



# PROPERTY INSPECTION REPORT FORM

Buyer Name <i>Name of Client</i> 1234 Denton Texas 76201	01/21/2023 9:00AM <i>Date of Inspection</i>
Address of Inspected Property <i>Name of Inspector</i> Clayton Worley	TREC license # 22745 <i>TREC License #</i>
Name of Sponsor (if applicable)	<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**

*Occupancy:* Occupied

*In Attendance:* Buyer, Buyer Agent, Owner

*Temperature :* 70 to 80

*Type of Building:* Single Family

*Weather Conditions:* Clear

*The direction the building faces for orientation purposes.: North*

*Inaccessible / obstructed components areas:*





#### Possible hidden damage:

Where deteriorated or missing caulk/mortar joints, roof coverings/flashing decking, wall penetrations, high soil, negative drainage, or conducive conditions for wood destroying insects are noted as deficient within structural systems, it should be assumed that moisture penetration may have occurred and hidden damage may be present.

#### Important Scope And Limitations:

**Scope and Limitations of the Inspection**  
Super Inspector TREC Residential Inspection

This document is to ensure that we educate our clients on the scope and depth of the inspection.

**SUPER INSPECTOR**  
Professional Home Inspection

1. **Not a PASS-FAIL Inspection** - We are not grading your home on a scale. The report reflects our professional opinion based on the facts we were able to gather on the day of the inspection. Our goal is to assist you in making an educated decision regarding the purchase of the home. You, the buyer, ultimately decide what is important to you and your family.

2. **Limited Scope** - This inspection is limited to the condition of the home and accessible components on the day of the inspection (i.e., it is snapshot in time). Changes related to occupancy, continued wear and tear, as well as weather conditions can affect the future performance of components or installed systems. For example, an AC system that works well when it is 80-90 degrees outside may not perform as intended when temperature exceed 100 degrees. Please be aware that mechanical equipment and fixtures do fail at some point in time. This inspection does not guarantee the future integrity of these components.

3. **Non-Invasive** - This is a non-invasive visual inspection. We do inspect the home from accessible and safe locations. We do not disassemble components, cut or manipulate sealed finishes, or move stored items such as furnishings, decorative pieces or floor coverings. Therefore, access to certain areas or components might be limited (i.e., we do not walk through deep insulation to access the far reaches of an attic space).

4. **Not a Code-Compliance Inspection** - While we do reference code pertinent to this particular inspection in the report, the house may predate these standards and the homeowner is under no obligation to bring deficiencies related the original construction of the house into compliance.

5. **Further Evaluation** - Recommendations for further evaluation by a qualified contractor of a system or component should be taken seriously and performed (if possible) during the option period, or at the very least prior to closing. Home inspectors are generalists. There are certain deficiencies for which we recommend further evaluation by specialized contractors, such as HVAC technicians or licensed electricians and plumbers. It is not uncommon for further evaluations to uncover problems that may be costly to repair.

6. **Read the Entire Report** - The client is highly encouraged to read the report in its entirety. Click on and review all TABS of the online version of the report.

- The General TAB informs you information about the construction of the home and its installed components. It is educational in nature.
- The Limitation TAB informs you of things that could not be inspected for a variety of reasons.
- The Standards TAB contains information on what TREC requires inspectors to report on and what they are not required to report on.

The verbal presentation of the defects found, as the inspector finishes the report, things will be added to the report that may not have been discussed in the verbal presentation. **READ THE REPORT**.

7. **Not a Warranty** - This home inspection is not a warranty. While Super Inspector strives to go above and beyond the Standards of Practice set forth by The Texas Real Estate Commission (TREC) to insure our clients are as well informed as possible, we cannot guarantee the future performance of major mechanical systems or that every minor defect has been noted. An inspection with a warranty would take an excessive amount of time to complete, be cost prohibitive, and include its own exclusions pertinent to any warranty or insurance policy.

As always, your Super Inspector, his or her lead inspector are available to discuss or clarify your report findings.

#### Repair Cost Guide:

A **Repair Cost Guide** is provided as a courtesy to our clients and their real estate agents at [www.yoursuperinspector.com](http://www.yoursuperinspector.com). The dollar values reflect our partner contractor recommendations and/or national averages for the region.

Estimating repair costs are often limited by the non-invasive scope of the inspection itself as outlined by the standards of practice and your inspection agreement. Purchasers of real property are encouraged to seek further onsite evaluation by qualified professionals when recommended in the report. The onsite costs of work to be completed by qualified contractors may vary based on the actual scope of work and materials needed.

**Super Team Services**, a partner of Super Inspector, is available if you need help prioritizing repairs or producing cost estimations. Once you take possession of the home, **STS Handyman and Renovations** is available for all your repair and make ready needs.

Call or text 817-MYSUPER (817-697-8737) or visit [www.SuperTeamServices.com](http://www.SuperTeamServices.com) to learn more.

