



# Inspection Report

**John Q. Customer**

**Property Address:**  
123 Your Street  
Anywhere Tx 00000



123 Your Street Anywhere, USA 00000

**National Property Inspections**

**Ralph "Pat" Standefer TREC # 10500  
738 Scottsdale Dr.  
Richardson, TX 75080**

# PROPERTY INSPECTION REPORT

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**Prepared For:** John Q. Customer  
\_\_\_\_\_  
(Name of Client)

**Concerning:** 123 Your Street, Anywhere, Tx 00000  
\_\_\_\_\_  
(Address or Other Identification of Inspected Property)

**By:** Ralph "Pat" Standefer TREC # 10500 / National Property Inspections 12/7/2011  
\_\_\_\_\_  
(Name and License Number of Inspector) (Date)  
\_\_\_\_\_  
(Name, License Number and Signature of Sponsoring Inspector, if required)

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

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

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 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 warrant ability 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER 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. 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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:****Standards of Practice:**

Texas Real Estate Commission

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Over 10 Years

**Temperature:**

Below 40

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry, Damp

**Rain in last 3 days:**

Yes

**Radon Test:**

No

**Water Test:**

No

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### STRUCTURAL SYSTEMS

Additional pages may be attached to this report. Read them carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation necessary. This report may be electronically distributed by NPI and changes, deletions, or amendments to this report of any type are strictly prohibited. It is recommended that you ask the seller to update the sellers' disclosure statement to reflect the most current condition of the home at the time of the closing. It is also recommended that you obtain receipts and warranties for repairs resulting from this inspection. A re-inspection to verify repairs is available for an additional fee.

- Regarding Photographs:** Photographs have been included in this report to provide examples of items deficient and/or to help provide a better understanding of a condition. Photographs may not represent every location and/or condition discovered during time of inspection. There may be some conditions and/ or deficiencies not represented with photographs. **Please completely read your inspection report before closing.**

#### A. Foundations

**Type of Foundation:** Poured concrete

*Comments:*



A. Picture 1 Corner Crack



A. Picture 2 Cable end exposed



A. Picture 3 Cable end exposed



A. Picture 4 Corner crack

The foundation appears in good condition and functioning as intended at the time of the inspection. I did find two common corner cracks at the front right corner and the back right corner. Corner cracks are common, usually only cosmetic in nature and usually does not affect the foundation structure of the house. Corner cracks occur from the inability to reinforce the corners of the slab as well as the rest of the foundation. The corner cracks can be repaired if desired by filling the cracks with a concrete patch.

I N I N P D

I found exposed cable ends around the foundation on the left side and front side of the house. Post tension cables are used as reinforcing material for the foundation. The exposed ends of the cables are usually patched with concrete after the foundation is poured to keep the cable ends from rusting. Several cable end were left exposed and should be patched with a concrete patch to keep cable ends from rusting.

B. Grading & Drainage - *Comments:*

C. Roof Covering Materials

**Type (s) of Roof Covering:** 3-Tab fiberglass

**Viewed roof covering from:** Ground, Ladder, Walked roof, Binoculars

**Roof Ventilation:** Soffit Vents, Passive

*Comments:*



C. Picture 1 Light hail damage



C. Picture 2 Granules have come off at the edges



C. Picture 3 Hail damage and lost granules



C. Picture 4 Light hail damage

The roof covering is the original roof covering when the house was built in 2001. The roof covering is ten years old and shows signs of wear from exposure to the elements. There appears to be some light hail damage to the roof and the granules are starting to come off around the edges of the shingles. I would

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I NI NP D

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recommend further evaluation from a qualified roofing contractor or insurance adjuster on the damage on the roof covering.

