



PROPERTY INSPECTION REPORT

Prepared for: You

Address: My Texas 75000

By: Ron Lane Home Inspections, PLLC TREC # 21713

2/10/2016

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, and utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- Malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Malfunctioning arc fault protection (AFCI) devices;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- Malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Malfunctioning carbon monoxide alarms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices;
- Lack of electrical bonding and grounding; and
- Lack of bonding on corrugated stainless steel tubing (CSST) or other metal gas tubing or piping where required.

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

Ron Lane Home Inspections, PLLC
TREC # 21713
5105 Pemberton Ln.
The Colony, Texas 75056
972-742-9978 RonLaneHomeInspections.com

- If you have any complaint about our inspection, **YOU MUST** notify us in writing within seven days after you discover any problem, and let us reinspect before changing the condition, except in emergencies.
- **YOU AGREE** that, to the extent allowed by law, any damages for breach of this contract or report are **LIMITED to the amount of the inspection fee.**

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEMS AFTER THE DATE AND TIME OF THIS INSPECTION.

THIS REPORT IS OUR INVOICE. INSPECTION FEE: \$ Paid Check

FOUNDATION INFORMATION

Most major foundation movement can be prevented if the moisture level in the soil supporting your foundation is uniformly maintained. Foundation problems associated with expansive clay are usually caused by a lack of moisture in the soil. As the soil dries, it shrinks and can cause foundation settlement. In some instances, too much moisture in the soil can also cause foundation movement. As the soil absorbs moisture, it expands and can cause foundation upheaval.

Think of the soil as a sponge. Place the sponge under a faucet, and then squeeze the water out. Although a majority of the water is gone, the sponge is still moist to the touch. The ideal condition of the soil around your home is like that sponge - not drippy wet, not bone dry, moist to the touch.

The best way to maintain a consistent moisture level is with a properly regulated automatic sprinkler system. If you are more disciplined than most of us, the same result can be accomplished by placing soaker hoses eighteen inches from the foundation and regulating the water flow to one-fourth inch in height until water is observed standing on the ground. This process should be repeated as often as necessary to maintain the uniform moisture level described above. During hot and dry seasons, the South and West sides may require more watering than the North and East sides, which are shaded and not exposed to as much direct sun. On gabled end or sides of the house, there is no run-off; so more watering will probably be required.

No amount of structural work on a foundation will overcome poor drainage. Surface water, whether from rain or watering, should not be allowed to accumulate around or under your foundation. Proper drainage may require recontouring the existing grade, placing soil around the perimeter of the foundation, extending downspouts and placing splash blocks to prevent soil erosion or other specifics peculiar to the site. Care should be taken to insure that soil is at least one to two inches below the top of the perimeter grade beams. The soil should be sloped approximately one inch per foot to drain at least eighteen inches from the perimeter of the foundation. Guttering is not necessary where proper drainage is provided. Improper drainage will make it virtually impossible to maintain a consistent moisture level around the entire perimeter of your foundation.

Most flowers and small shrubs do not cause foundation problems. However, trees and large shrubs with shallow root systems can cause foundation problems. These root systems can grow under the foundation, and as they grow in diameter, produce an upheaval. These large trees and plants also remove tremendous amounts of water from the soil. In certain instances, root severing at the foundation may be recommended. Ideally, trees should be planted far enough away from your home to keep the roots of mature trees away from your foundation.

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab Foundation, Slab Post Tension Foundation

Comments: Slab on grad foundation appears to be performing its intended function and immediate significant repair(s) are not evident. Corner pop on North West corner does not appear to be structural.

Specific Limitations: In the presence or absence of any visual defects, the Inspector may not recommend that you consult with a structure engineer, but this should not deter you from seeking the opinion of a license engineer in continuance of your due diligence. This report is based on a visual inspection on the day of the inspection only. The foundation performance opinion stated in this report or verbally in any way address future foundation movement or settlement, nor does it certify the floors to be level. Should you have present or future concerns regarding the condition of the foundation, you are strongly advised to consult with your builder and/or license Structure Engineer for further evaluation.



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B. Grading & Drainage – Comments: North, East and West side of house the Inspector recommends re-grading around the home perimeter or possibly a French drain system to provide positive drainage away from the foundation. Dog digging holes in the back yard should be filled in.