#### Spectora Report Tools:

Your Spectora report software is equipped with a "Report Tools" feature. There are two tools which can assist in the preparation of repair request lists, priority cost estimations, and/or TREC contract addenda. The "Report Tools" feature is located at the top right hand corner of the online report view. The following tools are available:

- Observations Copy-and-Paste Text** - This feature allows you to view the report deficiencies as plain text without pictures. The deficiencies can be sorted by category, and you can cut and paste selected remarks for use in other documentation.
- Repair Builder Tool** - This feature allows you to build a PDF document utilizing the remarks and pictures related to specific deficiencies. You have the option of requesting a credit for specific items, making specific comments regarding the repair or replacement of specific items, or both.

[Click HERE](#) to watch a brief video overview of how to use the **Spectora Report Tools**. Also, feel free to call our *Super Team Services* office at 817-697-8737 and we will walk you through how to utilize the Report Tool features.

The Report Tools can be used in conjunction with the [Repair Cost Guide](#) below to make cost estimations for requested repairs and/or treatments.

*Further Evaluation:*

It is highly recommended that clients seek the opinion of a qualified contractor when the report advises "further evaluation," especially involving major mechanical systems and potential water penetration. The typical rates for contractors to perform further evaluation are listed below. In some cases the fee can be applied to the cost of repairs. The majority of agents work with a team of preferred contractors. If the client or agent needs assistance in connecting a qualified contractor, Super Concierge is happy to help. Call 817-697-8737.

- Foundation Engineered Report: \$500 - \$1,000
- Foundation Contractor Report: \$150 - \$300
- Roofing Contractor: \$100 - \$300
- Licensed Electrician: \$200 - \$700
- Licensed Plumber: \$150 - \$400
- HVAC Technician: \$125 - \$300
- Qualified Contractors: Free to \$150

*Comment Key:*

This report places deficiencies into three categories:

**Significant/Major Concerns**

**Marginal Concerns**

**Minor Concerns/Maintenance Items/FYI**

**Significant Concerns** - Items or components of major systems that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.

**Marginal Concerns** - Items or components that were found to include a marginal safety hazard, items not functioning, or an installation-related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the deficiency may lead to further problems. Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not usually considered routine maintenance or DIY repairs.

**Minor Concerns/Maintenance Items/FYI** - This categorization will include items or components that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include items that are required to be reported as deficient by TREC, minor safety concerns, observations, important information, recommended upgrades to items, areas, or components.

These categorizations are based on the inspector's professional judgment and experience and based on what we observed at the time of inspection. These categorizations should not be construed to mean that items designated as "**Minor Concerns**" or "**Marginal Concerns**" do not need repairs or replacement. **The recommendations made in each comment are more important than the categorization.** Due to your perception, opinions, or personal experience, you may feel deficiencies belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement. Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as **Blue** to turn to **Orange**, and **Orange** items to **Red**.

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**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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## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation:* Post-Tension Cable

*Comments:*

(An opinion on performance is mandatory.): This inspector is not a structural engineer. The client should have an engineer give an evaluation if any concerns exists about the potential for future movement.

For more information concerning foundation maintenance click this link  
<http://yoursuperinspector.com/foundation-problems/>

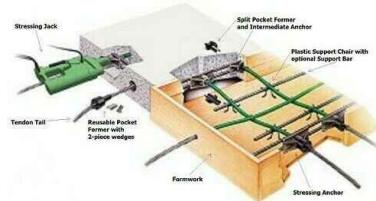
*Post tension slab description:*

Bonded post-tensioned concrete is the descriptive term for a method of applying compression after pouring concrete and during the curing process. The concrete is cast around a plastic, steel, or aluminum curved duct, to follow the area where otherwise tension would occur in the concrete element.

A set of tendons is fished through the duct and the concrete is poured. Once the concrete has hardened, the tendons are tensioned by hydraulic jacks that react (push) against the concrete member itself.

When the tendons have stretched sufficiently, according to the design specifications, they are wedged in position and maintain tension after the jacks are removed, transferring pressure to the concrete. The duct is then grouted to protect the tendons from corrosion.

This method is commonly used to create monolithic slabs for house construction in locations where expansive soils create problems for the typical perimeter foundation. All stresses from seasonal expansion and contraction of the underlying soil are taken into the entire tensioned slab, which supports the building without significant flexure.



*Foundation Performance Opinion:* Seasonal Differential Movement: In my opinion the foundation appears to be adequately supporting the structure at this time. This opinion is based on limited visual evidence present at the time of the inspection. There is evidence of structural movement: as detailed in subsequent sections of this report. The movement appears to be correlated to long term differential movement that occurs as soil under and around the house shifts as a result of naturally occurring changes in environmental conditions. -

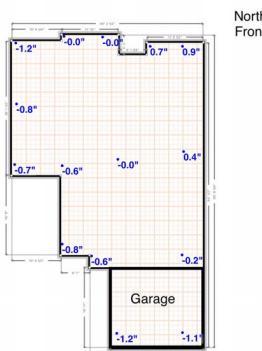
*Foundation Measurements:*

Random 1st story floor surface measurements were taken with a Zip Level. Allowances were made for the difference in floor covering. Zero reference is rechecked for repeatability. The measurements are reported in the diagram below. It should be noted that foundations may reveal some unevenness due to workmanship (as built). Therefore, measurements do not necessarily represent the actual degree of deflection from differential movement of the foundation. Although deviations/slopes in the foundation can assist the inspector in evaluating the foundation performance as to the direction and degree of possible movement, these deviations/slopes are not, by themselves, a measurement of foundation movement.

