



# ELEVATION HOME INSPECTIONS

(346) 370-2083

[elevationhomeinspectionstx@gmail.com](mailto:elevationhomeinspectionstx@gmail.com)

<https://elevationhomeinspectionstx.com/>



## RESIDENTIAL HOME INSPECTION

15335 Poplar Grove Dr,  
Houston, TX 77068



Inspector

**Michael Matthew**  
TREC License #24801

(346) 370-2083

[michaelmarkm@gmail.com](mailto:michaelmarkm@gmail.com)



Agent

**Colin McLelland**



# PROPERTY INSPECTION REPORT FORM

Mark Blades <i>Name of Client</i>	01/11/2024 1:30 pm <i>Date of Inspection</i>
15335 Poplar Grove Dr., Houston, TX 77068 <i>Address of Inspected Property</i>	
Michael Matthew <i>Name of Inspector</i>	TREC License #24801 <i>TREC License #</i>
<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**

*What's Included/ What to Expect:*

**Note:** A home inspection involves a visual inspection of several systems of a house. It is not intended to be an exhaustive process but will undoubtedly highlight deficiencies and issues in need of attention. Should you require an in-depth analysis of any deficiency outlined in the report, it is advisable that an appropriately qualified and licensed professional be consulted.

Any deficiencies reported are the buyer's responsibility to obtain additional reviews and evaluations by a certified technician prior to the end of the option period. Additional investigations from qualified technicians may lead to additional discoveries or deficiencies that may not be visible or accessible at the time of the inspection and may require additional repairs or costs. Failure to address these deficiencies may lead to additional costs in the future. It is not the responsibility of the inspector to provide these additional evaluations or to verify that these evaluations/repairs have been made.

The contents of this report are for the sole use of the client named above and below and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at his or her own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

The photos provided in this report SHOULD NOT be considered representative of the "only" -or- "most significant" items in the report. Photos are provided as a visual reference point to items outlined in the report.

**Note:** Any directions given in the report are referenced from the street facing the house.

*Limitations:*

The property is not inspected for and not tested for the presence or absence of fungal growth (toxic mold), radon gas, mVOC's, pollutants, biohazards, wood destroying insects (WDI) or environmental hazards in any way whatsoever. We do not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos,

lead paint, soil contamination, or other environmental hazards or violations. Absolutely no opinions, no representations, no warranties and no implied warranties are made or given as to the presence or absence of fungal growth (toxic molds).

Identification of recalled items is not within the scope of this inspection.

Particular attention should be given to the fact that the inspection does not and cannot reflect an in-depth perspective of the various included items. It can only reflect what the inspector is able to actually see without removing obstructions to visibility or physically taking anything apart (personal belongings, and boxes etc. are not moved out of closets or storage areas). If the home is occupied, no furniture, rugs, or personal belongings are moved during the inspection. Before closing, we recommend visually checking those areas that had obstructions removed when the property becomes vacant.

Unless the property being inspected is new construction, it will undoubtedly show signs of wear and tear. Please bear in mind that these signs are considered normal, and such instances will not be noted. Carpet is not inspected for wear or stains. Counter-tops and cabinets are not part of the home inspection.

Structural and mechanical inspections do not include the following: gas lines, outdoor cooking equipment, yard lighting, french drain systems or underground drains connected to gutters, water well systems, septic sewage systems, self cleaning cycle on ovens, and radiation leakage from microwave ovens.

In some new construction homes, all systems may not be installed by the builder at the time of the inspection. In these cases, another inspection will be required when the builder is finished installing all systems.

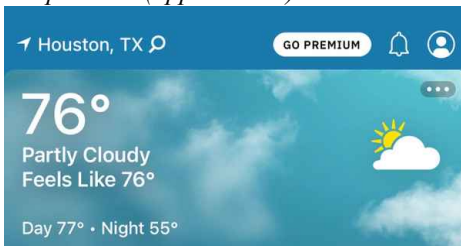
*In Attendance:* N/A

*Occupancy:* Vacant -

When a home is furnished and occupied, the inspector might not be able to access every part of the home due to personal items being in the way.

*Style:* Traditional

*Temperature (approximate):* 76 Fahrenheit (F)



*Type of Building:* Single Family

*Weather Conditions:* Clear, Dry

*Report Notes:*

Thank you for choosing Elevation Home Inspections!

Please take time to review your inspection report and feel free to reach out to us if you have any further questions or queries.

**Note:** The digital (web browser) version of this report uses advanced web features that allow for easier navigation and expanded photographs.

The PDF menu on this web-page includes a version titled "Full Report" and is written on the official state promulgated form for your records. Please review all documents and attachments that were sent to you by the 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

**A. Foundations**

*Type of Foundation(s):* Slab on Grade

*Foundation Performance:*

At the time of inspection, the foundation appeared to be performing the function for which it was designed. There was no evidence of excessive movement or structural failure. Doors and windows generally fit properly in their frames and opened and closed freely. There were no visible signs of racking or twisting in the visible roof framing and the fascia corners were tight.

**Note:** Any foundation deficiencies noted during the inspection are listed below.

*Foundation Information:*

**Note:** As part of the inspection process, an opinion on the performance of the foundation is mandatory. The client should understand that inspectors are not structural engineers. The client should have an engineer give an evaluation if any concerns exist about the potential for future movement. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Where the face of the foundation is covered / obstructed, those sections of the foundation cannot be inspected.

**Note:** Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Since the variation of the moisture content of the foundation soil is probably the most significant factor contributing to potential foundation movement, a proper lawn maintenance program will aid in minimizing foundation problems in the future. Depending on the design and construction of a pier and beam foundation, periodic leveling may be required.

**Note:** On pier & beam construction, the entire sub-floor and its structural components cannot be completely and thoroughly visually inspected. The inspector will make every effort to inspect as much of the sub-floor as possible, however, the possibility exists that some deficiencies may not be discovered during a home inspection.

**Note:** No warranty against future movement can be made. The inspector can only provide an opinion of foundation conditions based on visible findings at the time of the inspection. Detailed evaluation of foundation performance requires special knowledge, research and tools, which beyond the scope of a home inspection.

**B. Grading and Drainage**

*Grading and Drainage Information:*

**Note:** Proper drainage is defined as grass and landscaping in place to move water away from the foundation and have no low spots to allow pooling next to foundation. The grading should promote the flow of storm water away from the house and off the lot. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least 4-6 inches of clearance should be maintained between soil level and the top of the foundation walls.

**Note:** Drainage away from the foundation may be accomplished through the installation of a French drain, swales, or other means of directing water away from the foundation. Water shall not be discharged onto an adjoining property.

**Note:** On condo/townhouses grading and drainage is not inspected.

**1: Inadequate Clearance Above Grade**

 **Recommendation**

Proper drainage is defined as grass and landscaping in place to move water away from the foundation and have no low spots to allow pooling next to foundation. The grading should promote the flow of storm water

