



Fouries Home Inspection

Know before you Buy

COMPLETE HOME INSPECTION
Prepared Exclusively For: Sample Report

1234 Somewhere, County, TX,



Inspected by Paul Fourie, Lic.#: 22325 on 04/14/2018
Phone: (972)989-2479, Email: paul@fourieshomeinspection.com

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

Foundation Type: Post Tension Cable Slab

PERFORMANCE OPINION:

Foundation and structural movement and/or settling have occurred. However, the foundation was supporting the structure at the time of the inspection. The buyer is encouraged to consult with a foundation specialist prior to closing if any concerns exist about the current or future foundation performance. The observations made to support this opinion are listed but not limited to the following:

There were indications of previous foundation repairs. The inspector has no way of knowing if the foundation repairs are performing as intended. The inspector recommends that the buyer obtain as much information as possible about the foundation repairs. And, it is also recommended that the buyer obtain any and all information and documentation regarding any transferable warranty if one exists.



A cosmetic skim coat of mortar material has been installed over the exterior foundation perimeter beam that may conceal defects that would otherwise be observed. Foundation skim coats also create conducive conditions for wood destroying insects.



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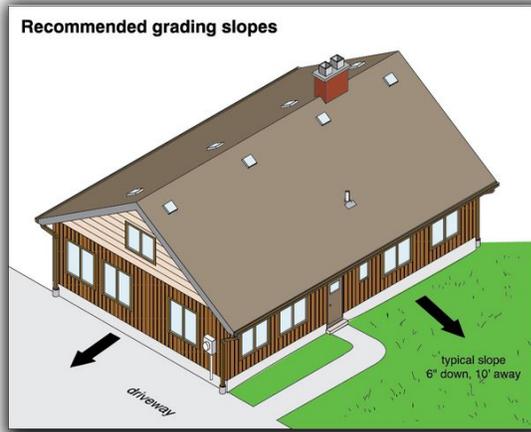
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B. Grading and Drainage

Comments:

Inadequate grade slope away from the structure was observed. The recommended grade slope away from the structure is 6 inches per 10 feet. Improper grade slopes away from the structure create conducive conditions for water intrusion and inadequate foundation performance. Improper grade slope away from the structure is in need of repair.



High soil levels were observed at the foundation/brick line. 4 to 6 inches of the foundation perimeter beam should be visible. High soil levels may block weep holes and prevent proper wall ventilation. High soil levels create conducive conditions for wood destroying insects and water intrusion. High soil levels prevent the inspector from observing the foundation perimeter beam. Correction of inadequate grading clearance to exterior wall and foundation surfaces is recommended.



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The gutters and downspouts contained leaves and other debris and should be cleaned out to allow for proper drainage.



All gutter downspouts should have downspout extensions or splash blocks installed to move run off water away from the foundation and to prevent erosion. Missing splash blocks and downspout extensions should be replaced.



C. Roof Covering Materials

Comments:

Type(s) of Roof Covering Materials: Composite
Viewed From: Roof Level

The roof covering materials were performing as intended at the time of the inspection. The roof covering materials were inspected according to today's Texas Standards of Practice. Roof coverings should be closely monitored over time for wear and weather damage. **If the buyer has any remaining concerns about the roof covering materials, the inspector recommends that a roof covering specialist be consulted.**

NOTE: The roof covering materials should be professionally inspected annually and after storms as part of a routine maintenance plan.

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D. Roof Structures and Attics

Comments:

Attic Space Viewed From: Entered the Attic

Average Depth of Insulation: 9-12 Inches

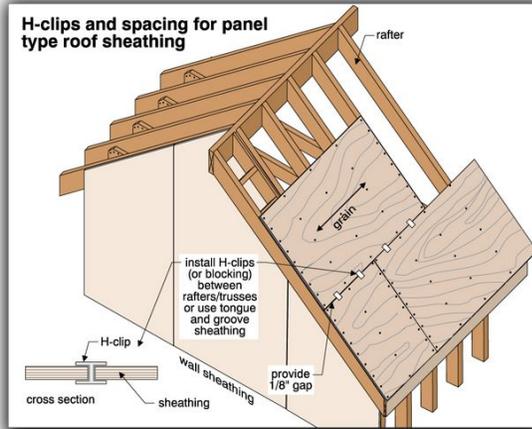
Insulation Type: Loose Fill Insulation

Description of Roof Structure: Rafter Assembly

Insulation voids were observed in the attic space. Insulation voids may allow greater than normal loss of conditioned air and should be repaired.



The lack of roof decking expansion clips was observed. The lack of roof decking expansion clips may be an indication of improperly installed roof decking.



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Separations between roof framing members was observed which is an indication of structural movement, settlement, inadequate workmanship or other defects. The cause of separations between roof framing members should be determined. The inspector recommends that an expert in this field be consulted for further evaluation of the structure and foundation and to provide suggestions as to what, if any, corrective actions should be taken.



Soffit vents were observed to be dirty, blocked by insulation or debris. Clogged soffit vents are an indication of inadequate attic ventilation and should be repaired as needed.