**Foundation Elevation Measurements**  
 Elevation Measurements are Expressed in Inches  
 X = Zero Reference Point

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*Note: Weather conditions, drainage, leakage, and other adverse factors are able to affect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.:.*

### 1: Corner Pop

📌 Minor Concerns/Maintenance Items/FYI

Foundation corner fracture(s) existed, which are generally the result of differential movement between the masonry walls (expanding) and the concrete foundation (shrinking). Although this condition did not appear to adversely affect the structure, sealing these cracks may be desired as they could provide hidden access for wood destroying insects. Please note that the corners should be examined periodically. If the fracturing worsens and the corner(s) break off then the brick veneer may lack proper support and repair would be needed.



### 2: Shrinkage Cracks

📌 Minor Concerns/Maintenance Items/FYI

Common cracks were observed in the exposed areas of the slab. This commonly occurs as the result of settling and/or surface checking. Surface checking occurs when concrete is poured in a dry state, which increases tensile strength. The dry state results in differential curing causing the surface areas to fracture. This is normal with concrete slabs. Cracks should be monitored for disjoining and/or separations and evaluated if adverse conditions are observed.

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### 3: Common Foundation Wall Cracks

**Minor Concerns/Maintenance Items/FYI**

Cracks were observed in the foundation wall at one or more locations. This is a common occurrence as the home settles. Recommend monitoring for further shifting/displacement.

[Here is an informational article on foundation cracks.](#)



### 4: Exposed Post Tension Cables

**Minor Concerns/Maintenance Items/FYI**

Exposed/rusted post tension cable ends exist at one or more locations, indicating the need for repair.

Exposure to the elements can cause rusting and reduced strength. The cables should be cleaned and covered over with a non-shrink/non-metallic grout. The grout used for this repair should not contain any chemicals known to be destructive to the prestressing steel. Contact a qualified service company for corrective action. Please note that some areas of the perimeter beam(s) may be hidden from view by soil or vegetation; therefore, other exposed/rusted cable tendons may exist.



**B. Grading and Drainage**

*Comments:*

**I=Inspected****NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D**

The inspector will report on drainage around the foundation that is not performing; deficiencies in grade levels around the foundation; and deficiencies in installed gutter and downspout systems.

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet is appropriate slope.

For more information on proper grading and drainage [click this link](#).

*Partial roof gutters:*

The building is partially equipped with roof gutters. These are not required in every situation, but are recommended to divert roof runoff away from entry areas and mechanical equipment. The absence of gutters and/or diverters above the entry areas can result in roof drainage hitting the porch slab and splashing back onto the doors, windows, and wall coverings. Installing roof gutters and/or diverters may help prevent water penetration in those areas. Additionally, roof gutters can help to manage soil moisture content near the foundation. This is important where expansive or collapsible clay soils exist. This is reflected in the 2012 International Residential Code as follows: R801.3 Roof drainage. In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an approved drainage system.

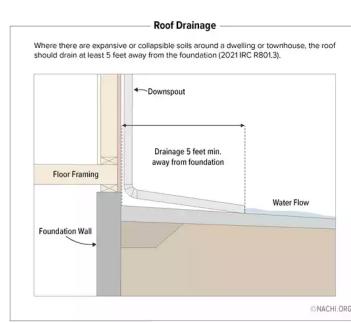
*Dry weather conditions:*

If dry weather conditions existed at the time of this inspection, yard drainage was not observed firsthand.

## 1: Downspouts draining near the foundation

 [Minor Concerns/Maintenance Items/FYI](#)

There are one or more gutter downspouts draining near the foundation. The downspouts should be extended to help divert drainage 5 feet away from the house.



## 2: Improper grade slope

 [Minor Concerns/Maintenance Items/FYI](#)

The grading near the foundation appears to be inadequately sloped. Proper grading should drop at least 6 inches per 10 feet away from the foundation, according to current standards. This area should be monitored for ponding water and the grading improved if necessary.

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**3: Footing is partially exposed****☒ Minor Concerns/Maintenance Items/FYI**

The foundation footing is partially exposed at one or more locations. Those areas should be backfilled, leaving 4 to 6 inches of the foundation exposed, and the soil sloped away from the foundation for proper moisture runoff.

**4: Soil erosion from roof runoff****☒ Minor Concerns/Maintenance Items/FYI**

There is soil erosion from roof runoff on the sides of the house where there are no gutters in place. Roof gutters may need to be installed/cleaned out to help prevent soil erosion and to help divert drainage away from the foundation. This is reflected in the International Residential Building Code as follows: R801.3 Roof drainage. In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls.


    **C. Roof Covering Materials**

*Types of Roof Covering:* Shingles\Composition Asphalt Shingles

*Viewed From:* Roof Level

*Comments:*

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This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. The home inspector is not responsible for insurability of the roof covering materials.