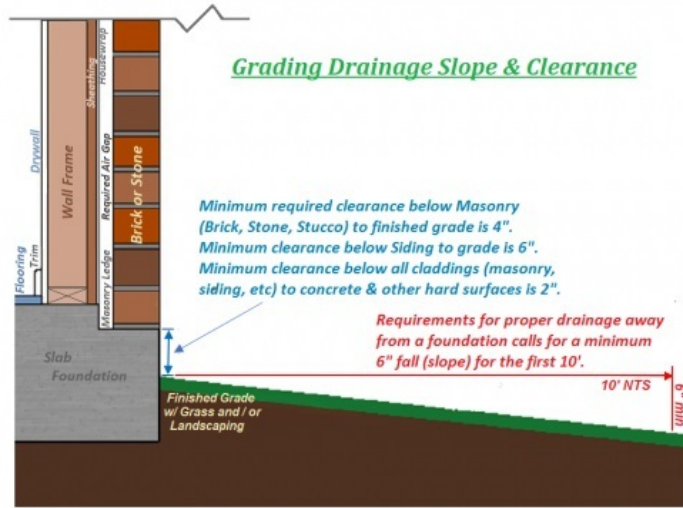
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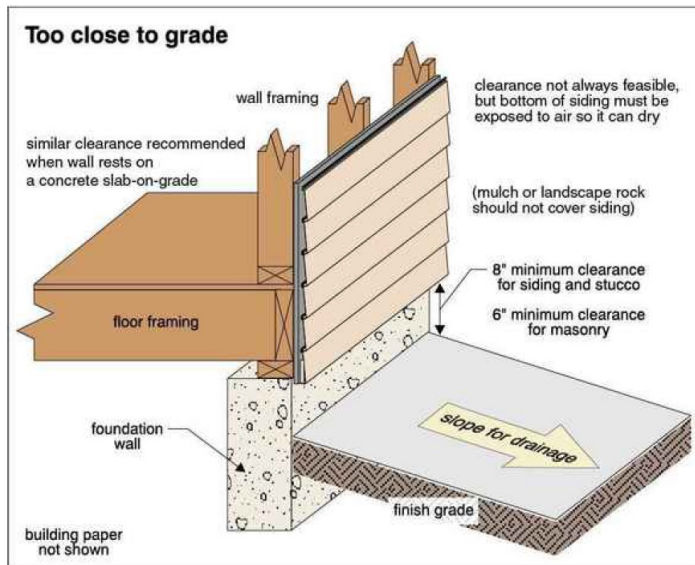
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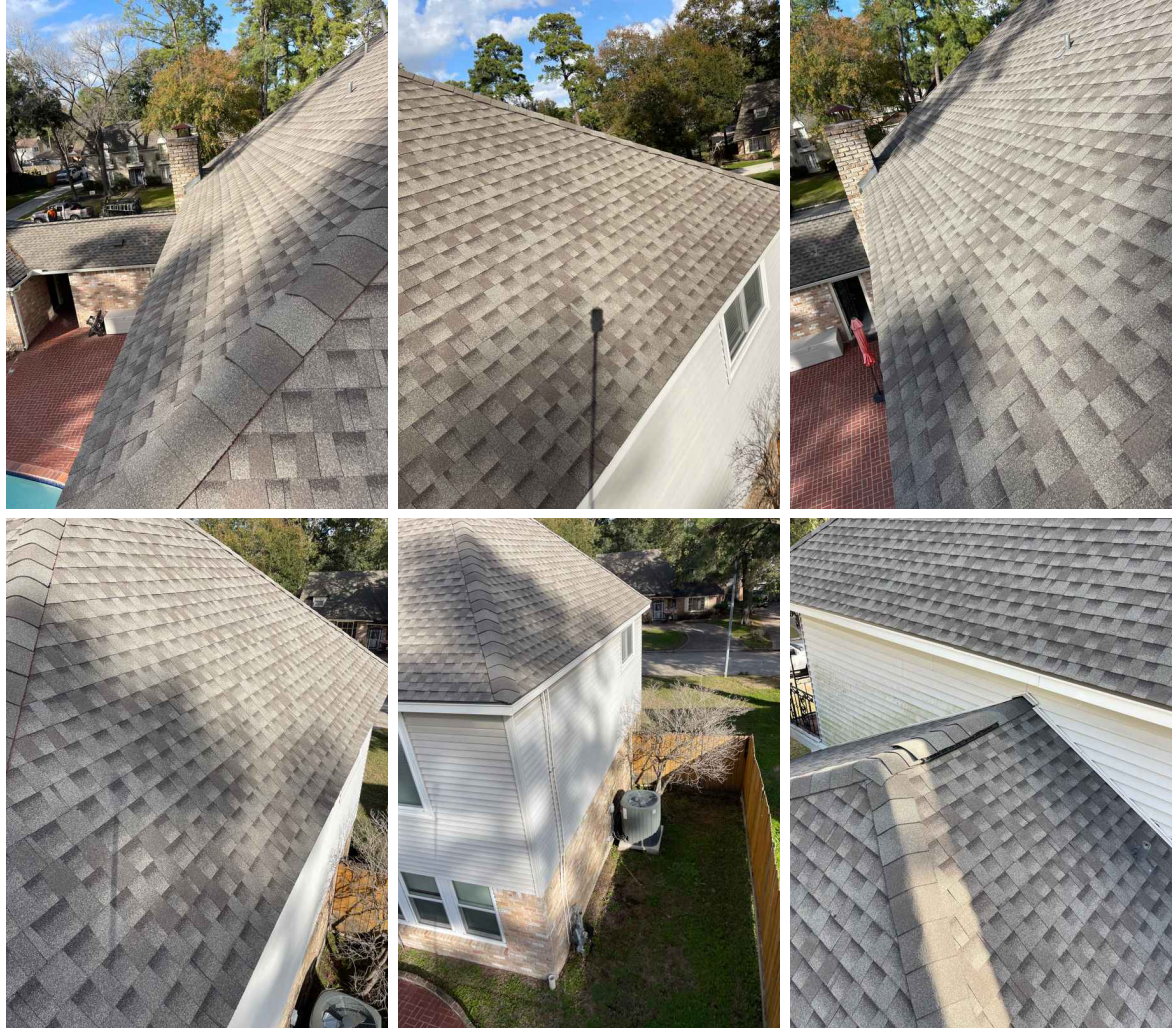
**C. Roof Covering Materials**

*Types of Roof Covering:* Composition Shingle

*Viewed From:* Ground, Roof, Doca Pole Extension

*Roof Photos:*

The following are pictures of the condition of the roof.



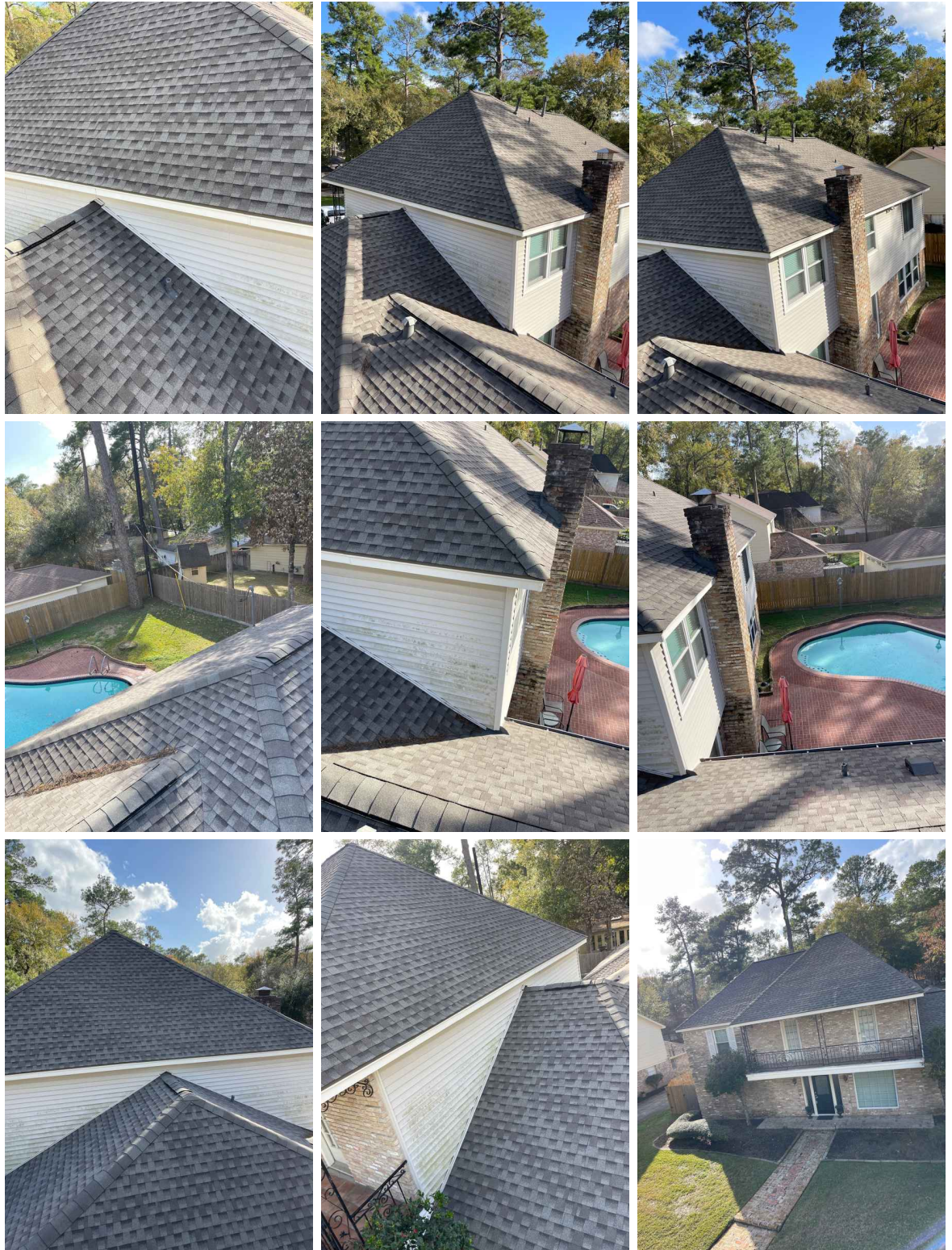
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**Roof Inspection Information:**

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

If any concern exists about the roof covering life expectancy or the potential future problems, a roofing specialist should be consulted.

**Note:** A home inspector is not a roofing expert. We recommend that a professional roofing contractor evaluate all roof covering materials and inspect all roof penetrations to ensure no leakage is occurring and that proper sealing of all roof penetrations is achieved.