D. Roof Structure & Attic

**Method used to observe attic:** Walked

**Viewed roof structure from:** Attic

**Roof Structure:** Stick-built, 2 X 6 Rafters, 2 X 8 Rafters, Lateral bracing, Plywood, Sheathing

**Attic Insulation:** Blown, R-30 or better, Cocoon

**Approximate Average Depth of Insulation:** 9 inches

**Approximate Average Thickness of Vertical Insulation:** 9 inches

**Attic info:** Pull Down stairs, Storage, Light in attic

*Comments:*

E. Walls (Interior & Exterior)

**Wall Structure:** Brick, Composition Siding

*Comments:*



E. Picture 1 Sealant separation

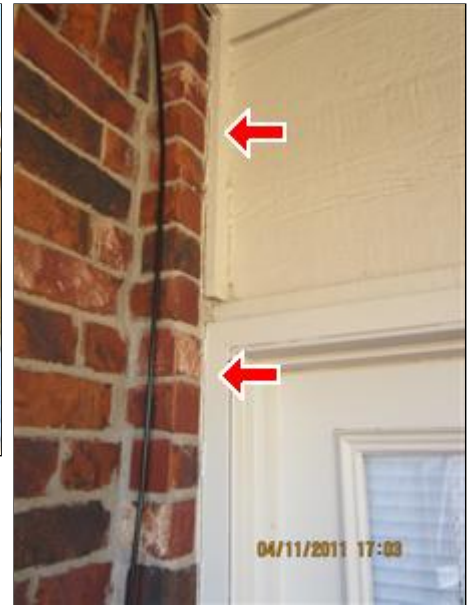


E. Picture 2 Sealant separation

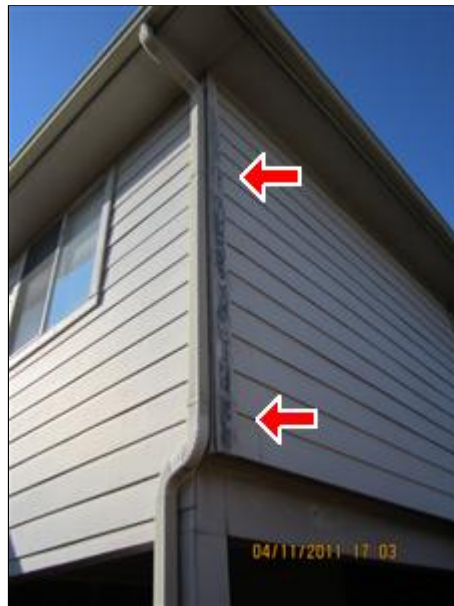
I NI NP D



E. Picture 3 Sealant separation



E. Picture 4 Sealant separation



E. Picture 5 Paint peeling and sealant separation



E. Picture 6 Sealant separation

I NI NP D



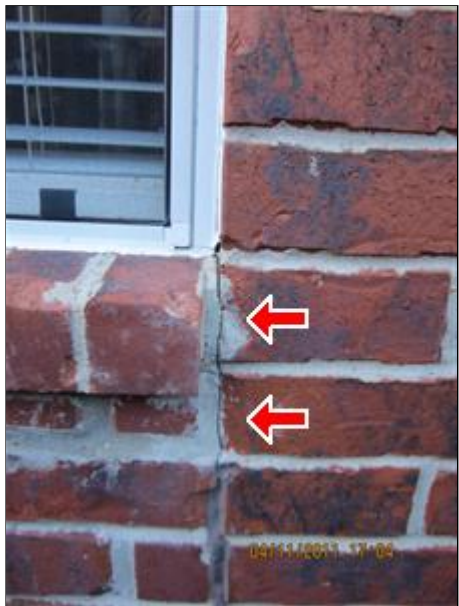
E. Picture 7 Sealant separation



E. Picture 8 Sealant separation



E. Picture 9 Wood trim coming loose



E. Picture 10 Hairline crack above expansion joint



E. Picture 11 Crack in wall above front entry



E. Picture 12 Crack in wall at kitchen/living room



I N I N P D



E. Picture 13 Sealant separation at joints in crown mold



E. Picture 14 Sealant separation at corner joints in crown mold



E. Picture 15 Hole in wall



E. Picture 16 Nail pop at stair well

Several areas around the exterior of the house where I found sealant separation at the joints in the siding and trim. It is important to seal the joints in the siding and trim, around windows and exterior doors, to prevent moisture penetration and damage from moisture. I would recommend applying new sealant to fill the cracks at the joints in the siding and trim where necessary around the exterior of the house to prevent moisture from penetrating.

I noticed paint peeling on trim around the chimney, along the vertical trim at the back left corner, and around windows in front of the house. It is important to keep trim sealed and painted as routine maintenance of the home to prevent damage to siding and trim.

Wood trim at the top of the garage door frame is coming loose. I would recommend re-nailing the loose trim at the top of the garage door.

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I N I N P D

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There is a hairline crack in the brick mortar on the right side of the window ledge on the right side of the house. The expansion joint in the brick is just below the crack in the mortar. The crack is possibly caused from slight movement in the brick from expanding or settlement. I would recommend sealing the crack with a sealant similar to what was used in the expansion joint in the bricks.