*Photos: Average Condition of Roof Covering:*



*Roof condition: Further Evaluation Recommended*

### **1: Exposed fasteners**

❖ Minor Concerns/Maintenance Items/FYI

There are exposed fasteners on the roof. Sealant should be applied to exposed fastener heads to prevent moisture from penetrating the roof in those areas.




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### **2: Mechanical surface damage**

❖ Minor Concerns/Maintenance Items/FYI

Damaged shingles were observed at one or more locations. This appears to be inadvertent or accidental mechanical damage that occurred during installation or maintenance. Damaged shingles should be monitored and repaired or replaced if necessary.




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### **3: Raised shingles**

❖ Minor Concerns/Maintenance Items/FYI

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There are one or more shingles that do not lay flat. This may indicate the fasteners under the shingles are improperly installed and pushing up the edge of the shingle. The affected shingles are more susceptible to wind damage as a result. Repair is advised.



#### **4: There is tree litter on the roof**

**Minor Concerns/Maintenance Items/FYI**

There is tree litter on the roof at one or more locations. The roof should be maintained free of tree litter to ensure the roof sheds water as intended.



#### **5: Shingles on low slope**

**Minor Concerns/Maintenance Items/FYI**

There are shingles that have been installed on areas of the roof with less than a 2 in 12 pitch. In areas with less than acceptable pitch, the shingles may not shed water as intended. This can allow moisture to seep through the shingles to the underlayment and, possibly, the roof decking. It is recommended that a qualified roofing contractor be retained to determine options for different roof coverings for these areas. Most manufacturers require a minimum slope of 2 in 12 for asphalt shingles. In addition, this requirement is reflected in the 2012 International Residential Building Code as follows: R905.2.2 Slope. Asphalt shingles shall be used only on roof slopes of two units vertical in 12 units horizontal (2:12) or greater. For roof slopes from two units vertical in 12 units horizontal (2:12) up to four units vertical in 12 units horizontal (4:12), double underlayment application is required in accordance with Section R905.2.7. R905.2.7 Underlayment application. For roof slopes from two units vertical in 12 units horizontal (17-percent slope), up to four units vertical in 12 units horizontal (33-percent slope), underlayment shall be two layers applied in the following manner. Apply a 19-inch (483 mm) strip of underlayment felt parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36-inch-wide (914 mm) sheets of underlayment, overlapping successive sheets 19 inches (483 mm), and fastened sufficiently to hold in place. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. For roof slopes of four units vertical in 12 units horizontal (33-percent slope) or greater, underlayment shall be one layer applied in the following manner. Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches (51 mm), fastened sufficiently to hold in place. Distortions in the underlayment shall not

**I=Inspected****NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D**

interfere with the ability of the shingles to seal. End laps shall be offset by 6 feet (1829 mm). It is beyond the scope of this inspection to determine if double underlayment has been installed.



#### **6: Starter course improperly installed**

☒ Minor Concerns/Maintenance Items/FYI

The starter course of shingles is not properly installed. To properly create a starter course, the shingle tabs are cut off a course of shingles and the course is placed at the edge of the roof with the adhesive strip close to the edge of the roof. This will allow the adhesive on the top of the shingle to adhere to the tabs on the first course of shingles. A properly installed starter course is designed to help prevent wind damage. In many cases, a short cut is taken and the shingle tabs are not removed from the starter course. The adhesive strip is not at the edge of the roof as a result. This can make the first course of shingles susceptible to wind damage.

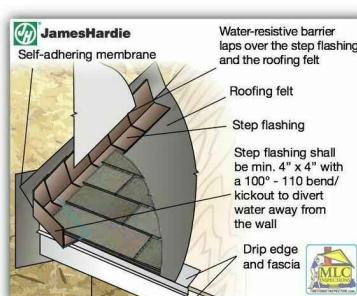


#### **7: Missing kickout flashing**

☒ Minor Concerns/Maintenance Items/FYI

There is missing kickout flashing at one or more vertical wall intersections. This may allow roof runoff to drain onto the wall and/or behind the siding. Kickout flashing should be installed to help divert roof runoff away from the wall. R905.2.8.3 Sidewall flashing.

Base flashing against a vertical sidewall shall be continuous or step flashing and shall be a minimum of 4 inches (102 mm) in height and 4 inches (102 mm) in width and shall direct water away from the vertical sidewall onto the roof and/or into the gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and counter flashing shall be provided in accordance with Section R703.7.2.2. Where exterior plaster or adhered masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and Section R703.6.3.

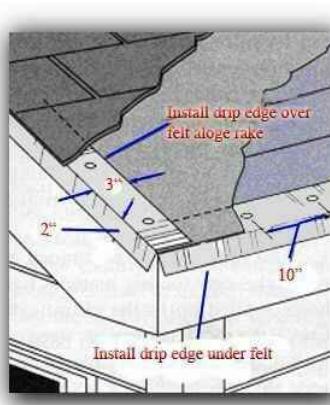
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### 8: Drip edge improperly installed

**Minor Concerns/Maintenance Items/FYI**

The drip edge appears to be improperly installed. The drip edge is installed on top of the felt underlayment at the roof hips. The underlayment should be on top of the drip edge at the roof hips to ensure water sheds off the underlayment properly. This is reflected in the 2012 International Residential Code, as follows: R905.2.8.5 Drip edge.