**Roof Inspection Limitations:** Not all roofs are walked on during the inspection due to height, the slope of the roof, type of roofing material, weather, and/or other safety concerns. The underlayment cannot be inspected if shingles are properly secured to the roof.

The inspector is unable to verify the condition of the roof coverings concealed under roof-installed equipment such as solar panels, communications/satellite dish and the like.

Weather conditions (wind, hail, extreme temperatures, etc.) affect all roofing materials day to day. Periodic observation but the homeowners is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

**Note:** Metal roofs require regular maintenance. The fastener system includes screws with rubber washers or grommets. These washers and grommets deteriorate over time, and may permit the entry of moisture into the home.

**NOTE:** The limited visual inspection is not a certification or warranty, expressed or implied, that the roofing surfaces will not leak. Simply viewing a roof surface from any angle cannot determine if it leaks or not. We would have no knowledge if this roof leaks under a limited visual inspection. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this roof that might indicate past or continual problems. In the case of a fairly new roof, ask for a copy of the contractor's and manufacturer's warranty to see if any warranty can be transferred. The TREC Standard of Practice for property inspections is not designed for the purpose of underwriting or insurability.

**1: Debris on Roof**

🔴 Recommendation

There was debris observed on the roof at the time of the inspection. Debris will hold moisture and negatively impact the roof covering material. I recommend removal of all debris on the roof.

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## 2: Raised Shingle

🔴 Recommendation

There are a couple raised shingles on the roof. Any raised sections of shingle can be easily blown upwards by strong winds. I recommend evaluation and repair by a qualified roofer.



## 3: Gaps

🔴 Recommendation

There were visible gaps in the roof structure at the time of the inspection. Gaps will permit the entry of pests and moisture into the home. All gaps/spaces identified should be properly sealed. I recommend that a qualified roofer evaluate and make any necessary repairs.

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#### 4: Missing Kickout Flashing

##### Recommendation

Kickout flashing was not present in area(s) where guttering and/or fascia abutted a sidewall. The installation of kickout flashing is recommended to be performed by a roofing contractor at any areas where gutters or fascia meet a sidewall, preventing rain water from infiltrating between the end of the gutter/fascia and the wall. Hidden damage may exist in areas where kickout flashing is missing and this should be investigated during the installation of kick-out flashing



**D. Roof Structures and Attics**

*Viewed From: Attic*

*Approximate Average Depth of Insulation: 20 R-value -*

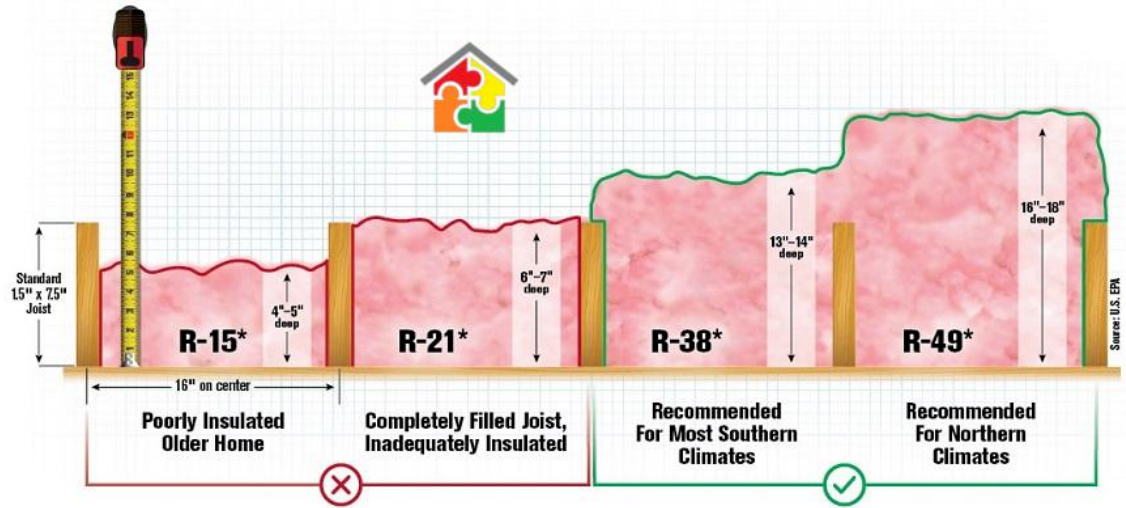
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\*Recommended Dept. Of Energy attic insulation levels for commonly used fiberglass, mineral wool, and cellulose insulation assuming about R-3 per inch.  
 \*\*Standard joists are sold as 2' x 8" but usually measure closer to 1.5' x 7.5"

SOURCE: ENERGY STAR

Thickness (inches)	R-Value	Cost (cents/sq. ft.)
3 1/2	11	12-16
3 5/8	13	15-20
3 1/2 (high density)	15	34-40
6 to 6 1/4	19	27-34
5 1/4 (high density)	21	33-39
8 to 8 1/2	25	37-45
8 (high density)	30	45-49
9 1/2 (standard)	30	39-43
12	38	55-60

**Note:** Closed cell spray foam has an R-value of R-7 per inch. In comparison, open cell spray foam has an R-value of R-3.8 per inch. Spray foam insulation installed in attics on the underside of roofing structures (roof sheathing & framing members) conceals these roofing members, and prevents the inspector from seeing and inspecting roofing structure.

*Comments:*

**Note:** The inspection of the attic and roof structures are limited to access and visibility. Not all attic areas have safe and clear passages to safely inspect the entire area. Any comments made with respect to the attic and roof structures are based on areas that the inspector was able to access and visibly inspect.

**Note:** Unconditioned attics shall be cross ventilated. A one to one ratio shall be installed; for every one foot of soffit vent area there shall be one foot of ridge, gable, or turtle vent area. Soffit vents shall have baffles installed providing at least 1" of airspace to prevent wind washing and/or attic insulation blocking soffit vents. Baffles ensure proper airflow into your attic space. Baffles prevent vents from getting clogged by

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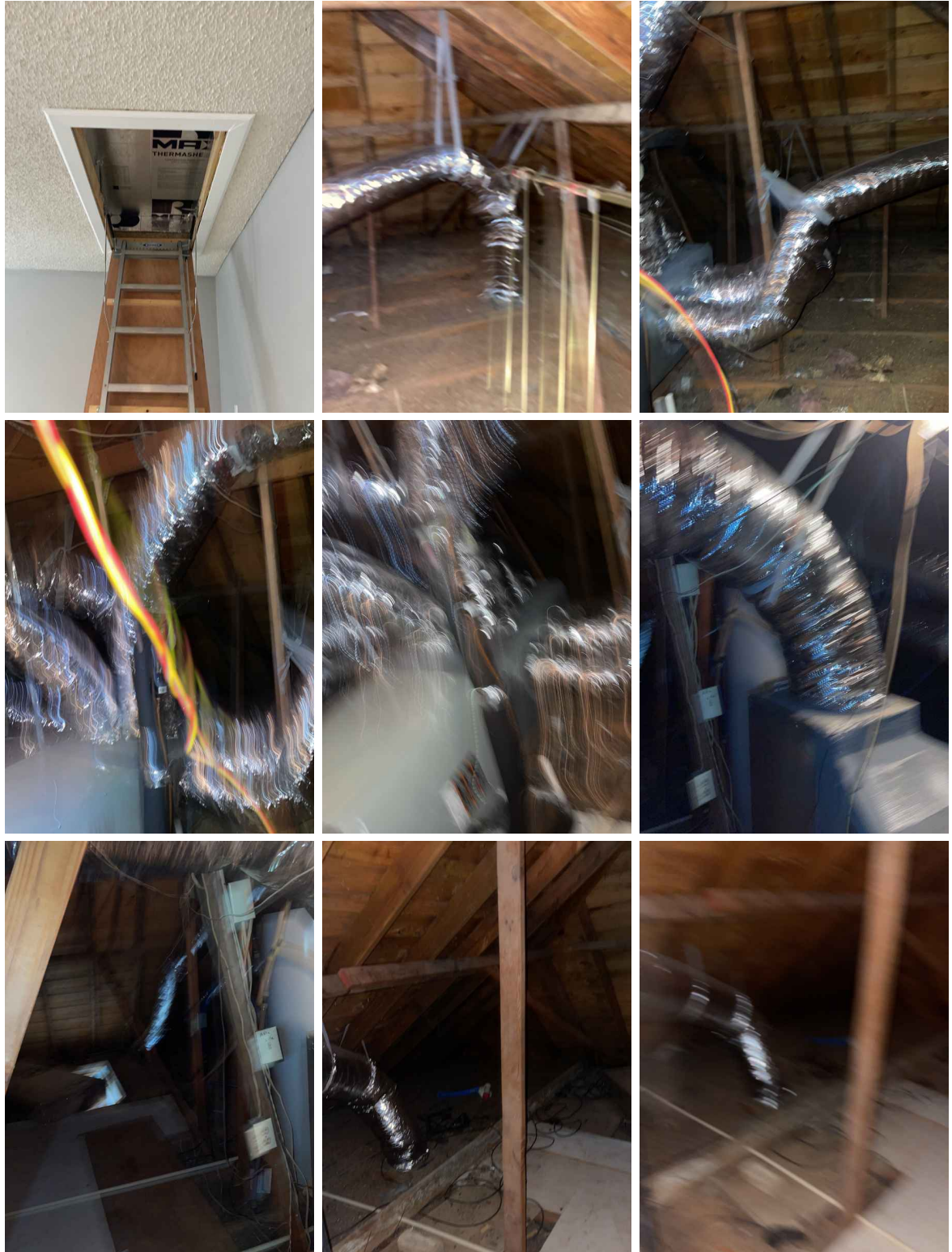
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insulation and ensure a clear channel for outside air to move into the attic through soffit vents. All vents shall be provided with corrosion-resistant wire cloth screening or similar material.



