

# *Duke's Home Inspections*

## **Property Inspection Report**



191 Easy Street, Houston, TX 77777

Inspection prepared for: Best Client

Real Estate Agent: Kelli Semar - JLA Realty

Date of Inspection: 10/28/2016 Time: 4:00 PM

Age of Home: 1979 Size: 1749

Weather: Sunny and 77 degrees.

Home faces South.

Home is vacant.

Customer not present.

Inspector: James Duke

License #21718

Huntsville, TX 77340

Phone: 936-439-5003

Email: [dukesinspections@yahoo.com](mailto:dukesinspections@yahoo.com)



## PROPERTY INSPECTION REPORT

Prepared For: Best Client  
(Name of Client)

Concerning: 191 Easy Street, Houston TX, 77777  
(Address or Other Identification of Inspected Property)

By: James Duke, License #21718 10/28/2016  
(Name and License Number of Inspector) (Date)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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 may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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 ACTIONS, 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>).

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.

#### TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

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I NI NP D

## I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

- Slab foundation

Comments:

- Satisfactory condition at the time of the inspection
- Unable to see all of the slab due to high soil, decks, porches etc. There should be 4 inches of clearance for brick and stone. 6 inches for wood and 8 inches for stucco.

☒ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

- Satisfactory at time of inspection
- Recommend gutter system. It helps wick water away from home and helps prevent erosion.

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

- Asphalt composition shingles noted

- Walked on the roof

Comments:

- Recommend all nails, penetrations, flashing be painted and caulked every three to four years. Asphalt or composition shingles have a service life from {15-30} years depending upon the shingle quality, installation and maintenance. Metal roofs tend to have {25-35} year life.
- Trees need cutting back



*Trees need cutting back*



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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## D. Roof Structure and Attics

- Interior of the attic
  - Insulation is 6 inches deep
- Comments:
- Could not see everything due to storage items, duct work, wiring, low clearance, or framing in the way
  - Insulation has fallen down.
  - Noticed an area that looks burnt.



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I	NI	NP	D
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Insulation has fallen down.



Noticed an area that looks burnt.

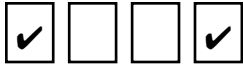
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**E. Walls (Interior and Exterior)**

- Exterior brick veneer and/or structural walls noted
- Exterior Hardiboard like {fiber cement} siding noted

**Comments:**

- The areas between the exterior cladding / veneer and ALL wall penetrations need to be properly sealed such as utility connections, downspouts, hose bibs, lighting fixtures, receptacles, window frames etc with an exterior grade elastomeric sealant. This is regular maintenance.
- The foliage growing on, over or around the exterior walls of the structure should be trimmed back at least {12"}. The plant material may limit the Inspectors visual observation of the existing surfaces.(Regular home Maintenance )
- Minor cracks were noted. (Common settlement in older homes)
- Caulking needed
- Earth to siding contact was observed on the exterior siding and should be a minimum of {4"} clearance from the ground for brick/stone {6"} for wood and {8"} for stucco. Common in older homes.
- Siding is damaged at chimney.
- Wall is lacking weep holes.
- Exterior areas around the home should be painted to protect from the weather.
- The wood siding on the garage is in poor shape.



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I	NI	NP	D
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Siding is damaged at chimney.

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D=Deficient

I	NI	NP	D
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*Exterior areas around the home should be painted to protect from the weather.*

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*The wood siding on the garage is in poor shape.*

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

- Ceiling is made of drywall with popcorn and/or texture finish
- Floors had carpet covering in various locations
- Floor cover is tiled in areas
- Floors are cover with wood

Comments:

- Satisfactory at time of inspection

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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## G. Doors (Interior and Exterior)

Comments:

- Closet door is off the hinge in front bedroom.
- Pantry door is off track.
- Right patio door is not tracking.
- Trim around kitchen walk door needs replaced.

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I	NI	NP	D
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*Closet door is off the hinge in front bedroom.*



*Pantry door is off track.*



*Right patio door is not tracking.*



*Trim around kitchen walk door needs replaced.*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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## H. Windows

- Windows are made of aluminum

Comments:

- Window screens were observed to be damaged or missing
- Cracked and/or broken glass was observed on one or more windows. Master bedroom.
- Some exterior window sills appeared to be damaged in one or more locations
- One or more windows had a screw stop installed.
- Front guest bedroom window would not open.
- One or more windows do not have latches.