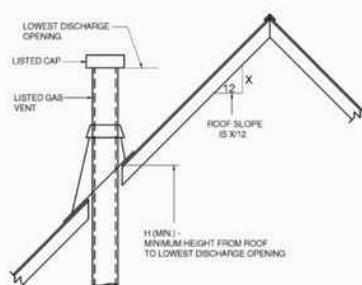
A drip edge shall be provided at eaves and gables of shingle roofs. Adjacent pieces of drip edge shall be overlapped a minimum of 2 inches (51 mm). Drip edges shall extend a minimum of 0.25 inch (6.4 mm) below the roof sheathing and extend up the roof deck a minimum of 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at a maximum of 12 inches (305 mm) o.c. with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the underlayment on gables. Unless specified differently by the shingle manufacturer, shingles are permitted to be flush with the drip edge.



### 9: Gas Vent(s) - Inadequate Clearance

**Marginal Concerns**

One or more gas fired appliance vents do not appear to have the proper roof clearance. Gas vents that are 12 inches (305 mm) or less in size and located not less than 8 feet (2438 mm) from a vertical wall or similar obstruction shall terminate above the roof in accordance with G2427.6.3. Further evaluation by a qualified contractor is advised.

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ROOF SLOPE	H (minimum) ft
Flat to $6/12$	1.0
Over $6/12$ to $7/12$	1.25
Over $7/12$ to $8/12$	1.5
Over $8/12$ to $9/12$	2.0
Over $9/12$ to $10/12$	2.5
Over $10/12$ to $11/12$	3.25
Over $11/12$ to $12/12$	4.0
Over $12/12$ to $14/12$	5.0
Over $14/12$ to $16/12$	6.0
Over $16/12$ to $18/12$	7.0
Over $18/12$ to $20/12$	7.5
Over $20/12$ to $21/12$	8.0

For SI: 1 foot = 304.8 mm.

**10: Hail strikes on the vent covers****Minor Concerns/Maintenance Items/FYI**

Hail strikes were observed on the vent covers. This does not appear to be affecting the operational performance of the vent cover at this time.

**11: Loose shingles****Marginal Concerns**

One or more shingles do not appear to be properly adhered to one another and were easily lifted. This will allow the singles to be more susceptible to wind damage. This could be a result of improper installation, time of installation, wind damage and/or manufacture defect. These shingles should be evaluated by a roofing specialist to determine cause and what repairs (if any) are needed.

**I=Inspected****NI=Not Inspected****NP=Not Present****D=Deficient**

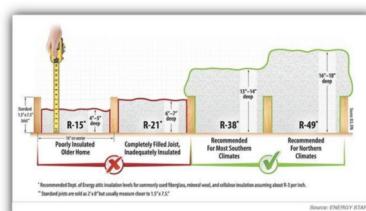
<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**D. Roof Structures and Attics**

*Viewed From:* Entered the Attic, Some areas Obstructed from view

*Approximate Average Depth of Insulation:* 8 to 10 inches, Blown Fiberglass, Radiant barrier on roof decking



Insulation Diagram



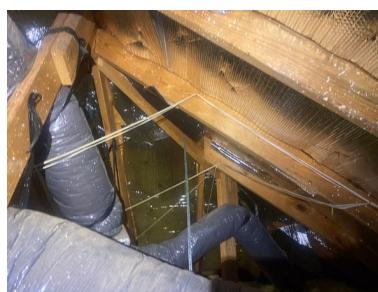
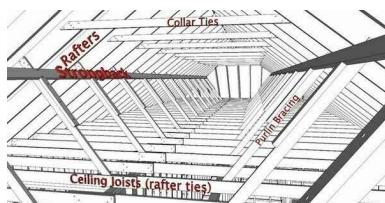
*Comments:*

This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

*Attic Ventilation:* Soffit Vents, Static Exhaust Ports -

For information concerning proper attic ventilation [Click Here](#).

*Roof Structure Description - Stick Framing:* The roof structure is framed using conventional stick framing. Stick framing utilizes lumber constructed on site by contractors.



*Radiant barrier limitation:*

There is a radiant barrier laid on the attic floor or installed on the roof decking. Some areas could not be observed as a result.

I=Inspected

NI=Not Inspected

NP=Not Present

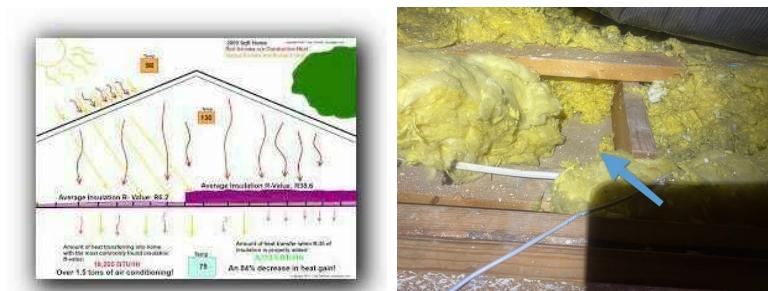
D=Deficient

I NI NP D

**1: Missing attic insulation**

↗ Minor Concerns/Maintenance Items/FYI

There is missing attic insulation at one or more locations. Additional insulation may need to be installed to help prevent heat transfer through the ceiling in those areas.