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**1: Insufficient/Missing Insulation**

**Recommendation**

The insulation in the attic was insufficient and missing in some areas. This should be corrected immediately to prevent energy losses. I recommend a qualified attic insulation contractor re-install the appropriate level of insulation.



**2: Attic/Roof Framing Members Damaged**

**Recommendation**

Framing member appeared inferior with multiple cracks I recommend evaluation, monitoring and repair if necessary, by a qualified roofer.

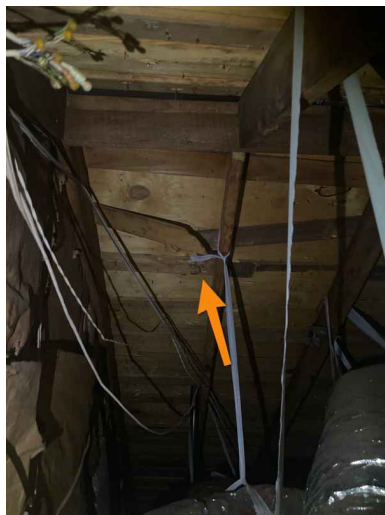
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2nd Floor Bedroom Attic



2nd Floor Bedroom Attic

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

*Comments:*

**Note:** If the home is occupied, not all walls are visible during inspection for review due to furniture or storage obstructions. The TREC Standards of Practice states that the inspector is NOT required to climb over obstacles, move furnishings or stored items.

**1: Exterior Brick/Stone Veneer Cracks**

**➡ Recommendation**

There were minor cracks observed in the exterior bricks and brick joints at the time of the inspection. I recommend repair by a qualified contractor and monitor for any future movements.

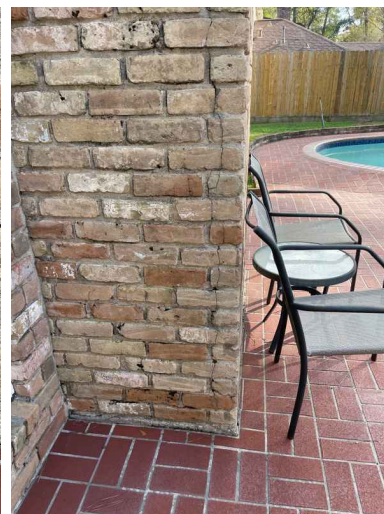
**Note:** Cracks are common in masonry because masonry products such as plaster and concrete are brittle and rigid, but are supported on materials that may not be equally rigid. Plaster walls are attached to flexible wood structures, and foundations rest upon compressible soil. In addition, house components expand and contract with temperature changes and relative humidity



2nd Floor Balcony



Backyard



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I NI NP D

## 2: Mortar Joint/Grout Gaps/Cracks

### 🔴 Recommendation

There were gaps in the mortar joint/Grout at several locations around the home. I recommend sealing these areas with appropriate mortar sealant.



Front Left Side



Front Left Side



Right Side



## 3: Exterior Trim Damaged

### 🔴 Recommendation

During the inspection, damaged trim was observed on the exterior of the home. It is recommended to repair or replace the damaged areas to prevent moisture and pest penetration into the home.



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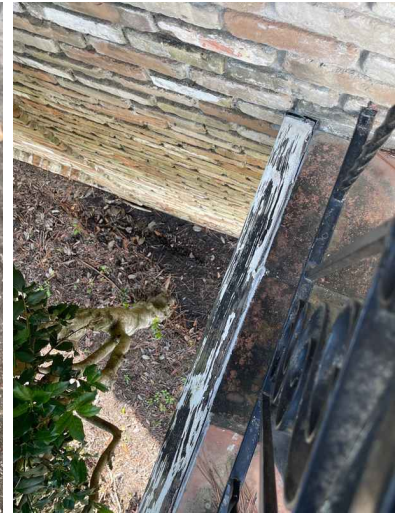
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Garage



Garage Door



#### 4: Deteriorated/Missing Siding

👉 Recommendation

Deteriorated and missing siding was observed on the following locations around the exterior wall. I recommend repairing these deficient sections of siding.



#### 5: Algae Growth - Exterior Wall

🔧 Maintenance Item

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I NI NP D

There was growth of algae on the exterior wall at the time of the inspection. I recommend cleaning the affected sections of siding.

**Recommendation:** Clean the surfaces, let them dry, seal with sealant or paint that includes a fungicide, correct site conditions or building conditions that help reduce future growth.

**Note:** North facing sections of homes in the Northern Hemisphere are in the sun's shadow for a longer period during the year. This promotes damper conditions and are conducive to algae growth.

**Note:** The causes of these unsightly stains are either or a combination of: moisture, shade, and from the stain pattern. Several conditions might invite this Algae growth and staining 1. Gutter overflow making the eave and wood beam and wall below wetter than otherwise. 2. Shade 3. Algae-friendly coatings that lack a fungicidal ingredient



#### 6: Caulk/Grout - Shower/Bath

🔴 Recommendation

Observed deteriorated and or missing caulk/grout at one or more locations within bath/shower enclosures. It is beyond the scope of this inspection to determine if moisture penetration has occurred and/or is present in non-visible areas, such as behind wall coverings. This should be sealed to help prevent moisture penetration in those areas.

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2nd Floor Bathroom



Primary Bathroom

**F. Ceilings and Floors**

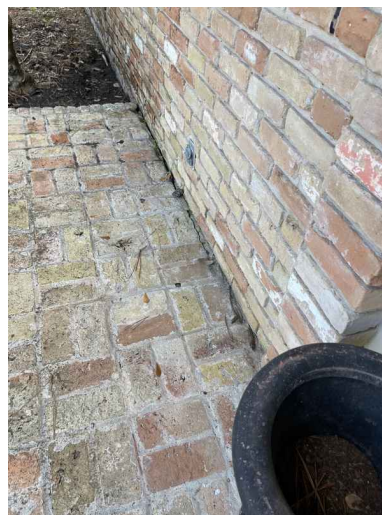
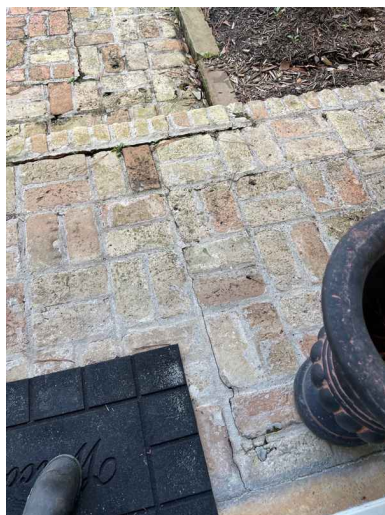
*Comments:*

**Note:** If the home is occupied, not all ceilings and floors are visible during inspection for review due to furniture or storage obstructions. The TREC Standards of Practice states that the inspector is NOT required to climb over obstacles, move furnishings or stored items.

**1: Missing or Deteriorated Caulking/Gaps**

🔴 **Recommendation**

During the inspection of the property, it was observed that there were missing caulking and gaps at several areas around the floor of the home. Proper sealing of these areas is crucial to prevent issues such as moisture intrusion, air leaks, and potential damage to the property. I recommend having a qualified profession to address these deficiencies by properly sealing and caulking the identified areas.



**2: Flooring - Damage/Wear**

🔴 **Recommendation**

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I NI NP D

Floors have evidence of general surface wear and damage in several areas. Recommend a qualified flooring contractor evaluate & remedy.