Specific Limitations: An evaluation of soil stability is beyond the scope of this inspection. Client is advised to keep soil levels 6"-8" from top of slab and graded away to promote positive drainage and prevent water from ponding around the foundation.



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C. Roof Covering Materials

Type(s) of Roof Covering: Composition shingles

Viewed from: Ladder

Comments: Many rows of shingles have corners that are not secure. Dish satellite bolts should be chalked and vent flashing should be better secured and chalked. A qualified roofing specialist should be consulted about these issues.

Specific Limitations: Roof materials have a limited service life and may require spot repairs should leaks develop prior to replacement. Roof maintenance is an ongoing process and includes keeping the roof free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at flashing materials. This report neither addresses future roof leaks nor does it certify the roof to be leak-free. A roofing specialist should be consulted about any concerns over roof covering life expectancy or the potential for future problems.



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D. Roof Structure & Attic

Viewed from: Walking attic

Approximate Average Depth of Insulation: 10 to 16 inches

Comments: Electric wire should not be in the attic pathway to the A/C unit and should be secured. Void for water and electric lines should be fire resistant at the conversion point from the first floor to the attic and be insulated. Turbine vents should be installed for better attic ventilation. The gable wood trim over the garage should not touch the shingles should have a 1-2-inch gap.

Specific Limitations: This inspection report is limited by the access point described above and from that viewing point. Insulation and/or obstructions covering structural, mechanical, or electrical components may preclude inspection of these items.



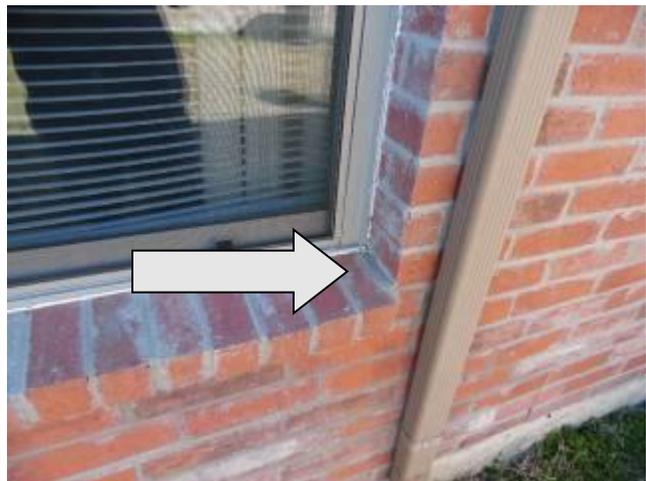
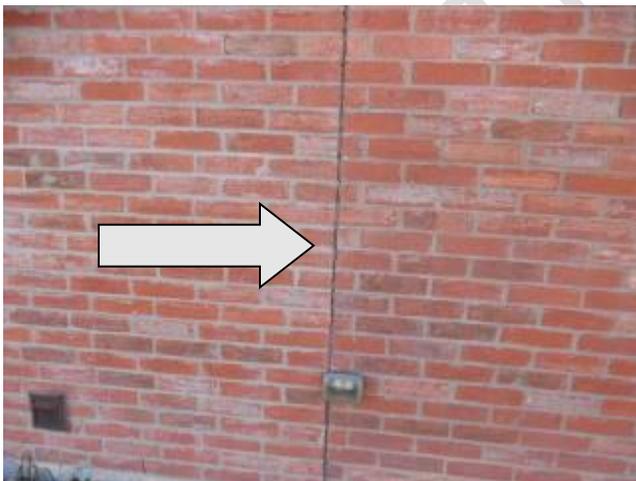
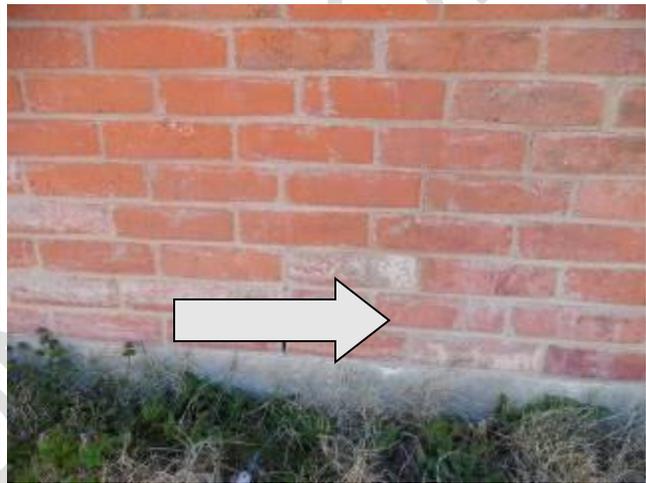
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E. Walls (Interior & Exterior) – Comments: Garage brick at the trim had mortar cracks and trim should be chanked. West side had brick and mortar cracks but no evidence of foundation cracks. Expansion joint compound should be soft not hard and separating at all the joints. The West window frame and brick mortar needs repair. Small hole in front of house at frieze board should be mortared over. North West corner needs to be repointed. The inspector recommends repair by qualified contractor. Interior walls had minor cosmetic damage at the time of the inspection. Garage wall behind the water heater has a hole that was taped over and needs repair. Common bath top of tile over tub needs to be chanked.