**2: Water stains at HVAC**

↗ Minor Concerns/Maintenance Items/FYI

Water marks were observed on the attic flooring near the cooling equipment condensate drain pipes. This commonly occurs when condensation forms on the pipe and drips onto the flooring. Installing insulation on the pipes can help prevent condensation formation from occurring.

**3: There are separated corner joints on the frieze boards**

↗ Minor Concerns/Maintenance Items/FYI

There are separated corner joints on the frieze boards. This may indicate settling and/or seasonal movement in those areas. The joints should be sealed to help prevent moisture penetration.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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#### 4: Evidence of rodent activity

● Marginal Concerns

There is evidence of rodent activity in the attic. Recommend a pest control specialist to further evaluate and/or treat.



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#### 5: Insulation against flue vents in attic

● Marginal Concerns

The attic insulation is in contact with a gas appliance flue vent. This may cause a buildup of heat in this area. The insulation should be removed and a barrier installed to help prevent this from reoccurring.



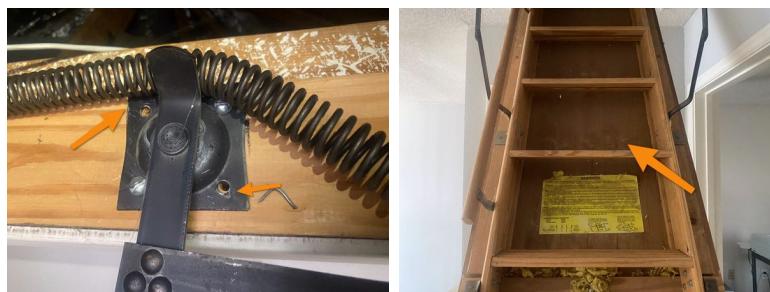
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#### 6: Attic Ladder / Attic Access Needs Repair

● Marginal Concerns

Missing Hinge Fasteners, Not insulated -

The attic ladder has one or more deficiencies. Repair for Safe operation.

**I=Inspected****NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D**

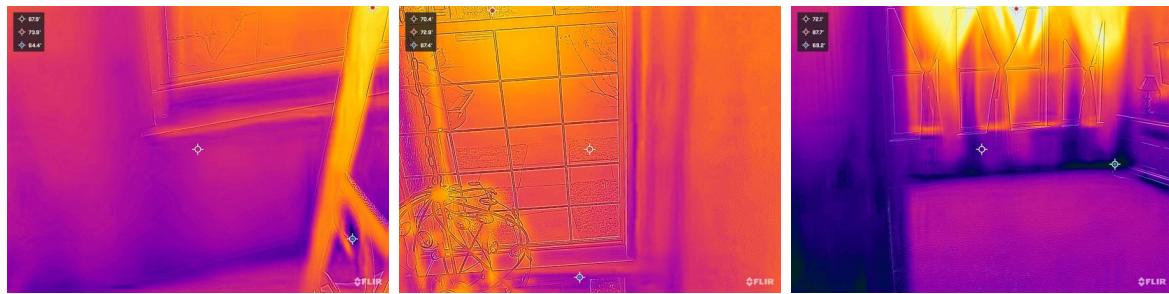
**E. Walls (Interior and Exterior)**

*Comments:*

This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

*Photos - Interior Walls Thermal Image Samples:*

The interior walls were scanned with a FLIR thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. The thermal pictures below are a sample of random interior walls in this house at the time of this inspection. If any issues were discovered, they will be detailed in the deficiencies below.



*Wall construction:* Wood Stick Framing

*Siding Material:* Brick, Stucco, Wood Byproducts, Cement Board

*Interior wall materials:* Textured Drywall Finished With Paint

*Composition siding maintenance:* Hard Board siding or composition board siding is installed as an exterior cladding. Some of these types of siding material may be vulnerable to disfigurement due to moisture absorption at bottom edges and at butt joints. Wavy bulges are also common. Diligent maintenance is needed at all joints and edges to prevent moisture absorption. Follow with a good primer and finish paint schedule to prevent moisture from reaching the edges and ends of the siding. Do not allow vegetation or tree branches to come in contact with the siding as this can quickly damage the siding allowing water penetration.

*Possible hidden damage:*

Note: if water stains are noted on ceilings or walls it should be assumed that moisture penetration has occurred and that some hidden damage may exist.

**1: Exterior Wall Common Cracks**

**Minor Concerns/Maintenance Items/FYI**

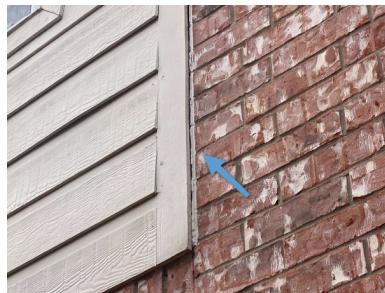
One or more common cracks were observed on the brick/stone veneer. This may be due to normal settling and/or thermal movement of the building materials. These areas should be sealed to prevent moisture penetration and monitored for further signs of movement.