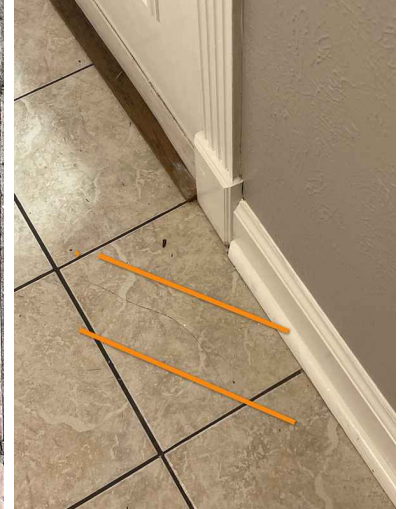
[Here is a DIY article](#) that outlines how to refinish wood floors yourself.



2nd Floor Jack & Jill Bathroom



2nd Floor Balcony



Laundry Room



Kitchen

### 3: Flooring Uneven

#### 🔴 Recommendation

The flooring in the following areas was not level, and appears uneven. Flooring should be properly attached to the sub-floor, be laid horizontally, and present no tripping hazards. This uneven section of flooring should be repaired.

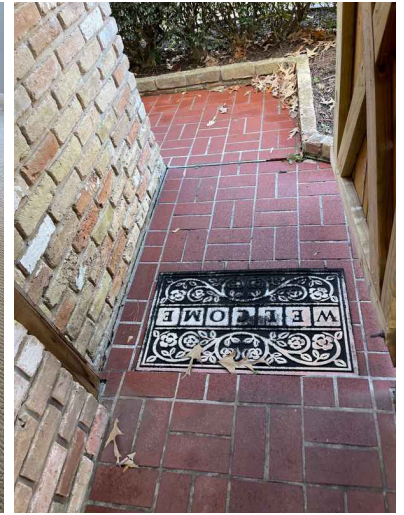
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2nd Floor Front Right Corner Bedroom



**4: Flooring is not finished**

👉 Recommendation

The flooring in the following location is not finished. I recommend further evaluation and completion by a qualified professional.

I=Inspected

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I NI NP D



1st Floor Primary Hallway

**G. Doors (Interior and Exterior)**

*Comments:*

**Note:** Bathrooms, bedrooms and utility rooms shall have a door that is easily operable condition and fitted with functioning hardware that tightly latches the door.

**Note:** Doors are checked for ease of opening and closing in their frames. Doors leading to the exterior of the home should have weather stripping installed.

**Note:** Garage-to-house door should be fire rated or equivalent. Garage entry door should be solid 1 3/8" and fire rated for 20 min.

**1: Missing Caulking**

🔴 **Recommendation**

There are several areas of missing or gaps in caulking around the exterior doors. I recommend sealing all these areas with caulking.



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I	NI	NP	D
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## 2: Damaged Door

🔴 Recommendation

The following door/s is damaged. I recommend repairing/replacing the damaged door(s).



Breakfast Area

## 3: Weatherstripping Insufficient

🔴 Recommendation

The weather stripping on the following exterior door is deficient. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping, or adjusting the closure space of the door in its frame.

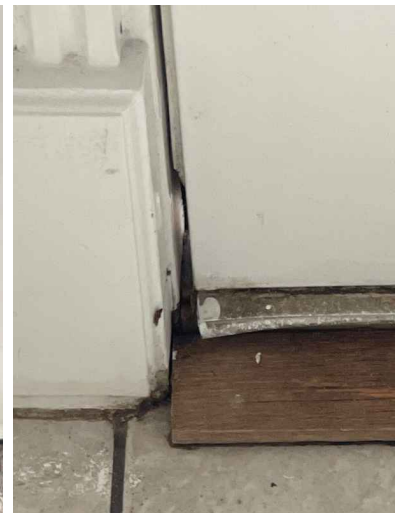
[Here is a DIY guide on weatherstripping.](#)



2nd Floor balcony



Front Door



Breakfast Area

## 4: Missing/Non Functioning Door Stop

🔴 Recommendation

I=Inspected

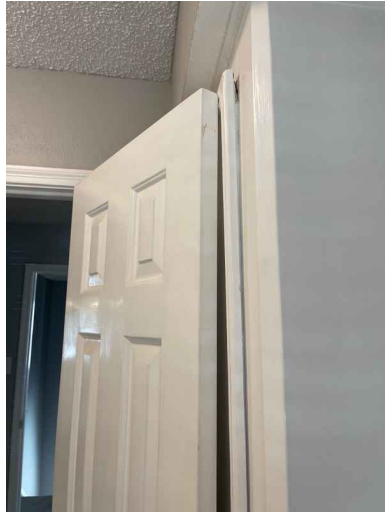
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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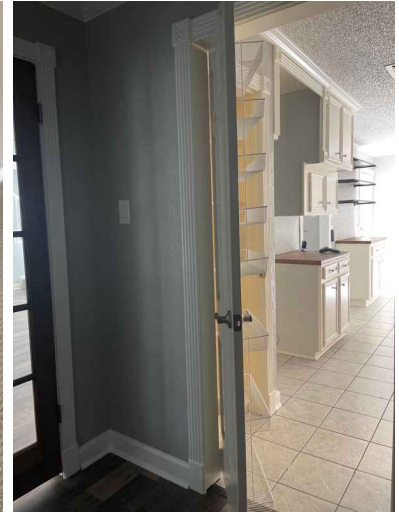
There were missing doorstops on several doors in the home. I recommend installation of door stops to prevent doors from striking the wall therefore damaging the adjacent wall.



2nd Floor Bathroom



2nd Floor Front Right Side Bedroom



### 5: Garage Door Trim installation not sealed and complete

🔴 Recommendation

During the home inspection, it was observed that the garage door trim installation was incomplete and not properly sealed. The trim had gaps and uneven edges, This incomplete sealing could potentially lead to air leakage, which may result in energy inefficiency and increased utility costs for the homeowner. Additionally, the gaps in the trim could allow moisture to seep in, potentially leading to water damage or the growth of mold and mildew. Immediate attention and proper sealing of the door trim are recommended to ensure a secure and energy-efficient home.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### 6: Rusted/Exposed Lintels

#### Recommendation

Rusted lintels were observed unpainted or exposed in the following locations. Rusting of lintels cause expansion of the steel which may cause further damage to exterior wall cladding. I recommend cleaning, re-painting and sealing all exposed and rusted lintels.



2nd Floor Balcony

### H. Windows

#### Comments:

**Note:** Each habitable room that contains a window shall have at least one window that is in operable condition and capable of being held in the open condition without assistance or device. Habitable bedrooms must have a minimum one window that meets egress requirements.

**Note:** Caulking of windows is part of regular home maintenance whenever gaps in caulking appear or separation of old caulking between the window frame and the brick window openings.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Note:** Windows that are not regularly operated will become stuck and difficult to open. I recommend that a window professional clean, lubricate & adjust all windows as necessary.

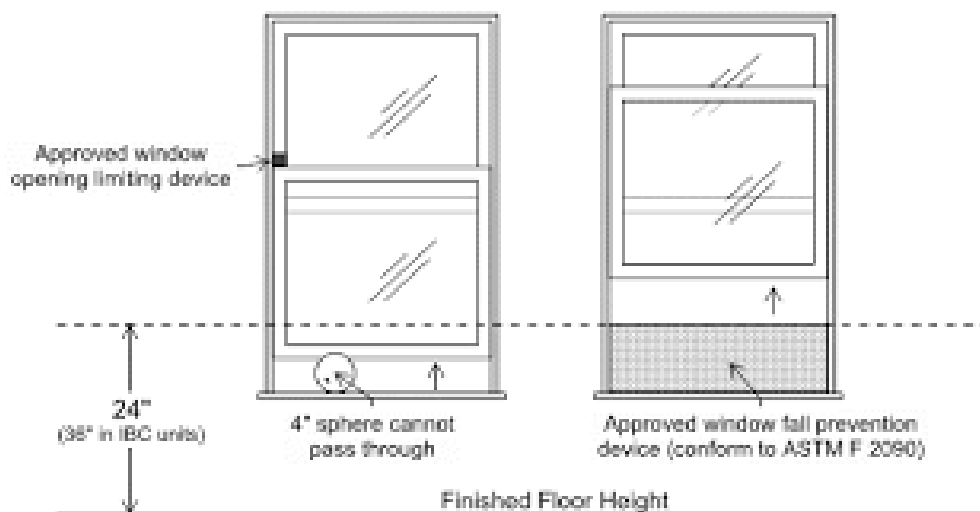
### 1: Window Opening Control Device

**▲Safety Hazard**

The windows in the following areas do not comply with the requirements of operable windows that are less than 24 inches above the adjacent interior floor when they are more than 6 feet above the grade outside the window.

**Note:** The IRC requires the bottom of openings created by operable windows to be a minimum height of 24 inches above the adjacent interior floor when they are more than 6 feet above the grade outside the window.

**Note:** An exception from this requirement is for windows that do not open more than 4 inches or that are equipped with window guards or window opening control devices (WOCDs) that comply with ASTM F2090-17. The WOCD must limit the initial opening of the window to no more than 4 inches.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### 2: Failed Window Seal

🔴 Recommendation

Discoloration/condensation between the window panes of following window/s was observed which may indicate a failed seal. Recommend qualified window contractor evaluate & replace.