Specific Limitations: The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report.



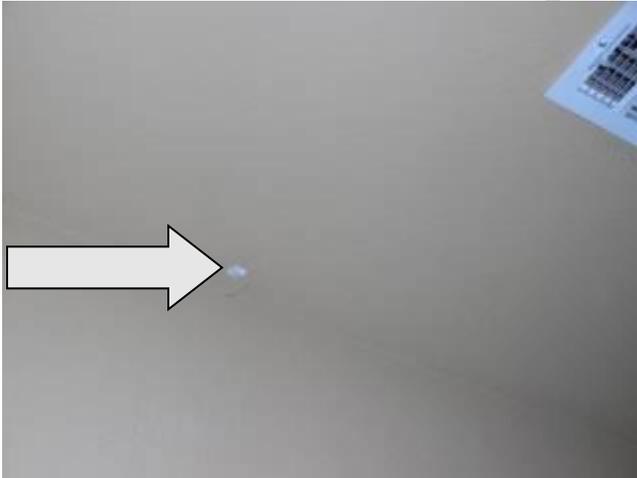
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F. Ceilings & Floors – Comments: Master bed room had 2 nail pops on the ceiling and carpet needs restretched. Hard wood floor in living room appears to have pad underneath that may be worn out in spots as the floor dips down when walked on. Garage ceiling has cracks from attic storage.

Specific Limitations: The inspector cannot determine the condition of wood or structural components hidden within floor or ceiling. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report.



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G. Doors (Interior & Exterior) – Comments: Opened and closed all doors and checked exterior locks. Front doorknob needs to be turned to shut the door and North East bedroom door will not latch closed but pulls open. Front door weather seal partly missing on the top and bottom, light shows thru. Front and back door trim has weather or dog damage.



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H. Windows – Comments: Opened and closed all windows and checked locks and screens. Living room screen has a hole and is bent. North East bedroom window would not stay open and needs chalking. Master bedroom south window would not stay open. North West dining window would not stay up and one lock was broken and South window needs to be chalked. Master bath lower right window needs to be chalked.

Limitation Specific: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity change. Some windows with lost seals may not be evident at the time of this inspection. Windows are only checked for obvious fogging or condensation. If the windows have not been properly cleaned the ability to observe the obvious fogging or condensation is impacted. We always recommend that all windows be rechecked by a window specialist for further evaluation.

Specific Limitations. The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems.



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I. Stairways (Interior & Exterior) – Comments:

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J. Fireplace/Chimney - Comments:

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K. Porches, Balconies, Decks, and Carports – Comments:

Inspection of the patio typically includes examination of the surface for...

- poor installation;
 - level and flat;
 - deterioration;
 - damage; and
 - heaving or settling.
- roof or cover and its supporting structure

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L. Other – Comments: The concrete walkways had shrinkage cracks. Shrinkage cracks commonly occur as newly-placed concrete dries, especially at high- stress areas like corners. Shrinkage cracks are surface cracks that are not a structural concern.

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels – Comments: 200 AMP

LIMITAION SPECIFIC: TREC Limitations. The inspector is not required to determine the service capacity amperage or voltage or the capacity of the electrical system relative to present or future use or requirements; conduct voltage drop calculations; or determine the insurability of the property; or determine the accuracy of breaker labeling. The inspector will inspect the service entrance cables and report any deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weather heads.

