



This summary of recommendations and observations is provided for those wanting a brief synopsis of the inspector's findings. This summary only lists observations made at the time of the inspection and is a great tool for assisting you in creating a "to-do" list as a homeowner or in preparing repair list for negotiations during the purchase process. We encourage all of our clients to hire licensed professionals or qualified contractors for any items that are to be addressed from this inspection report. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

2.2.1 B. Grading and Drainage

GRADING & DRAINAGE: NEGATIVE GRADING



MULTIPLE LOCATIONS

Grading was sloping towards the home in some areas. This can lead to water intrusion and foundation issues. Regrading by a qualified landscaping contractor or foundation contractor so that water flows away from the home is recommended.

Recommendation

Contact a qualified landscaping contractor



2.5.2 E. Walls (Interior and Exterior)

EXTERIOR- SIDING: SIDING DAMAGE



CHIMNEY, REAR

There was damage to exterior siding.

Recommendation
Contact a qualified professional.



2.5.3 E. Walls (Interior and Exterior)

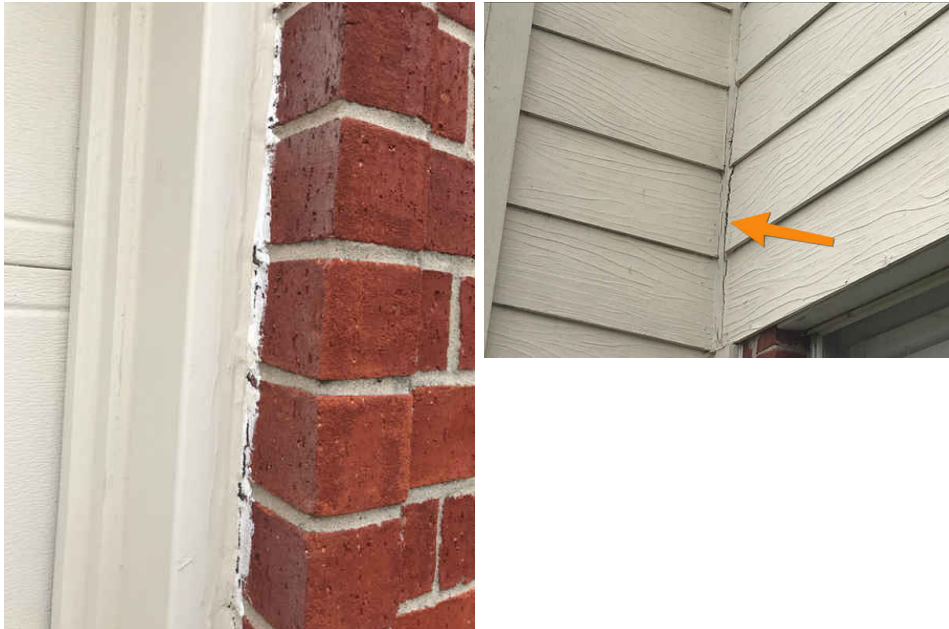
EXTERIOR- CAULKING: DETERIORATED/MISSING

MULTIPLE LOCATIONS

Caulking around siding or trim was deteriorated or missing.

Recommendation
Contact a qualified professional.

 Recommendation



2.5.4 E. Walls (Interior and Exterior)

EXTERIOR- CAULKING: MISSING/DETERIORATED AROUND WINDOW FRAMES

MULTIPLE LOCATIONS

Recommendation
Contact a qualified professional.

 Recommendation



2.7.1 G. Doors (Interior and Exterior)

**GARAGE DOOR INTO LIVING SPACE:
SELF-CLOSING MECHANISM NOT
PRESENT/OPERABLE**

 Recommendation

Entry door between the garage and living space should have a functioning self-closing mechanism.

Recommendation
Contact a qualified professional.



2.8.1 H. Windows

MISSING/DAMAGED SCREEN(S)

 Recommendation

One or more windows are missing a screen or had a damaged screen. Replacement of screens is recommended.

Recommendation
Contact a qualified window repair/installation contractor.



2.8.2 H. Windows

WINDOW BALLASTS/SPRINGS ARE BROKEN

 Recommendation

MULTIPLE LOCATIONS

Window ballasts (or guidesprings depending on the window style) were detached or damaged. These mechanisms serve to hold the window sash up, and if they are damaged the window may not stay open. Remedy as needed.

Recommendation

Contact a qualified window repair/installation contractor.



2.8.3 H. Windows

SAFETY GLASS NOT INSTALLED

 Safety Hazard

MASTER BATHROOM

within 60 inches of the floor of a tub or shower

Safety glass with a tempered stamp should be installed in all hazardous locations, such as:

- within 24 inches of doors
- within 60 inches of the floor of a tub
- within 60 inches of a stair landing
- within 60 inches vertically and 60 inches horizontally of a pool
- at door glazing

Recommendation

Contact a qualified professional.