2nd Floor Front Left Corner Bedroom



2nd Floor Gameroom



1st Floor Front Right Corner

### 3: Inadequate Window Caulking

🔴 Recommendation

There were gaps between the window frame and the window openings around several windows at the time of the inspection. I recommend sealing these areas with caulking to prevent moisture and possible pest penetration into the home.



2nd Floor Front Left Corner Bedroom

I. Stairways (Interior and Exterior)

Comments:

**Note:** Building codes for stairs is a maximum 7" rise and minimum 11" run (tread depth); and can not vary more than 3/8 of an inch. The OSHA standard for rise and run of stairs is maximum 9.5" rise and minimum

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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9.5" run (tread depth).

IRC R311.7.8.2 Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals.

**1: Spindles/Baulistera Missing**

**▲Safety Hazard**

Vertical stair railing was not present. Vertical stair railing with no more than 4 3/8 inch spacing between the balusters, is recommended for safety.



2nd Floor balcony

**2: Missing Handrail**

**▲Safety Hazard**

During the inspection, it was noted that there is no stairs or handrail present in the following location. This poses a safety issue, particularly for those with mobility concerns. It is recommended to install a handrail anywhere there is three or more steps to ensure safety.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**J. Fireplaces and Chimneys**

*Comments:*

**Note:** The majority of the chimney flue cannot be inspected. It was inspected from the damper opening only. On a direct vent fireplace, the vent could not be inspected.

**Recommendation:** As a precautionary measure, I recommend servicing and cleaning the chimney and fireplace prior to use.



**K. Porches, Balconies, Decks, and Carports**

*Comments:*

**Note:** Structural load capabilities are not part of the home inspection.

**Note:** If the deck is 30" or more above the ground or next level then a guardrail is required on all open sides. Guardrails must be a minimum of 36" high from the surface. If there is adjacent, fixed seating against the edge the guardrails must be at least 36" higher than the seating.

**Note:** When openings occur in a guardrail they must be spaced in such a way that the opening will not allow a 4 inch diameter sphere to pass through.

**1: Driveway Cracks**

**Recommendation**

The driveway had cracks at the time of the inspection. I recommend sealing all cracks with an appropriate sealant to prevent water penetration below the slab.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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## 2: Cracked Exterior Floor

### 🔴 Recommendation

There were minor cracks to the following exterior floor areas. I recommend sealing the cracks to prevent moisture penetration and deterioration over time.



2nd Floor Balcony

---

## 3: Front Porch Ceiling needs to be repaired

### 🔴 Recommendation

The patio ceiling trim needs to be repaired in the following location.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

Note: Current building standards require a whole-house surge protective device to be installed at the origin of the supply to the property. New and replaced electrical equipment and systems must incorporate Type 1 or Type 2 surge protective devices. Surge protectors protect appliances and devices that may not have built-in surge protection.

**Note:** Unable to inspect underground services and the depth of the ground rods. Any panel covers that are not reasonably accessible due to shrubs, storage etc. as determined by the inspector may not be removed for safety or accessibility reasons.



Main Service Panel Location: Garage



Main Service Panel Amperage: 200 Amp



I=Inspected

NI=Not Inspected

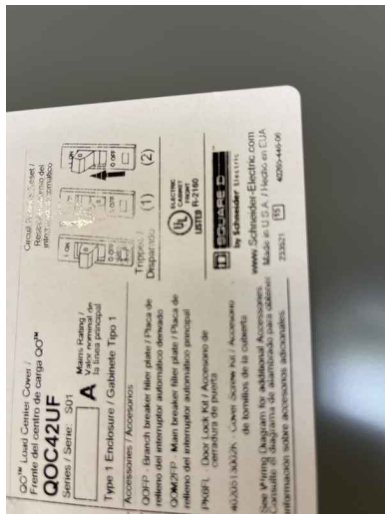
NP=Not Present

D=Deficient

I NI NP D



Main Service Panel Manufacturer: Square D



**1: Service Terminal Caps**

**Recommendation**

A non-conductive plastic cap/cover should be installed over the service terminal connections. This is a safety device for service personnel which helps prevent electrocution from accidental contact with the main service wires.

**Note:** While this was not a requirement in older homes, the installation of non-conductive plastic cap/covers over the service terminals is recommended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## 2: White Wires on Breakers

### 🔴 Recommendation

There were “white wires” attached to breakers. White wires are deemed neutral and must be identified as hot wires by tape or red or black paint at breaker end.



## 3: Double Tapping Neutrals

### 🔴 Recommendation

**Note:** A 'double tapped neutral or ground' is when one of the screws on the neutral/grounding bus bar in the panelboard has more than one wire feeding to it. Double tapped can expand and contract enough to the point where the connection becomes loose. The loose connection could overheat and cause a fire. Should this happen to a grounding wire, it means that circuit will not have grounding protection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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#### 4: Exposed Wires in Panel

**▲ Safety Hazard**

There were exposed wires in the electrical panel. Exposed wires can come into contact with live wires in the panel, creating arcs and fires. This presents a hazard that should be immediately rectified.



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

*Type of Wiring:* Copper, Romex

*Comments:*

**Note:** Current building standards require arc fault protection (AFCI) in the family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas.

**Note:** Current building standards require ground fault protection (GFCI) in all wet locations (e.g. bathrooms, kitchen, garage and outlets on external walls).

**Note:** Not all outlets are accessible for inspection. Only outlets that are readily accessible are tested. Outlets behind furniture or storage, or high up on ceilings or soffits, that are not accessible were not tested.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Note:** Current building standards require smoke detectors in the bedrooms, in the hall to the bedrooms, on each level and they must be hard wired together with battery back-up. Smoke detectors, which are older than 10 years need to be replaced.

**Note:** Any structure that is used for residential purposes and uses gas or fuel-burning appliances and/or has an attached garage that connects to the structure, are required to install and maintain approved and operational Carbon Monoxide (CO) Alarms, installed within ten feet of each room lawfully used for sleeping purposes.

I recommend regular and annual testing of all installed smoke/carbon monoxide detectors in the home.

*Detectors Not Tested:*

**Note:** If the smoke/carbon monoxide detectors are connected to the house security system or are not readily accessible to the inspector, the detectors will not be tested.

I recommend replacing all batteries in smoke detectors and testing prior to occupancy.

### 1: Bubble Cover

🟡Recommendation

**Note:** Outlet box hoods, also called in-use covers or bubble covers, are required for 15- and 20-ampere, 125- and 250-volt receptacles installed in wet locations. They must also be weatherproof whether or not the attachment plug cap is inserted.

The following exterior electrical outlets do not meet this requirement and should be replaced with the appropriate bubble cover.



### 2: No Bonding on Gas Meter

⚠️Safety Hazard

The gas meter is not properly bonded to the remainder of the electrical system. The clamp and bond wire are required to be firmly attached in a location that is visible and accessible for inspection. I recommend that a qualified electrician evaluate and repair the bonding necessary.

**Note:** The purpose of bonding metal gas piping to the building grounding system is to provide a safe electrical path to ground should the metal piping become electrically energized. This safety requirement is intended to protect the system user from shock and the gas piping system from damage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### 3: Missing/Blown Bulb

🔴 Recommendation

There are several blown or missing light bulbs in light fixtures around the home. I recommend replacing the blown/missing light bulbs.



Dining Room

### 4: GFCI required in the following location

⚠️ Safety Hazard

GFCI protection is required in areas where there is a higher risk of electrical shock due to exposure to water or damp conditions. The National Electrical Code (NEC) requires GFCI protection for all 120-volt, single-phase, 15 and 20-ampere receptacles installed in the following locations:

1. Bathrooms
2. Garages
3. Outdoors
4. Kitchens

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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- 5. Crawl spaces
- 6. Unfinished basements
- 7. Laundry and utility rooms
- 8. Boathouses
- 9. Swimming pools and spas
- 10. Any area within 6 feet of a sink, wet bar, or other water source

It's important to follow electrical safety guidelines and modern building standards when installing or modifying electrical systems in these areas to prevent accidents and ensure safe operation.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

*Type of Systems:* Central Heating

*Energy Sources:* Propane



*Comments:*

**Note:** Complete evaluation of gas fired furnace heat exchangers require dismantling and is beyond the scope of a home inspection.

**Note:** Heat pumps are not inspected when the outside temperature is above 70 degrees Fahrenheit. If the outdoor temperature is too high, some systems would not allow the heating unit to be turned on for testing.

**Note:** The inspection of the heating equipment is a visual one of the components, the gas supply line, sediment trap and flue vent. No dismantling of the unit is performed.