Service Entrance Entry Type: Service Lateral
 Service Panel Voltage: 120/240 Volts
 Service Panel Location: Garage
 Service Panel Rating: 200 AMPS
 Service Panel Grounding: into ground
 GFCI Breaker(s) In Panel: No, on circuit plugs
 AFCI - ARC Fault Circuit Interrupter Breaker(s) In Panel: YES

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Garage GFCI burnt out and did not work properly when testing the device this goes to the outside plugs, should be serviced by a qualified electrical contractor. Back porch and West side plugs missing exterior plug covers. Dining and bath room lights did not work properly, 1 of 5 dining room lights out, 2 of 4 lights missing in the common bath room.

Limitation Specific: Smoke detectors are not tested when an alarm system is present or not within normal reach for inspector to be able to press the test function button. Since the age of the batteries cannot be determined, we suggest that you replace all of the promptly after move in and test the units monthly.

All GFCI outlets are tested during the inspection. Only a representative number of standard outlets are tested. Outlet(s) that are covered by furnishing and/or child safety devices are not tested.

Arc-fault circuit interrupters are tested if the house is vacant only and there are no devices connected to the outlets that could be damaged.

Switches are sometimes connected to fixtures that require specialized conditions such as darkness or movement in the area. These devices will be manual operated, if possible, to ensure that the fixtures respond properly.

- GFCI Protection Kitchen: YES
- GFCI Protection Bathroom: YES
- GFCI Protection Garage: YES
- GFCI Protection Exterior: YES
- GFCI Protection Installed on Refrigerator: NO
- Smoke Detector (s): YES
- Door Bell Functions: YES

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Forced air

Energy Source: Electric

Comments: The furnace operated within the appropriate temperature range.

Specific Limitations: The system fan, burner, and heat exchanger are not readily available for inspection without full disassembly of the unit. Because we do not perform a full disassembly of the equipment, the condition of the system entire interior is unknown. If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician will be required.

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B. Cooling Equipment

Type of System: Forced air

Comments: The compressor operated within the appropriate temperature range.

Specific Limitations: The system fan and evaporative coil are not readily accessible for inspection without full disassembly of the unit. Because we do not fully disassemble the entire equipment, the condition of the system entire interior is unknown. If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician is required. Recommend annual cleaning and service by licensed HVAC technician.

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C. Duct System, Chases, and Vents – Comments:

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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter: Front yard

Location of main water supply valve: Front yard

Static water pressure reading: 70 psi

Comments: Kitchen sink faucet leaks. Water pressure should be no higher than 60 psi.

LIMITAITON SPECIFIC: The inspector cannot operate any main, branch, or shut-off valves; inspect any system that has been shut down or otherwise secured; inspect any components that are not visible or accessible; inspect any fire sprinkler systems; inspect the quality or the volume of the water; determine the potability of any water system; inspect water conditioning equipment; inspect solar water heaters, determine the effectiveness of anti-siphon devices, operate free standing appliances; inspect the gas supply system for leaks, and operate any clothes washing machine connections.



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B. Drains, Wastes, and Vents – Comments: Common and master bath toilets needs to be grouted and the sink and tub had missing or broken drain plugs. Both bath rooms tub overflow drains were taped over and were missing the covers. Master bath right sink drain connections were loose.



Specific Limitations: The inspector cannot operate any clothes washing machine connections, shut off valves, or drain lines at the washer connection. Specific Limitations: Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

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C. Water Heating Equipment

Energy Source: Electric
Capacity: 50 gallon
Comments:

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D. Hydro-Massage Therapy Equipment – Comments:

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E. Other – Comments:

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V. APPLIANCES

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A Dishwasher – Comments: Ran through a normal cycle. Dishwasher did not appear to have a high loop for the drain to keep disposer waste from entering the washer.



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B. Food Waste Disposer – Comments:

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C. Range Hood and Exhaust Systems – Comments: Ran on high and low

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D. Ranges, Cooktops, and Ovens – Comments: Electric

LIMITATION SPECIFIC: The Home Inspection testing of oven and cook top, or ranges does not include testing of all oven features, but is limited to the TREC standards. You should ask the seller about the functionality of any other features.

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E. Built-in Microwave Oven – Comments: Boiled water.

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F. Mechanical Exhaust Vents and Bathroom Heaters – Comments:

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G. Garage Door Operators – Comments: When an opener is installed the manual lock should be removed or disabled. Automatic reverse needs to be adjusted.