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I	NI	NP	D
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*One or more windows had a screw stop installed.*



*Front guest bedroom window would not open.*



*Cracked and/or broken glass was observed on one or more windows. Master bedroom.*



*Window screens were observed to be damaged or missing*

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I	NI	NP	D
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*Some exterior window sills appeared to be damaged in one or more locations*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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### I. Stairways (Interior and Exterior)

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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### J. Fireplaces and Chimneys

- Living room

- Wood burning and or gas

Comments:

- Chimney cap and or rain cap is rusty



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I	NI	NP	D
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*Chimney cap and or rain cap is rusty*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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### **K. Porches, Balconies, Decks, and Carports**

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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### **L. Other**

Comments:

## **II. ELECTRICAL SYSTEMS**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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### **A. Service Entrance and Panels**

- Panel is located on the exterior wall

- 125 amp service.

Comments:

- Panel should be labeled

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I	NI	NP	D
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*Panel should be labeled*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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## B. Branch Circuits, Connected Devices, and Fixtures

- Copper wiring

Comments:

- One or more lights not working around the home. Could be burnt out light bulbs.
- Electricity is not working in the garage.



*One or more lights not working around the home. Could be burnt out light bulbs.*

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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I NI NP D

**A. Heating Equipment**

- Central forced air furnace

- The furnace is gas powered

Comments:

- The gas supply line was not equipped with a required sediment trap just before the appliance connector. This helps keep trash out of the system.



*The gas supply line was not equipped with a required sediment trap just before the appliance connector. This helps keep trash out of the system.*

**B. Cooling Equipment**

- Central forced air furnace

Comments:

- Satisfactory at the time of inspection

- Supply temperature typically +/- {55} degrees. Return air should be between {15 - 20} degrees greater

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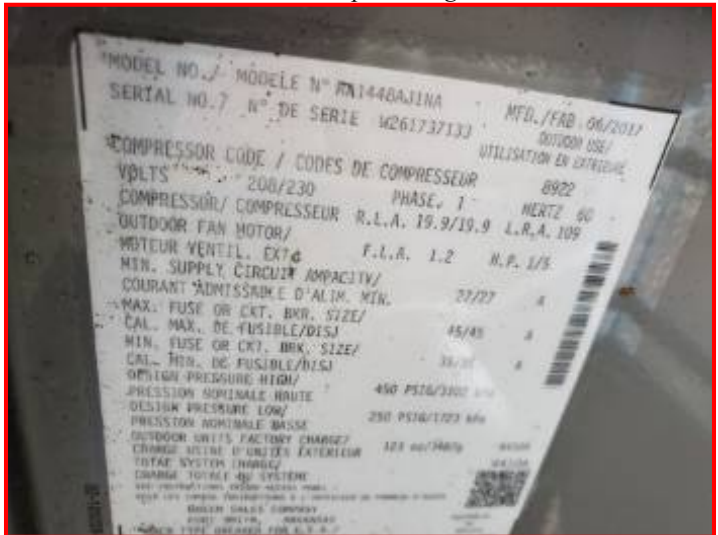
I	NI	NP	D
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Supply temp 54 degrees.



Return temp 74 degrees.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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### C. Duct Systems, Chases, and Vents

Comments:

- Satisfactory at time of inspection

### IV. PLUMBING SYSTEM

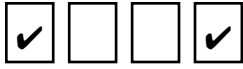
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**A. Plumbing Supply, Distribution System and Fixtures**

- Front of structure

- At the meter

Comments:

- Water ran for several minutes at each fixture. We do not preform water leak tests on drain lines. We simply look for active leaks, which is quite limited by our short time at the property.
- The anti static water pressure readings are typically at {40-80 psi} in the normal operating range. Pressure exceeding these limits or higher than {80 psi} is likely to put excessive pressure on the household water system. It is recommended that a licensed plumber and/or the city water department further evaluate in the event a pressure reducing valve is required for safety concerns
- Water pressure was 53 psi
- The homes water system is supplied with copper pipes.
- Toilet leaks on to the floor when flushed
- Kitchen faucet is loose.
- Master toilet doesn't work.

*Kitchen faucet is loose.*

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I	NI	NP	D
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*Toilet leaks on to the floor when flushed*



*Master toilet doesn't work.*



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**B. Drains, Wastes, and Vents**

Comments:

- Drain leaking under master bathroom sink.