**Note:** If outdoor temperatures permit the testing of the heating equipment, the temperature recorded at various supply and return vents at the time of testing would be included in the photos below. The visible burner flames of the heating unit may also be included in the photos below.



2nd Floor Bedroom



2nd Floor Gameroom



2nd Floor Rear Left Corner Bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

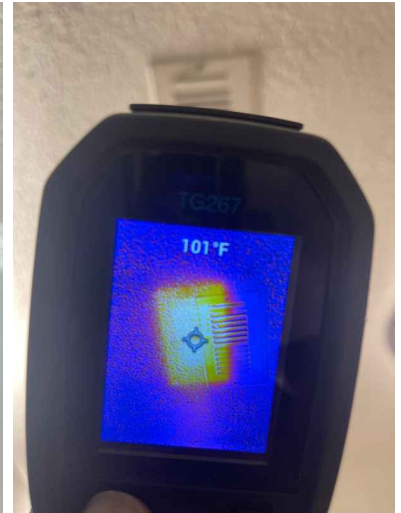
I NI NP D



2nd Floor Front Left Corner Bedroom



Primary Bedroom



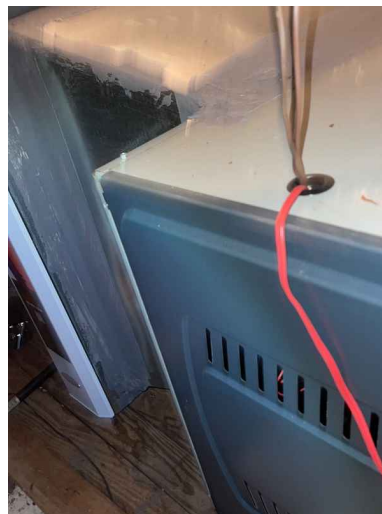
Living Room



Kitchen



Breakfast Area



Brand: Trane



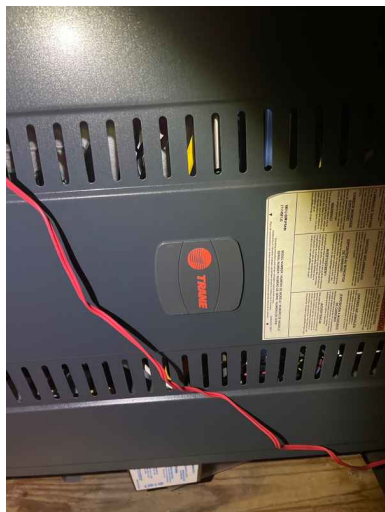
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**B. Cooling Equipment**

*Comments:*

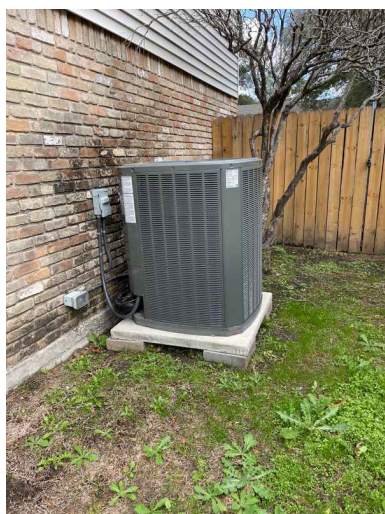
**Note:** The inspector does not measure airflow or determine the adequacy of the system. Humidifiers, motorized dampers, electronic filters, and programmable thermostats are not inspected.

**Note:** The air conditioner system is not tested when outside ambient temperature is below 65 degrees Fahrenheit to avoid damage to the system.

**Note:** The inspector is not required to program digital controls, check pressure or type of refrigerant, verify compatibility of components, verify accuracy of thermostats, determine adequacy of the system, or to determine uniformity of conditioned air to various parts of the home.

**Note:** The differential temperature is a basic test. This does not validate the size of the unit or the home's ability to be cooled due to insulation, air leaks, or other inefficient conditions. Recommend reaching out to a qualified HVAC professional for evaluation, servicing and recommendations.

The temperature recorded at the home's supply and return vents at the time of testing are included in the photos below.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Type of Systems:* Central Air Conditioner

*Brand:* Trane

**1: Condensation Pan - Debris/Rust**

🚫 Recommendation

There was debris and/or rusting in the A/C condensation pan. I recommend cleaning of the condensation pan by a qualified HVAC contractor.



**2: Dirty A/C Vent**

🚫 Recommendation

The return/Supply vents in the home are dirty and needs to be cleaned. This will restrict air flow and the reduce performance of the HVAC system. I also recommend changing the house filters immediately.

**3: Condensation**

🚫 Recommendation

There is evidence of condensation in the attic on or around the unit and in the pan. I recommend that these areas be checked by a qualified HVAC contractor.



**C. Duct Systems, Chases, and Vents**

*Comments:*

**Note:** The inspection of duct-work and vents are limited to areas accessible and visible at the time of the inspection. Not every area in an attic is accessible and safe for inspection. As such, any comments with respect to the condition of ducts and vents are based on the areas the inspector was able to access and inspect.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Note:** Flexible duct shall be supported at manufacturer's recommended intervals, but at no greater distance than four feet. Maximum permissible sag is 1/2 inch per foot of spacing between supports. A connection to rigid ducting or equipment shall be considered a support joint.

**Note:** Support straps should not compress the inner core or constrict airflow. Supports should not constrict the insulation because that can cause cold spots and condensation, which can lead to mold growth.

The duct-work in the attic were generally well supported and installed at the time of the inspection. Thermal imaging showed no leaks in the accessible and visible duct work at the time of the inspection.



**D. Other**

*Temperature of the home when the inspection began: 65*

I=Inspected

NI=Not Inspected

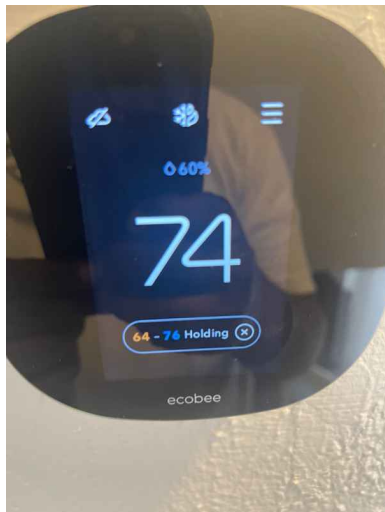
NP=Not Present

D=Deficient

I NI NP D



*Temperature of the home when the inspection finished: 74*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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#### IV. PLUMBING SYSTEMS

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

*Location of Water Meter:* Exterior -  
Front yard



*Location of Main Water Supply Valve :* Main Level



*Static Water Pressure Reading:* 80 -  
The static water pressure was within the recommended water pressure of 40 - 80 PSI.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Type of Supply Piping Material:* Copper, PEX, Galvanize Steel, HDPE



*Comments:*

**Note:** Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The water supply pipes and plumbing in walls in or under concrete slabs, or concealed by personal possessions are not included in this inspection. Water purification systems are not part of a home inspection. This inspection covers the type and condition of all accessible and visible water supply components.

**Note:** All exposed plumbing (water) pipes should be properly insulated and “winterized” to prevent breakage from freezing during winter months. This includes water lines in unconditioned spaces like the attic spaces over garages.

**Note:** Galvanized steel pipe was commonly used as water supply plumbing until the mid 1980's. Over time, two defects occur with steel water piping. Firstly, corrosion accumulates inside the pipe restricting or even stopping water water flow to fixtures.

Secondly, corrosion penetrates the wall of the pipe causing leaks, which may occur instantaneously. This can result in water damage to the home if a leak occurs. The Client should take note that older galvanize pipes are particularly prone to these defects over time. Most of the supply plumbing is located in walls, between ceilings and floors or under insulation. This makes the piping inaccessible to the inspector. The Client should also be aware some insurance companies will not cover water damage that has resulted from leakage due to

I=Inspected

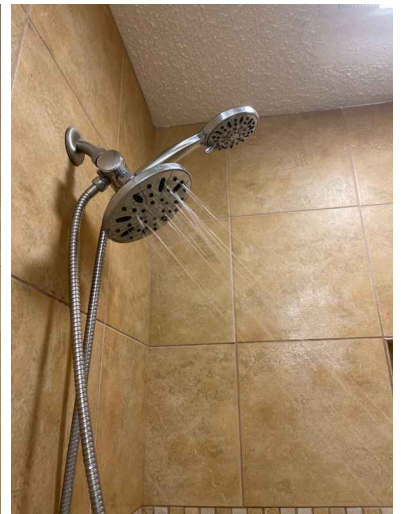
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

faulty steel piping. As time passes, repairs/upgrade will be needed. If your home contains galvanize pipes, It is recommended that your plumbing system be completely evaluated by a qualified licensed plumber.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### 1: Undermounted Sinks

#### 🔴 Recommendation

There are gaps in caulking on the following sinks. These under-mounted sinks need to be properly sealed to prevent water intrusion into the cabinets.