Inside the house I noticed two cracks in the walls. There is a crack in the wall above the front entrance, and a crack in the wall in the living room by the kitchen. The cracks in the walls are possibly caused from settling in the upstairs portion of the house. I would recommend repairs to the cracks by a qualified contractor.

In the formal dining room there is sealant separation in the joints of the crown molding. I would recommend applying new sealant to the cracks in the joints of the crown molding.

I noticed a nail pop in the wall in the stairwell and a hole in the wall in the green bedroom upstairs. I recommend repairs to the nail pop and hole in the green bedroom.

F. Ceilings & Floors

**Floor Structure:** Slab

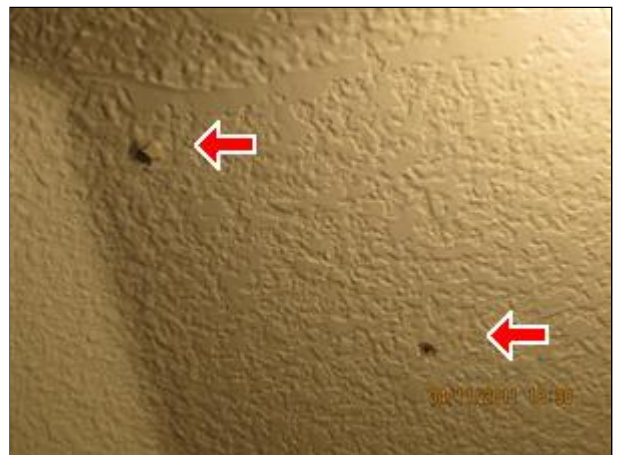
**Floor System Insulation:** NONE

**Ceiling Structure:** 2X10

*Comments:*



F. Picture 1 Nail pop in ceiling master bedroom



F. Picture 2 Nail pops in master closet

I NI NP D



F. Picture 3 Nail pops in master closet

I found nail pops in the ceiling of the master bedroom and the master closet ceiling. I would recommend repairs to the nail pops in the ceilings.

G. Doors (Interior & Exterior) - *Comments:*



G. Picture 1 Sealant separation



G. Picture 2 Sealant separation

I NI NP D



G. Picture 3 Rubber gasket torn on master shower door

Sealant is cracked or separated around the garage door frame along the sides next to the brick. I would recommend filling the cracks with new sealant to prevent moisture from penetrating and causing damage to the wood door frame of the garage.

I noticed the rubber gasket under the shower door in the master bedroom is torn. I would recommend repairs or replacing the rubber gasket to prevent leaking around the bottom of the shower door.

H. Windows - *Comments:*



H. Picture 1 Paint peeling and sealant separation



H. Picture 2 Sealant separation

I NI NP D



H. Picture 3 Moisture damage to window sill



H. Picture 4 Moisture damage to inside window

I noticed sealant separation and paint peeling on trim around windows in front of the house. Sealant has separated at the top of windows in the back of the house as well. Moisture can penetrate through cracks in the siding and trim and cause damage if not sealed properly. I would recommend applying new sealant to cracks in the trim around windows where it is necessary to prevent moisture penetration.

The upper left window in the formal dining room has lost the vacuum seal between the panes of glass. Lost vacuum seals are cosmetic in nature and does not adversely affect the insulation value or the performance of the window. Over time condensation can build up between the panes of glass and can cause the window to have a clouded appearance. I would recommend further evaluation from a window specialist if concerns arise about the lost vacuum seal.

I found moisture damage to the window sill in the formal dining room. The paint is peeling on top of the window sill due to condensation moisture from the windows. I would recommend repairs to the damage to the window sill. I noticed slight moisture damage to the left side of the window in the master bedroom possibly caused from condensation of the windows. I would recommend repairs to this area as well.

I. Stairways (Interior & Exterior) - *Comments:*

J. Fireplace / Chimney

**Chimney (exterior):** Composition board

**Operable Fireplaces:** One

**Types of Fireplaces:** Vented gas logs, Gas/LP Log starter

*Comments:*

I N I N P D



J. Picture 1 Paint peeling on wood trim



J. Picture 2 Grout cracking in tile



J. Picture 3 Grout cracking in tile

The paint is peeling on wood trim around the chimney. The wood trim should be kept sealed and painted to prevent damage from moisture and weather. I would recommend repairs/re-paint the wood trim around the chimney.

