

## SUMMARY:

*This summary provides a simplified overview of the results of the Friday, September 21, 2018 inspection at 123 Sample Drive Anytown, TX 55555. Be sure to read the full body of the inspection report; it contains much more detail about the property. It is the client's responsibility to decide which items referenced in the report constitute relevant "defects". Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.*

## I. STRUCTURAL SYSTEMS

### B. Grading and Drainage

- A few splash blocks were missing; allowing water to drain at the base of the perimeter beam.
- Gutters and downspouts were partially filled with leaves and debris.
- Grade sloped towards foundation at the XXXXX; drainage should be corrected to ensure rainwater properly sheds away from the base of the foundation.
- The left-front gutter downspout was missing the base elbow segment.

### C. Roof Covering Materials

- Tree limbs were in direct contact with the roof.
- An active leak was observed at the central heater vent pipe at the unit located in the attic above the master bedroom.
- Collected leaves at roof valleys.

### D. Roof Structures and Attics

- Initial deterioration located at fascia boards in several locations.
- An active leak was observed below the central heater vent pipe at the unit located above the master bedroom.
- The paint was deteriorated at fascia boards in a few locations.

### E. Walls (Interior and Exterior)

- There were gaps at entrance panel and electric meter, which should be caulked to prevent water intrusion.
- Exposed plastic was not painted at exterior walls, which protects the plastic from the harmful effects of sunlight.

### G. Doors (Interior and Exterior)

- The keeper plate was missing a screw at the first floor guest bedroom and closet door.
- One (1) door to the office did not engage the keeper plate properly.
- The door handle was damaged at the interior side of the fixed front entry door.

### H. Windows

- Gaps at the exterior periphery of a few windows (identified by red stickers) should be caulked to prevent possible water intrusion and/or loss of efficiency.
- Screens were removed from twenty-nine (29) windows.
- A lock handle was loose at one (1) window at the master bedroom.

### I. Stairways (Interior and Exterior)

- There were gaps greater than 4-inches at the interior stair railing.
- A handrail was not provided at the base of the interior stairway.

### J. Fireplaces and Chimneys

- A damper stop was not installed; this is required when a gas log insert is present.

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

- Balcony railings were not to today's standards; spindles were spaced greater 4-inches.
- Rust/corrosion located at the base of a steel railing spindle on the back patio.

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

- Gas lines were not determined to be properly bonded; bonding wire not visibly located.
- The earth grounding rod was not fully driven; approximately 9-10-inches was exposed above ground.
- Outer entrance panel cover hinges missing.
- Inner entrance panel cover securing screws were pointed.

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

- Two (2) receptacles at the garage ceiling were not GFCI protected, which may have been proper at the time of construction; today's standards require all garage receptacles to be GFCI protected.
- There was a light out in the kitchen ceiling above the vent hood.
- There were two (2) receptacles in the kitchen that was not GFCI protected. (Identified with a red sticker)
- There was a GFCI receptacle in the kitchen missing protective cover plate.

- There was a receptacle in the hot water heater closet that was not attached to the wall.
- A receptacle cover plate was missing from the utility room.
- There were receptacles at the garage ceiling and under kitchen sink that were missing the protective cover plate.
- A light switch cover plate was cracked at the upper bonus room area.
- The light bulb was out at the attic above the master bedroom.

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

#### **B. Cooling Equipment**

- What was believed to be a secondary AC condensate drain line did not fully extend beyond the void in the right exterior stone wall.

### **IV. PLUMBING SYSTEM**

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

- The first floor guest bathtub did not have a shower curtain; water was run through the shower head for only a brief amount of time.
- Control handles were loose at the master bathroom shower and bathtub.
- There were gaps at the master and guest bathroom shower fixtures.
- The shower door dragged at the tile curb at the base of the master bathroom shower enclosure.
- Cracked tiles were observed at the master bathroom shower floor.
- The bathtub faucet handle was loose at the first floor guest bathroom.
- The utility room sink was cracked.

#### **D. Hydro-Massage Therapy Equipment**

- The pressure switch was inoperable at the time of inspection at the whirlpool tub.
- Access to the whirlpool pump was not provided; the location or condition of the pump was not determined.
- Gaps located at whirlpool tub intersection with tile at master bathroom.

### **V. APPLIANCES**

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

- A gas shut-off was not located within 6-feet of the appliance.

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

- A bath exhaust fan was not installed within the first-floor guest bathroom; today's standards call for a bath exhaust fan and or openable window be present.

#### **H. Dryer Exhaust Systems**

- The dryer vent pipe did not fully extend into the termination cap; a gap was observed.