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### 2: Oxidation on the plumbing

#### 🔴 Recommendation

Oxidation on plumbing can be a common problem, especially in older homes with pipes made of metal such as copper, brass, or iron. Oxidation occurs when the metal in the plumbing reacts with oxygen in the air or water and forms a layer of corrosion on the surface.

While a small amount of oxidation may not be a major issue, excessive corrosion can weaken the pipes, cause leaks, and result in costly repairs. In addition, oxidation can cause the water to have an unpleasant taste, odor, or discoloration.

To prevent oxidation on plumbing, it is important to address any underlying issues that may be contributing to the problem. This may involve installing a water filtration system to remove impurities or adjusting the pH level of the water to reduce its acidity.

If the pipes are already corroded, it may be necessary to replace them. This can involve replacing individual sections of piping or, in some cases, replacing the entire plumbing system. A licensed plumber can help assess the extent of the damage and recommend the best course of action.

In addition, regular maintenance and inspections can help prevent oxidation and other plumbing issues from becoming more serious. This may involve checking for leaks or signs of corrosion, flushing the pipes to remove buildup, and ensuring that the plumbing system is properly vented and insulated.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**B. Drains, Wastes, and Vents**  
*Type of Drain Piping Material: PVC*

*Comments:*

**Note:** Underground plumbing and drain clean-outs are not within the scope of this inspection. Broken pipes from tree roots or other causes cannot be found during a normal home inspection. A licensed plumber should be consulted for this kind of inspection.

**Note:** Drains, wastes, vents, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls in or under concrete slabs, or concealed by personal possessions are not included in this inspection. Laundry equipment is not operated to check the drain system. This inspection covers the type and condition of all accessible and visible drains, wastes, and vents components.

While conducting the inspection, some water was run down the drains; however, it should be noted that this action does not fully replicate the waste flows that occur under conditions of full occupancy. Furthermore, unless explicitly specified, the fixtures and vessels were not filled to their capacity for leak testing purposes, as this precaution aims to prevent unintended water damage to the property. Consequently, it is possible that some leaks may remain undetected during the inspection process.

For a comprehensive evaluation of water leakages, including hydrostatic testing, it is advisable to consult qualified and licensed plumbers who specialize in such assessments. Moreover, additional testing and inspection of the sewer line are strongly recommended for older homes (40 years or more), homes that have undergone previous foundation repair, and homes exhibiting signs of poor foundation performance.

It is important to understand that by accepting the drain waste system in its current condition, you acknowledge and agree to assume all risks associated with its functionality and potential repairs that may be required in the future. The inspector hereby disclaims any responsibility for any plumbing issues that may arise subsequent to the conclusion of the inspection.

By continuing to utilize or occupy the property, you accept this drain waste system on an "as is" basis and acknowledge that repairs may be necessary at a later date.

**C. Water Heating Equipment**  
*Energy Sources: Gas*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Capacity: 50 Gallons

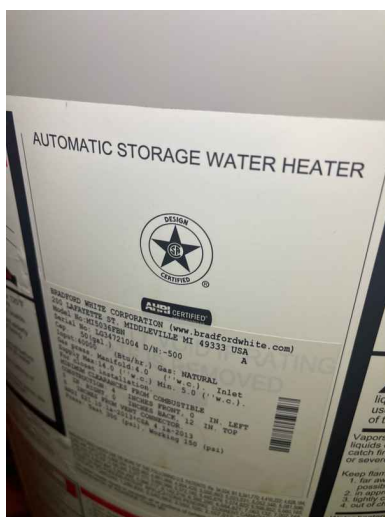
Comments:

**Note:** Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. I recommend that a qualified plumber service and flush the water heater.

[Here is a DIY link to help.](#)

**Note:** The temperature/pressure relief valves are not usually tripped at the time of the inspection. The valves do not re-seat properly many times when they are operated which causes the valve to leak. Manufacturers recommend valves older than three years be removed cleaned and inspected or replaced.

**Note:** The acceptable tolerance for hot water and below the maximum recommended temperature of 120 Degrees F. High hot water temperatures can cause scalding and burns particularly in small children. If high water temperatures over 120 degrees F are being discharged from a faucet, I recommend lowering the temperature setting on the water heater.



**1: Water temperature too hot**

👉Recommendation

**Note:** High hot water temperatures can cause scalding and burns particularly in small children. If high water temperatures over 120 degrees F are being discharged from a faucet, I recommend lowering the temperature

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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setting on the water heater.



## 2: Slanted B-Vent

**▲ Safety Hazard**

The B-vent above the water heater was slightly misaligned over the top of the water heater unit. The vent is designed to remove exhaust fumes from the unit to the outside. I recommend proper alignment of the B-vent.



**D. Hydro-Massage Therapy Equipment**

**F. Gas Distribution Systems and Gas Appliances**  
*Location of Gas Meter: Main Level*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Type of Gas Distribution Piping Material:* Stainless Steel

**1: Rusted gas line**

🔴 **Recommendation**

The gas line was rushed in the following location. I recommend evaluation and repair by a qualified Plumbing Professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## V. APPLIANCES

**A. Dishwashers**

*Comments:*

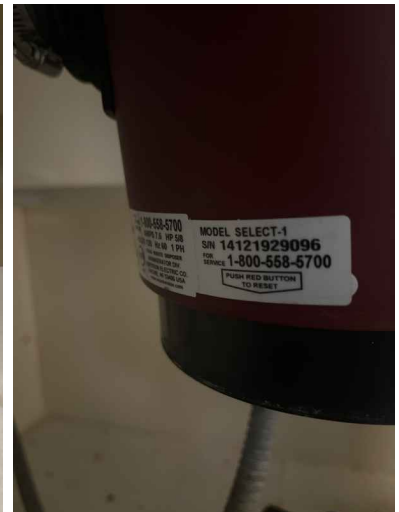
The dishwasher was functional at the time of the inspection. Air gaps are the most effective means of preventing your drain from cross-contaminating your dishwasher with waste.



**B. Food Waste Disposers**

*Comments:*

The food waste disposer was functional at the time of the inspection. No excessive noise was heard, no leaking, and proper mounting of the unit was observed.



**C. Range Hood and Exhaust Systems**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Comments:*

The range hood and exhaust system was functional at the time of the inspection. No excessive noise was heard, and the unit was properly vented over the range.



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

*Comments:*

The range was functional at the time of the inspection. All burners lit properly.

The range gas shut-off valve is located in the left lower kitchen cabinet.

The oven was functional at the time of the inspection. Oven was set at 350 degrees F and produced a baking temperature of 360-365 degrees F. This was within the accepted temperature range of +/- 25 degrees F.



**1: Missing Anti-tip Device**

**➡ Recommendation**

Range was not fastened with an anti-tip device. This poses a safety hazard to children. Recommend a qualified contractor secure range so it cannot tip over.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**E. Microwave Ovens**

*Comments:*

The microwave oven was functional at the time of the inspection.



GENERAL ELECTRIC CO. LOUISVILLE, KY 40225		
HOUSEHOLD MICROWAVE OVEN		
MODEL NO.	SERIAL NO.	MANUFACTURED
JVM1320WB 001	MV 964995S	JULY-1999
KW - 1.48	WARRANTY - 1 YEAR FULL	FCC ID: A4079357
VAC/Hz: 120/60		MADE IN KOREA
THIS PRODUCT COMPLIES WITH DHS RULES 21 CFR SUBCHAPTER F		

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

*Comments:*

**Note:** Mechanical exhaust vent pipes are not internally inspected and only viewed from the visible piping in the attic. This will not give the inspector the ability to determine if the vent is clogged or connected properly inside the walls.

**Note:** Regular cleaning of the mechanical exhaust vent grills are recommended to prevent air restriction and reduced efficiency.

Mechanical exhaust vents were functional at the time of the inspection. No excessive noise was heard.

**G. Garage Door Operators**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*Comments:*

The garage door was functional at the time of the inspection. No excessive noise was heard from the garage opener and the door and tracks appeared to be properly mounted. The garage door automatic reversing feature performed satisfactorily.



**H. Dryer Exhaust Systems**

*Comments:*

**Note:** The dryer vent pipe is not internally inspected and only viewed from the visible piping in the attic. This will not give the inspector the ability to determine if the vent is clogged or connected properly inside the walls.

**Note:** Regular cleaning of the dryer vent pipe is recommended to prevent an accumulation of lint. Lint build up will reduce the efficiency of the dryer and represents a potential fire hazard.



**Kitchen Cabinets/Cabinets**

**1: Improper installation**

🔴 Recommendation



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The following cabinet door is Not installed correctly. Normal use will cause deterioration. I recommend further evaluation and repair.



2nd Floor Jack & Jill