Inside the house I noticed cracks in the grout in the tiles around the fireplace. I would recommend filling the cracks in the grout with new grout.

K. Porches, Balconies, Decks and Carports - *Comments:*

L. Other - *Comments:*

- **Regarding Foundations:** It is our understanding that there is no widely accepted formal standard available for the determination of post-construction foundation performance. The large number of variables that can affect such determinations change and may impede the development of such standards. Structural opinions represent a summary of visible and accessible conditions seen at the time of inspection. The opinions given on the performance of the foundation(s) are subjective and based on the knowledge and experience of the inspector and as such may vary from the opinion of other inspectors. The inspectors comments are comprised of opinion and not fact. Factual determinations are available via specialized engineering studies that you can obtain from engineering firms. The future performance of the foundation is not warranted. It usually is not possible within the time frame of a single observation to determine the future stability of a foundation. Foundation movements are common in North Texas, therefore, as time passes some movements may occur. These movements could be indicated by small cracks or sticking doors. If however, you notice large or unusual movements, you should consult with a structural engineer or foundation expert

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as soon as possible. To reduce the risk of future movement, a consistent watering maintenance/foilage control program should be maintained. It is important to maintain good drainage around the structure while keeping the soils consistently moist. Rainy seasons and droughts are particularly risky periods. Failure to maintain expansive soils at a consistent moisture level can result in foundation movements.

- **Regarding Roof Coverings:** When in the judgment of the inspector, attempts made to fully view all roof surfaces would create an unsafe condition for the inspector (ex: excessive pitch, excessive height, rain water, ice, etc.) the roof covering will be inspected from the edge of the roof with a ladder and/or from the ground. If portions of the roof, flashings, and penetrations cannot be viewed from a ladder or the ground, the percentage of the roof inspected will be less than 100 percent. When this occurs, we recommend that a qualified roofing contractor be consulted to fully evaluate the roof covering. Per the standards of practice, remaining life expectancy and/or insurability is not determined. In most cases, we cannot tell if the roof will leak unless it is raining during the time of the inspection. All roofs in North Texas are hit by a variety of hail from time to time. The inspector is not a qualified hail damage assessment expert. The inspector is not assess the roof for hail/storm damage or insurability. You should consult with your insurance company to ensure that your roof meets insurance underwriting guidelines before closing. Storm damage can result between inspection and closing. Please refer to the sellers' disclosure for information about the age and the performance history (leaks) of the roof.
- **Regarding Attic Accessibility and Roof Structure:** When, in the judgement of the inspector, attempts made to fully view all components of and within the roof structure and attic would create an unsafe condition for the inspector (ex: inadequate decking, and/or accessibility), the report will indicate what percentage was inspected. When the percentage is less than 100 percent, it is recommended that a qualified specialist be consulted to fully inspect all components of and within the roof structure and/or attic before closing. Components within the attic may include: Heating and air conditioning ductwork, electrical lighting and wiring, insulation, etc.
- **Regarding Wall Systems:** Exterior and interior wall damage (ex: mortar cracks, tape cracks, holes, etc.) related to thermal expansion, appearance or aesthetics, and not related to structural performance, operability or water penetration are considered cosmetic and may not be reported by the inspector.
- **Regarding Windows:** There is no guarantee or warranty, expressed or implied, regarding the current and/or future performance of window vacuum seals. A visual inspection does not take into account the changes in barometric and/or atmospheric conditions, and therefore, cannot be fully reliable. Vacuum seal failure does not adversely affect the energy efficiency of a window and is considered cosmetic in nature. If concerned, recommend a window professional be consulted.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

**Electrical Service Conductors:** Below ground, Copper, 220 volts

**Panel Capacity:** 200 AMP, (2) 200 AMP service panel, Adequate

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** Square D

*Comments:*



A. Picture 1 Electrical panel



A. Picture 2 Electrical panel

The electrical panel appears in good condition and functioning as intended at the time of the inspection.

B. Branch Circuits - Connected Devices, and Fixtures

**Branch wire 15 and 20 AMP:** Copper

**Type of Wiring:** Romex

*Comments:*



I N I N P D



B. Picture 1 Exterior outlet missing cover



B. Picture 2 Switch cover plate missing



B. Picture 3 Fixture not working

The exterior electrical outlet on the back porch is missing the weather proof cover on one side of the outlet. I would recommend repairs or replace the cover to the outlet.

