently. Dirty ducts and lint buildup are fire hazards that can reduce the efficiency of your dryer.

H.5. Laundry appliances are not tested or moved during the inspection, and the condition of any walls or flooring hidden by them cannot be evaluated.

H.6. No deficiencies were observed.

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I	NI	NP	D
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The dryer duct terminates above the roof.

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I. Other

Observations:

I.1. Refrigerators are not inspected.

I.2. Water softener systems are not inspected. We recommend that a qualified contractor and or the Seller demonstrate the proper use and verify the proper function of these systems before closing.



## Report Summary

**STRUCTURAL SYSTEMS**

Page 4 Item: A	Foundations	A.3. The slab area below the sub panel in the garage is not fully supporting the wall.
Page 5 Item: C	Roof Covering Materials	C.2. Visible nail heads found on the roof should be sealed. C.3. A torn shingle was found on the left slope. C.4. The flashing for the furnace should be sealed to the roof.
Page 8 Item: E	Walls (Interior and Exterior)	E.2. The area where the wall and the soffit meet at the right rear corner of the home should be sealed. E.3. Recommend sealing exterior penetrations to keep water and insects from entering the wall cavities.
Page 9 Item: F	Ceilings and Floors	F.2. Additional tile grout could be added to the floor in various locations.
Page 10 Item: G	Doors (Interior and Exterior)	G.2. The master bedroom door rubs the jamb.
Page 10 Item: H	Windows	H.4. The master shower window did not open and close properly. H.5. Window weep holes or drains were congested. These should be cleaned to allow water to drain out.
Page 11 Item: L	Other	L.3. The master closet rod support is missing a screw.

**ELECTRICAL SYSTEMS**

Page 12 Item: A	Service Entrance and Panels	A.7. Some breakers were not labeled. (Labels are not checked for accuracy) A.8. The hole in the sub panel should be filled with a knockout cover.
Page 14 Item: B	Branch Circuits, Connected Devices, and Fixtures	B.11. The weather resistant exterior receptacle cover should have a hinge on the top to keep water out. Rear exterior

**HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

Page 16 Item: A	Heating Equipment	A.6. The draft fan was noisy and may need replacement soon. An HVAC specialist could further evaluate.
Page 18 Item: C	Duct Systems, Chases, and Vents	C.4. Register air flow is weak at the family room.

**PLUMBING SYSTEMS**

Page 19 Item: A	Plumbing Supply, Distribution System and Fixtures	Sealing the bases of the toilets with caulking is recommended.
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Page 21 Item: C	Water Heating Equipment	C.5. Drywall screws are not approved for the flue pipe and sheet metal.  C.6. The temperature and pressure relief valve discharge line should be within six inches of the ground to prevent scalding.
APPLIANCES		
Page 25 Item: D	Ranges, Cooktops, and Ovens	D.6. Oven light did not turn on. Check the bulb first.
Page 27 Item: G	Garage Door Operators	G.6. The light did not come on when operated. Check the bulb first.