*Drain leaking under master bathroom sink.*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**C. Water Heating Equipment**

- Water heater is gas fired
- Located in the attic

- 40 gallons

Comments:

- The typical life expectancy and/or operational life of a water heater is approximately {10} years depending on usage and maintenance
- No sediment trap on gas line
- **CSSI** Flex gas line was not installed.

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CSST Flex gas line was not installed.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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### D. Hydro-Massage Therapy Equipment

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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### E. Other

Comments:

## V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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### A. Dishwashers

Comments:

- Dishwasher was operational at the time of inspection.

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

Comments:

- Disposal was inoperable at time of inspection.

✓			
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**C. Range Hood and Exhaust Systems**

Comments:

- The range venting system was functional at the time of the inspection



✓			
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**D. Ranges, Cooktops, and Ovens**

Comments:

- Gas fired
- Oven(s) was functional at the time of the inspection

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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### E. Microwave Ovens

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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### F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan{s} were functioning as intended at the time of inspection

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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### G. Garage Door Operators

Comments:



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☒ ☐ ☐ ☐
**H. Dryer Exhaust Systems**

Comments:

- Satisfactory at time of inspection
- Recommend dryer duct to be cleaned periodically to keep it clear of lint.
- Vent exits out to the roof.

☐ ☐ ☒ ☐
**I. Other**

Observations:

## VI. OPTIONAL SYSTEMS

☐ ☐ ☒ ☐
**A. Landscape Irrigation (Sprinkler) Systems**

Comments:

☐ ☐ ☒ ☐
**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

☐ ☐ ☒ ☐
**C. Outbuildings**

Comments:

☐ ☐ ☒ ☐
**D. Private Water Wells (A coliform analysis is recommended)**

Comments:

☐ ☐ ☒ ☐
**E. Private Sewage Disposal (Septic) Systems**

Comments:

☐ ☐ ☒ ☐
**F. Other**

Comments:

## Report Summary

**STRUCTURAL SYSTEMS**

Page 4 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>• Trees need cutting back</li> </ul>
Page 5 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> <li>• Insulation has fallen down.</li> <li>• Noticed an area that looks burnt.</li> </ul>
Page 7 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Earth to siding contact was observed on the exterior siding and should be a minimum of {4"} clearance from the ground for brick/stone {6"} for wood and {8"} for stucco. Common in older homes.</li> <li>• Siding is damaged at chimney.</li> <li>• Wall is lacking weep holes.</li> <li>• Exterior areas around the home should be painted to protect from the weather.</li> <li>• The wood siding on the garage is in poor shape.</li> </ul>
Page 10 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Closet door is off the hinge in front bedroom.</li> <li>• Pantry door is off track.</li> <li>• Right patio door is not tracking.</li> <li>• Trim around kitchen walk door needs replaced.</li> </ul>
Page 11 Item: H	Windows	<ul style="list-style-type: none"> <li>• Window screens were observed to be damaged or missing</li> <li>• Cracked and/or broken glass was observed on one or more windows. Master bedroom.</li> <li>• Some exterior window sills appeared to be damaged in one or more locations</li> <li>• One or more windows had a screw stop installed.</li> <li>• Front guest bedroom window would not open.</li> <li>• One or more windows do not have latches.</li> </ul>
Page 13 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> <li>• Chimney cap and or rain cap is rusty</li> </ul>

**ELECTRICAL SYSTEMS**

Page 14 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> <li>• Panel should be labeled</li> </ul>
Page 15 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• One or more lights not working around the home. Could be burnt out light bulbs.</li> <li>• Electricity is not working in the garage.</li> </ul>

**HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

Page 16 Item: A	Heating Equipment	<ul style="list-style-type: none"> <li>• The gas supply line was not equipped with a required sediment trap just before the appliance connector. This helps keep trash out of the system.</li> </ul>
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**PLUMBING SYSTEM**

Page 18 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> <li>• Toilet leaks on to the floor when flushed</li> <li>• Kitchen faucet is loose.</li> <li>• Master toilet doesn't work.</li> </ul>
Page 20 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> <li>• Drain leaking under master bathroom sink.</li> </ul>
Page 20 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> <li>• No sediment trap on gas line</li> <li>• <b>CSSI</b> Flex gas line was not installed.</li> </ul>

**APPLIANCES**

Page 22 Item: B	Food Waste Disposers	• Disposal was inoperable at time of inspection.
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