The light switch to the closet under the stairs is missing the switch cover plate. I would recommend replacing the switch cover plate.

Several light fixtures did not work during the inspection. The light fixtures at the front porch and in the laundry room did not work. I believe the bulbs could be burned out at the fixtures.

I=Inspected

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D=Deficient

I NI NP D

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

- A. Heating Equipment
  - Type of System (Heating):** Forced Air
  - Energy Source:** Gas
  - Heat System Brand:** Lennox
  - Number of Heat Systems (excluding wood):** Two
  - Comments:*



A. Picture 1 Heating equipment



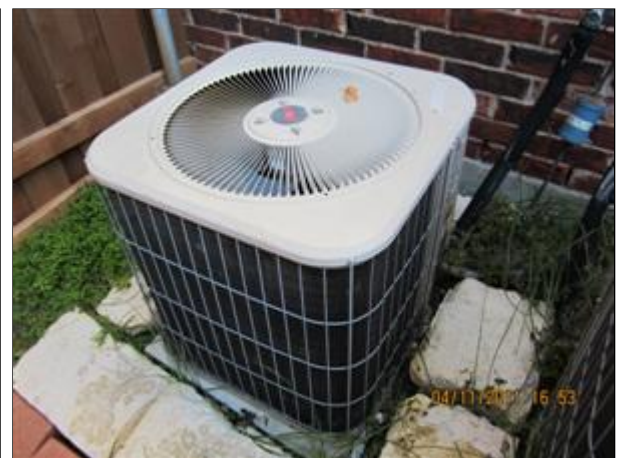
A. Picture 2 Heating equipment

The heating equipment appears in good condition and functioning as intended at the time of the inspection.

- B. Cooling Equipment
  - Type of System (Cooling):** Air conditioner unit
  - Central Air Manufacturer:** Lennox
  - Comments:*



B. Picture 1 Condensing units



B. Picture 2 Condensing units

The cooling equipment was visually inspected but not tested during the inspection because the outside temperature was below 65 degrees.

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I NI NP D

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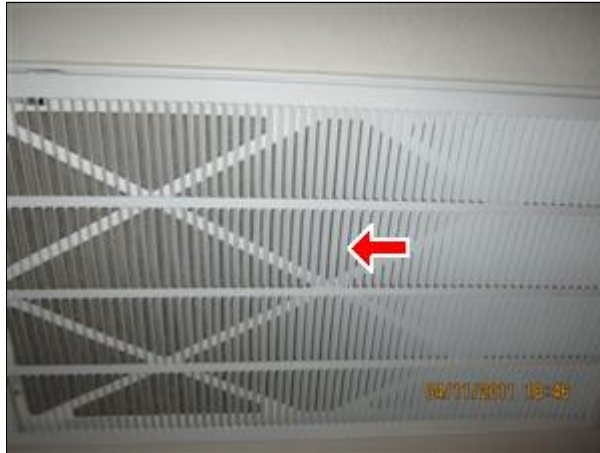
C. Duct System, Chases, and Vents

**Ductwork:** Insulated

**Filter Type:** Washable, Disposable

**Filter Size:** (Two filters)

*Comments:*



C. Picture 1 Filter extremely dirty

The filter in the return air for the upstairs unit is extremely dirty. I would recommend replacing the filter to the upstairs HVAC.