**I=Inspected****NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****2: ECD Rust stains on wall****Minor Concerns/Maintenance Items/FYI**

Rust stains were observed on the veneer. This appears to be the result of drainage from the cooling equipment emergency condensate drain. A siding professional should be retained to determine the best method of cleaning the veneer.

**3: Seal caulk joints at wall trim****Minor Concerns/Maintenance Items/FYI**

There are separated caulk joints at the exterior wall trim at one or more locations. The joints should be sealed to help prevent moisture penetration in those areas.

**4: Mechanical damage to exterior walls****Minor Concerns/Maintenance Items/FYI**

There is mechanical damage to the siding at one or more locations. Repair as needed.

**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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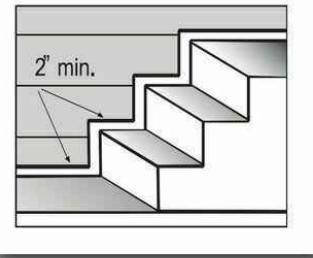
**5: Delaminated/rotted siding****Minor Concerns/Maintenance Items/FYI**

The siding is partially delaminated or has partial wood rot at one or more locations. This is a common condition that occurs as moisture wicks into the edges of the siding over time.

**6: Siding clearance masonry****Minor Concerns/Maintenance Items/FYI**

The siding does not have adequate clearance from masonry surfaces at one or more locations. The siding should have 2 inches clearance from masonry surfaces to help prevent wicking moisture from the concrete. The siding in its current condition will also prevent discovery of any wood destroying insects that may be entering the house in this location.

Maintain a minimum 2" clearance between James Hardie® products and decks, paths, steps and driveways.

**Figure 4**

**I=Inspected****NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****7: Foliage in contact with the exterior walls** **Minor Concerns/Maintenance Items/FYI**

There is foliage in contact with the exterior walls. Foliage should be trimmed and maintained away from the house to prevent damage to the exterior wall coverings and to eliminate a conducive condition for wood destroying insects.

**8: Siding maintenance** **Minor Concerns/Maintenance Items/FYI**

There are cracks and separations at the caulk joints in the siding at one or more locations. The siding needs to be sealed at the joints to prevent moisture penetration in those areas.

**9: Interior Wall Common Cracks** **Minor Concerns/Maintenance Items/FYI**

Common cracks were observed on the interior walls. This may be due to normal settling and/or thermal movement of the building materials. These areas should be monitored for further signs of movement. These areas can be patched and painted as desired for a better appearance.

**10: Moisture damage under sinks** **Minor Concerns/Maintenance Items/FYI**

**I=Inspected****NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D**

There is moisture damage under one or more sinks. This could be due to spills and/or may indicate a previous leak in that area. The cabinetry can be repaired or replaced as desired.



**F. Ceilings and Floors**

*Comments:*

This inspection covers deficiencies of the ceilings and floors related to structural performance or water penetration.

*Photos - Ceilings with Thermal Image Samples:*

The ceilings were scanned with a FLIR thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. If any issues were discovered, they will be detailed in the deficiencies below.



*Ceilings - Previous repairs:*

Previous repairs were observed on the ceiling. The cause or reason for repairs are unknown and the quality of the repairs are beyond the scope of this inspection. Contact sellers for more information.



*Possible hidden damage:*

Note: if water stains are noted on ceilings or walls it should be assumed that moisture penetration has occurred and that some hidden damage may exist.

**1: Ceiling Common Cracks**

**Minor Concerns/Maintenance Items/FYI**

**I=Inspected****NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D**

There are common cracks on the ceilings. This can be caused by expansion and contraction of construction materials and/or structural movement. Repair as necessary.



## 2: Ceiling Nail Pops

✖ Minor Concerns/Maintenance Items/FYI

There are nails backing out of the ceilings at one or more locations. This is a common occurrence usually related to expansion and contraction of the roof rafters and/or seasonal structural movement.



## 3: Ceiling Water Stains/damage

✖ Marginal Concerns

Water stains/damage were observed on the ceiling at one or more locations. This may indicate previous moisture penetration in that area. The extent of damage, if any, is beyond the scope of this inspection. Further information from the home owner and further evaluation of the water stain is recommended.



2nd Floor South Bedroom

## 4: Floor Stains

✖ Minor Concerns/Maintenance Items/FYI

There are stains on the flooring at one or more locations. It is beyond the scope of this inspection to determine if the stains can be removed or if flooring replacement is required.

**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: Flooring Creak/Pops** **Minor Concerns/Maintenance Items/FYI**

The sub flooring makes noise when walked on at one or more locations. This may indicate the sub floor is loose from the joists in those areas. This is a common occurrence this is typically addressed when the floor coverings are replaced.

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

*Comments:*

Note: Where deteriorated caulk/mortar joints and/or moisture damage are notated as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

**1: Exterior doors - Seal caulk joint** **Minor Concerns/Maintenance Items/FYI**

One or more exterior door frames are not sealed to the exterior wall covering. The door frames should be sealed to the exterior wall coverings to help prevent moisture and/or pest intrusion in those areas.