2.8.4 H. Windows

SILL HEIGHT: TOO LOW

2ND FLOOR MIDDLE AND LEFT BEDROOM, MASTER BEDROOM

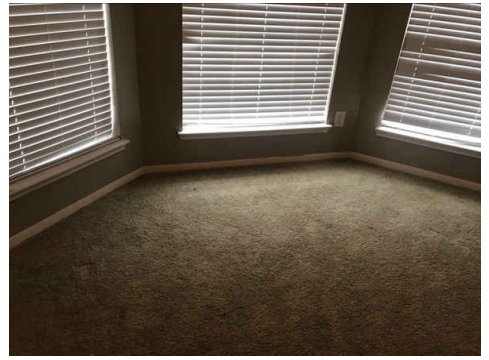
Current building standards require any window with an exterior sill height of 72 inches or more to have a minimum interior sill height of 24 inches.

Recommendation

Contact a qualified professional.



Recommendation



2.10.1 J. Fireplaces and Chimneys

DAMPER: NO CLIP

No apparent safety clip on the damper. Typically when gas logs are present, a safety clip must be installed on the damper to keep it from closing fully. Remedy as needed.

Recommendation

Contact a qualified professional.



Recommendation



3.1.1 A. Service Entrance and Panels

ARC-FAULT SAFETY PROTECTION MISSING

Arc-fault safety protection was not installed for all of the living and bedroom areas.

Note: This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCIs, however the agency believes that it is important for consumers to be made aware of these safety devices when they are not present and functioning in a home as a consumer protection issue, and requires inspectors to comment regardless of the home's age.



Recommendation

3.1.2 A. Service Entrance and Panels

CIRCUITS NOT LABELED

Circuits in the distribution panel were not properly labeled. Remedy as needed.

Recommendation

Contact a qualified electrical contractor.



Recommendation



3.1.3 A. Service Entrance and Panels

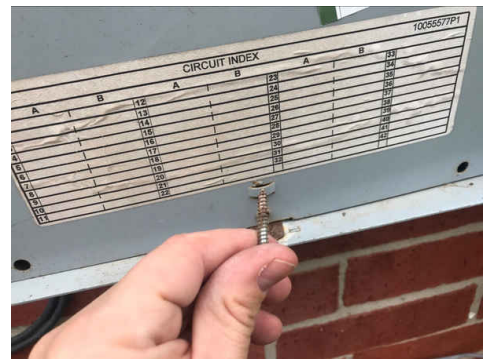
POINTED SCREWS IMPROPER

Sharp tipped screws were used on the panel cover. Blunt tipped screws designed for this application are recommended to prevent puncturing electrical wiring insulation. Remedy as needed.



Safety Hazard

Recommendation
Contact a qualified electrical contractor.



3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

SMOKE DETECTOR DEFECTIVE

MULTIPLE LOCATIONS

Old/Past life expectancy

Smoke detectors are required in all bedrooms, hallways to bedrooms, and living areas on every level of the home. These devices should be changed every 10 years for safety. Evaluate the units in the home and remedy as needed.

Note: *The inspector does not disassemble devices to check for expiration dates.*

Recommendation
Contact a qualified professional.



3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

LIGHT: INOPERABLE

MASTER BATHROOM

One or more lights were not operating. New light bulb possibly needed. Remedy as needed.

Recommendation
Contact a qualified electrical contractor.



4.1.1 A. Heating Equipment

VENTING: SHEET METAL SCREWS IN PIPE

Sheet metal screws were installed through the furnace vent pipe. Remedy as needed.

Recommendation
Contact a qualified professional.



CONDENSATE SYSTEM: RUSTED EMERGENCY PAN

 Recommendation

The emergency overflow pan is rusted. Further evaluation by an HVAC professional is recommended.

Recommendation

Contact a qualified HVAC professional.



DUCTS: DUCTS RESTING ON EACH OTHER.

 Recommendation

Ducts were resting on each other. This can result in condensation forming between the two sections of ductwork. Remedy as needed.

Recommendation

Contact a qualified professional.



TUB: SURFACE DEFECTS

 Recommendation

MASTER BATHROOM

Defects were observed on the tub surface. Remedy as needed.

Recommendation

Contact a qualified professional.



DRAIN PIPING: CORRUGATED LINE

 Recommendation

1ST FLOOR BATHROOM

Current plumbing standards require all drains to have smooth interior surfaces. Corrugated materials are not approved.

Recommendation

Contact a qualified plumbing contractor.



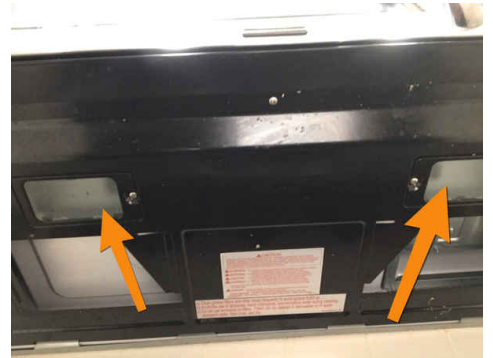
6.3.1 C. Range Hood and Exhaust Systems

EXHAUST LIGHT OUT

The light did not function at the kitchen exhaust. This may be the result of a bad bulb. Replace and test or remedy as needed.

Recommendation

Contact a qualified professional.



6.3.2 C. Range Hood and Exhaust Systems

MISSING FILTER

The kitchen exhaust filter was missing. Replacement is recommended.

Recommendation

Contact a qualified professional.



6.6.1 F. Mechanical Exhaust Vents and Bathroom Heaters

BATH FAN INOPERATIVE

MASTER BATHROOM

The exhaust fan was inoperable at time of inspection. Remedy as needed

Recommendation

Contact a qualified professional.