I=Inspected

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D=Deficient

I NI NP D

### IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

**Water Source:** Public

**Location of water meter:** Front

**Plumbing Water Supply (into home):** Copper

**Plumbing Water Distribution (inside home):** Copper

**Location of main water supply valve:** Front

**Static water pressure reading:** 70 pounds/square inch

**Water Filters:** None, (We do not inspect filtration systems)

*Comments:*

B. Drains, Waste, and Vents

**Washer Drain Size:** 2" Diameter

**Plumbing Waste:** PVC

*Comments:*

C. Water Heating Equipment

**Energy Source (Water Heater):** Gas (quick recovery)

**Capacity (Water Heater):** 50 Gallon (2-3 people)

**Water Heater Manufacturer:** A.O. Smith

**Water Heater Location:** Garage

*Comments:*



C. Picture 1 Water heater

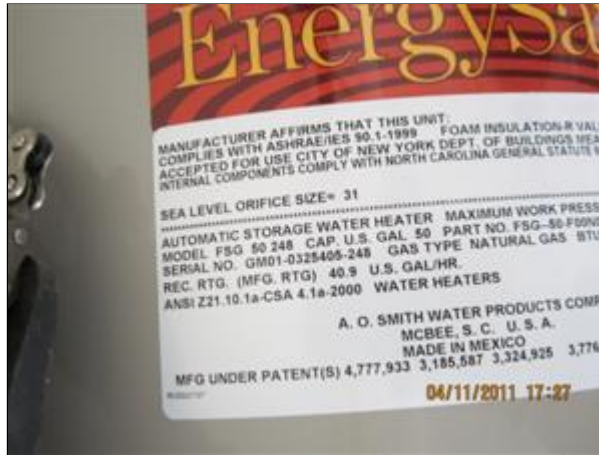


C. Picture 2 No pan under the tank

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**I NI NP D**

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C. Picture 3 Manufactured in 2001

The water heater appears in good condition and functioning as intended at the time of the inspection. The water heater was manufactured in 2001.

The water heater does not have a pan under the tank. Today's building standards and city code may require a pan with a drain to the outside under the tank of the water heater to meet code when the water heater has to be replaced. When this water heater was installed in 2001, it did not require a pan under the tank as long as the unit was mounted in the garage and not inside the living area of the house.

D. **Hydro-Massage Therapy Equipment - *Comments:***

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**V. APPLIANCES**

- A. Dishwasher  
**Dishwasher Brand:** Maytag  
*Comments:*
- B. Food Waste Disposer  
**Disposer Brand:** In Sink Erator  
*Comments:*
- C. Range Exhaust Vent  
**Exhaust/Range hood:** Maytag  
*Comments:*
- D. Ranges, Cooktops and Ovens  
**Range/Oven:** Maytag  
*Comments:*
- E. Microwave Oven  
**Built in Microwave:** Maytag  
*Comments:*



E. Picture 1 Handle broken on microwave

The handle is broken on the microwave. I would recommend repairs or replace the handle to the microwave.

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I NI NP D

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F. **Trash Compactor**  
**Trash Compactors:** None  
*Comments:*

G. **Mechanical Exhaust Vents and Bathroom Heaters** - *Comments:*

H. **Garage Door Operator(s)** - *Comments:*

I. **Doorbell and Chimes** - *Comments:*

J. **Dryer Vents** - *Comments:*



J. Picture 1 Dryer vent has birds nest inside

The dryer vent has a birds nest inside the vent. I would recommend removing the birds nest and cleaning out the vent to where the dryer can vent properly to the outside of the house.

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D=Deficient

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I NI NP D

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### VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler System - *Comments:*



## General Summary



### National Property Inspections

738 Scottsdale Dr.  
Richardson, TX 75080

#### Customer

John Q. Customer

#### Address

123 Your Street  
Anywhere Tx 00000

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## I. STRUCTURAL SYSTEMS

### A. Foundations

#### Inspected, Deficient

The foundation appears in good condition and functioning as intended at the time of the inspection. I did find two common corner cracks at the front right corner and the back right corner. Corner cracks are common, usually only cosmetic in nature and usually does not affect the foundation structure of the house. Corner cracks occur from the inability to reinforce the corners of the slab as well as the rest of the foundation. The corner cracks can be repaired if desired by filling the cracks with a concrete patch.

I found exposed cable ends around the foundation on the left side and front side of the house. Post tension cables are used as reinforcing material for the foundation. The exposed ends of the cables are usually patched with concrete after the foundation is poured to keep the cable ends from rusting. Several cable end were left exposed and should be patched with a concrete patch to keep cable ends from rusting.

### C. Roof Covering Materials

#### Inspected, Deficient

The roof covering is the original roof covering when the house was built in 2001. The roof covering is ten years old and shows signs of wear from exposure to the elements. There appears to be some light hail damage to the roof and the granules are starting to come off around the edges of the shingles. I would recommend further evaluation from a qualified roofing contractor or insurance adjuster on the damage on the roof covering.

### E. Walls (Interior & Exterior)

#### Inspected, Deficient

## I. STRUCTURAL SYSTEMS

Several areas around the exterior of the house where I found sealant separation at the joints in the siding and trim. It is important to seal the joints in the siding and trim, around windows and exterior doors, to prevent moisture penetration and damage from moisture. I would recommend applying new sealant to fill the cracks at the joints in the siding and trim where necessary around the exterior of the house to prevent moisture from penetrating.