**2: Garage- Dents in panel** **Minor Concerns/Maintenance Items/FYI**

There is damage to one or more panels on the garage overhead door. While this does not appear to affect the performance of the door at this time, the damage should be monitored and repaired if necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### 3: Missing doorstops

Minor Concerns/Maintenance Items/FYI

There are one or more doors without door stoppers or with non functioning door stoppers. The door stoppers should be repaired or replaced to protect walls adjacent to doors.

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### 4: Openings at garage door

Minor Concerns/Maintenance Items/FYI

Openings were observed at the garage door casing. The areas should be sealed to prevent pest intrusion.



H. Windows

*Comments:*

This inspection covers the presence and condition of windows and screens.

*Type of Windows:* single pane windows

*Note to client:*

Where deteriorated caulk/mortar joints and/or moisture damage are noted as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

### 1: Window Screens Damaged

Minor Concerns/Maintenance Items/FYI

There are one or more damaged window screens. Repair or replace as necessary.

**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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## 2: Water Stains / Damage at Window Returns

↙**Minor Concerns/Maintenance Items/FYI**

The window stools have water stains / moisture damage at one or more locations. This commonly occurs as a result of moisture penetration and/or as a result of condensation forming on the window frames and wicking into the stool cap. In some cases this may indicate a hidden leak. Repair or replace as necessary.



## 3: Failed thermal window seals

◐**Marginal Concerns**

There are one or more window(s) with visible evidence of a broken thermal window seal. This causes condensation to form between the window panes leaving water deposits that cause discoloration between the panes over time. This does not materially affect the performance of the windows. Most of the identified windows were marked with a black X if easily accessible at the time of the inspection. All of the windows should be checked by a window specialist to determine if there are any more broken seals to properly estimate repair costs.



**I=Inspected****NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****4: Exterior window deteriorated caulk joint****Minor Concerns/Maintenance Items/FYI**

There are separated caulk joints around the exterior window frames at one or more locations. This may indicate settling and/or seasonal movement in those areas. The caulk should be touched up or replaced to exclude pests and moisture from those areas. Where deteriorating caulk is noted it should be assumed that some moisture penetration has occurred and that some hidden damage may be present.

**5: Deteriorated mortar at window ledge****Minor Concerns/Maintenance Items/FYI**

The mortar is cracked/deteriorated at one or more exterior window ledges. Sealant should be applied to these areas to prevent moisture penetration.



**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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**I. Stairways (Interior and Exterior)**

*Comments:*

This inspection will note deficiencies in steps, stairways, landings, guardrails, and handrails and for proper spacing between balusters, spindles, or rails for steps stairways, guards and railings.

*Stair construction meets standards:* Yes

**J. Fireplaces and Chimneys**

*Comments:*

This inspection covers the visible components and structure of the fireplace and chimney.

*Location:* Living Area

*Type of fire place:* wood burning

*Type of fire box:* Metal W/ Refractory Panels

*Type of chimney:* Metal

*Chimney viewed from:* Roof Level

*Attic fire stop:* Not accessible

*Chimney cap installed:* Yes

*Combustion Air Vent:* no

*Gas Valve/Logs:* Not Applicable

**1: Evidence of water on chimney crown**

 **Minor Concerns/Maintenance Items/FYI**

There is evidence of pooling water and/or rust on the chimney crown. This may indicate the crown is not shedding water as intended. The crown should be repaired to ensure it sheds moisture properly and to help prevent deterioration and/or moisture penetration.



**2: Buildup of soot and creosote**

 **Minor Concerns/Maintenance Items/FYI**

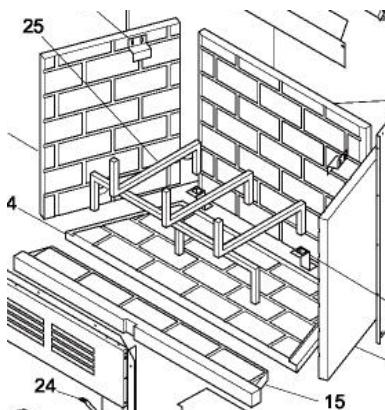
There was a buildup of soot and creosote in the firebox and chimney at the time of the inspection. It is recommended that they be professionally cleaned prior to the next use.

**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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**3: Deteriorated/Cracked refractory panels****Minor Concerns/Maintenance Items/FYI**

The refractory panel at the back of the firebox is deteriorated and/or cracked. The panel should be replaced to ensure heat is properly deflected out of the firebox. Further evaluation and/or repair is advised.

**4: Loose/Damaged Siding****Significant/Major Concerns**

The chimney siding is loose and damaged at several locations. The siding should be replaced by a qualified contractor to prevent moisture in this area.


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

This inspection covers any attached porches, decks, steps, balconies, and carports for structural performance.

**1: Cracks in porch slab**

**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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 [Minor Concerns/Maintenance Items/FYI](#)

There are settlement/shrinkage cracks in the porch slab.