LIMITATION SPECIFIC: Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

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H. Dryer Exhaust Systems – Comments: Exhaust should be non-flexible and be as straight as possible.

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I. Other – Comments:

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VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems - Comments: System was not plugged in and may have been winterized. Owners stated that some back yard heads need

to be replaced.

Specific Limitations: The inspector did not inspect the automatic function of the timer or control box; the rain sensor; or the effectiveness and sizing of the anti-siphon valves or backflow preventers. The inspector did place the automatic controller in a test mode to observe the irrigation heads unless noted otherwise in this report.

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B. Fence - Comments: Wood and steel posts. Some fencing pickets were loose.

Fence posts were pressure-treated wood. Pressure-treated wood posts typically have a service life of 25 to 40 years

Metal posts

Fence posts were made of galvanized steel.

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C. Other

VII. INSPECTION and SITE DETAILS

A. Inspection Overview

The Inspection started at: 9:30 AM

The inspection ended at: 1:45 PM

Full Inspection

Report Covered: In person

B. Occupancy

The home was occupied and furnished at the time of the inspection.

C. Weather Conditions

The temperature at the inspection was below 60 degrees.

During the inspection the weather was sunny and clear.

During the 2 days preceding the inspection the inspection the weather was generally clear.

D. Home Information

Year Built 2007

E. Utilities

All utilities were on at the time of the inspection.

F. Ground/Surface Soil Condition

At the inspection, the ground was not soft with moisture.

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VIII. Summery

ELECTRICAL

- Garage GFCI burnt out and did not work properly when testing the device this goes to the outside plugs, should be serviced by a qualified electrical contractor.
- Back porch and West side plugs missing exterior plug covers.
- Dinning and bath room lights did not work properly, 1 of 5 dining room lights out, 2 of 4 lights missing in the common bath room.
- Electric wire should not be in the attic pathway to the A/C unit and should be secured.
- When a Garage Door opener is installed the manual lock should be removed or disabled and the automatic reverse needs to be adjusted.

PLUMBING

- Kitchen sink faucet leaks.
- Dishwasher did not appear to have a high loop for the drain to keep disposer waste from entering the washer.
- Common and master bath toilets needs to be grouted and the sink and tub had missing or broken drain plugs.
- Both bath rooms tub overflow drains were taped over and were missing the covers.
- Master bath right sink drain connections were loose.
- Sprinkler system was not plugged in and may have been winterized. Owners stated that some back yard heads need to be replaced.

STRUCTURAL

- Grading around the home perimeter or possibly a French drain system to provide positive drainage away from the foundation is needed.
- Dog digging holes in the back yard should be filled in.
- Foundation corner pop on North West corner does not appear to be structural.

ROOF

- Many rows of shingles have corners that are not secure.
- Dish satellite bolts should be chalked.
- Roof vent flashing should be better secured and chalked.
- Void for water and electric lines should be fire resistant at the conversion point from the first floor to the attic and be insulated.
- Turbine vents should be installed for better attic ventilation.

WALLS

- Garage brick at the trim had mortar cracks and trim should be chalked.
- West side had brick and mortar cracks but no evidence of foundation cracks.
- Expansion joint compound should be soft not hard and separating at all the joints.
- The West window frame and brick mortar needs repair.
- Small hole in front of house at frieze board should be mortared over.
- North West corner bricks needs to be repointed.
- Garage wall behind the water heater has a hole that was taped over and needs repair.
- The gable wood trim over the garage should not touch the shingles should have a 1-2-inch gap.

FLOORS and CEILING

- Common bath top of tile over tub needs to be chalked.
- Master bed room had 2 nail pops on the ceiling
- Master bed room carpet needs restretched.
- Hard wood floor in living room appears to have pad underneath that may be worn out in spots as the floor dips down when walked on.
- Garage ceiling has cracks from attic storage.

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WINDOWS and DOORS

- Front doorknob needs to be turned to shut the door and North East bedroom door will not latch closed but pulls open and front door weather seal partly missing on the top and bottom, light shows thru.
- Front and back door trim has weather or dog damage.
- Living room screen has a hole and is bent.
- North East bedroom window would not stay open and needs chalking.
- Master bedroom south window would not stay open.
- North West dining window would not stay up and one lock was broken and South window needs to be chalked.
- Master bath lower right window needs to be chalked.

OPTIONAL

- Some fencing pickets were loose.

INSPECTION REPORT