I noticed paint peeling on trim around the chimney, along the vertical trim at the back left corner, and around windows in front of the house. It is important to keep trim sealed and painted as routine maintenance of the home to prevent damage to siding and trim.

Wood trim at the top of the garage door frame is coming loose. I would recommend re-nailing the loose trim at the top of the garage door.

There is a hairline crack in the brick mortar on the right side of the window ledge on the right side of the house. The expansion joint in the brick is just below the crack in the mortar. The crack is possibly caused from slight movement in the brick from expanding or settlement. I would recommend sealing the crack with a sealant similar to what was used in the expansion joint in the bricks.

Inside the house I noticed two cracks in the walls. There is a crack in the wall above the front entrance, and a crack in the wall in the living room by the kitchen. The cracks in the walls are possibly caused from settling in the upstairs portion of the house. I would recommend repairs to the cracks by a qualified contractor.

In the formal dining room there is sealant separation in the joints of the crown molding. I would recommend applying new sealant to the cracks in the joints of the crown molding.

I noticed a nail pop in the wall in the stairwell and a hole in the wall in the green bedroom upstairs. I recommend repairs to the nail pop and hole in the green bedroom.

### F. Ceilings & Floors

#### Inspected, Deficient

I found nail pops in the ceiling of the master bedroom and the master closet ceiling. I would recommend repairs to the nail pops in the ceilings.

### G. Doors (Interior & Exterior)

#### Inspected, Deficient

Sealant is cracked or separated around the garage door frame along the sides next to the brick. I would recommend filling the cracks with new sealant to prevent moisture from penetrating and causing damage to the wood door frame of the garage.

## I. STRUCTURAL SYSTEMS

I noticed the rubber gasket under the shower door in the master bedroom is torn. I would recommend repairs or replacing the rubber gasket to prevent leaking around the bottom of the shower door.

### H. Windows

#### Inspected, Deficient

I noticed sealant separation and paint peeling on trim around windows in front of the house. Sealant has separated at the top of windows in the back of the house as well. Moisture can penetrate through cracks in the siding and trim and cause damage if not sealed properly. I would recommend applying new sealant to cracks in the trim around windows where it is necessary to prevent moisture penetration.

The upper left window in the formal dining room has lost the vacuum seal between the panes of glass. Lost vacuum seals are cosmetic in nature and does not adversely affect the insulation value or the performance of the window. Over time condensation can build up between the panes of glass and can cause the window to have a clouded appearance. I would recommend further evaluation from a window specialist if concerns arise about the lost vacuum seal.

I found moisture damage to the window sill in the formal dining room. The paint is peeling on top of the window sill due to condensation moisture from the windows. I would recommend repairs to the damage to the window sill. I noticed slight moisture damage to the left side of the window in the master bedroom possibly caused from condensation of the windows. I would recommend repairs to this area as well.

### J. Fireplace / Chimney

#### Inspected, Deficient

The paint is peeling on wood trim around the chimney. The wood trim should be kept sealed and painted to prevent damage from moisture and weather. I would recommend repairs/re-paint the wood trim around the chimney.

Inside the house I noticed cracks in the grout in the tiles around the fireplace. I would recommend filling the cracks in the grout with new grout.

## II. ELECTRICAL SYSTEMS

### B. Branch Circuits - Connected Devices, and Fixtures

#### Inspected, Deficient

The exterior electrical outlet on the back porch is missing the weather proof cover on one side of the outlet. I would recommend repairs or replace the cover to the outlet.

The light switch to the closet under the stairs is missing the switch cover plate. I would recommend replacing the switch cover plate.

Several light fixtures did not work during the inspection. The light fixtures at the front porch and in the laundry room did not work. I believe the bulbs could be burned out at the fixtures.

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### C. Duct System, Chases, and Vents

#### Inspected, Deficient

The filter in the return air for the upstairs unit is extremely dirty. I would recommend replacing the filter to the upstairs HVAC.

## V. APPLIANCES

### E. Microwave Oven

#### Inspected, Deficient

The handle is broken on the microwave. I would recommend repairs or replace the handle to the microwave.

### J. Dryer Vents

#### Inspected, Deficient

The dryer vent has a birds nest inside the vent. I would recommend removing the birds nest and cleaning out the vent to where the dryer can vent properly to the outside of the house.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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