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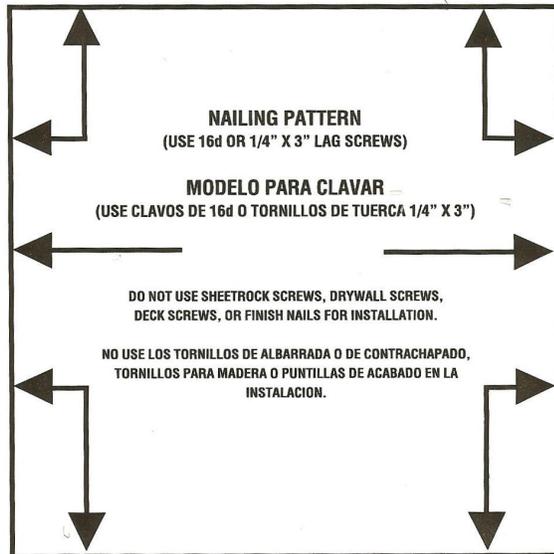
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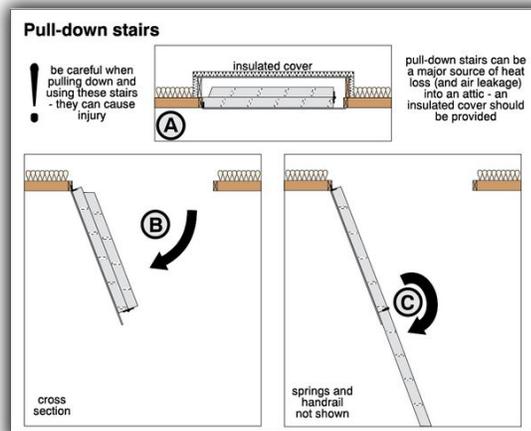
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☑ The attic access ladder was installed with improper fasteners and is a SAFETY HAZARD. Attic access ladders should be installed with 16d or larger nails or bolts per manufacturer's instructions for reasons of safety.

HEADER END



☑ Access doors from conditioned spaces to unconditioned spaces such as attics should be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces. A wood framed or equivalent baffle or retainer should be installed when loose fill insulation is installed to assist in maintaining a consistent R-value.



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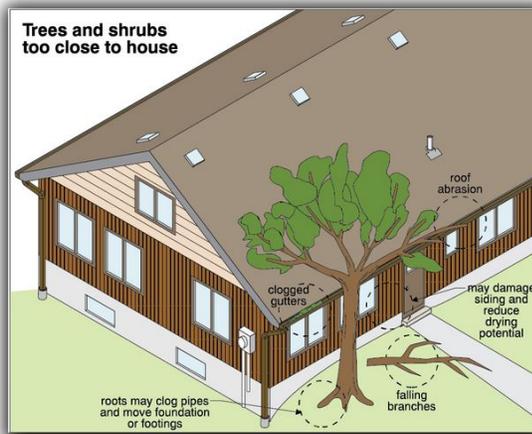
E. Walls (Interior and Exterior)

Comments:

Exterior Walls:

Siding Materials: Brick, Wood, Wood Byproducts

Heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least 18-inches. Heavy foliage limits the Inspectors visual observation of the exterior surfaces. Heavy foliage at exterior walls creates conducive conditions for material damage, wood destroying insects and moisture damage. Heavy foliage may damage exterior wall cladding.



Inadequate clearance between the exterior wall cladding and grade (high soil or mulch) was observed. Inadequate clearance between the exterior wall cladding and grade should be corrected to prevent conducive conditions for wood destroying insects, water intrusion and deterioration of exterior siding materials.



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Multiple cracks in the exterior brick veneer masonry walls were observed. These cracks in the exterior brick veneer wall cladding were an indication that greater than normal movement or settlement has occurred. Further evaluation of the foundation and structure by a certified, licensed foundation and structural specialist is recommended prior to closing.



Exterior sealants (caulking) were deteriorated or missing in some areas. Sealants applied in appropriate locations prevents moisture intrusion and insect penetration.



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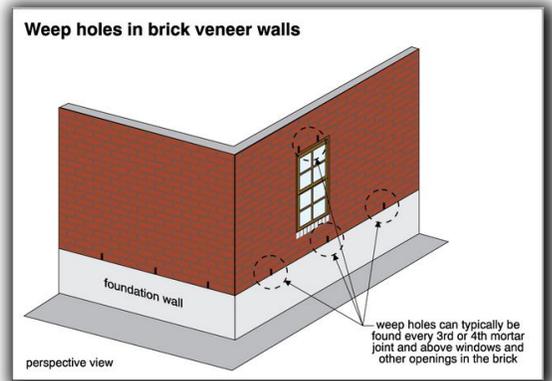
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Weep holes were missing at the lower brick of the exterior walls. Weep holes should be installed and properly spaced to provide proper wall ventilation.



Weep holes were not installed in the brick masonry above the exterior doors in required locations. This may be an "as-built" condition, however, under current building standards, weep holes should be installed in the brick/stone masonry above exterior doors to provide proper wall ventilation.



Interior Walls:

NOTE: The home was occupied and or staged. Household goods and or furnishings limit the visible areas of walls and may conceal damage or defects that would otherwise be observed.

NOTE: Freshly painted or repaired interior wall coverings may conceal defects that would otherwise be observed. Interior walls should be monitored over time for defects concealed at the time of the inspection.

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F. Ceilings and Floors

Comments:

Ceilings:

NOTE: Freshly painted or repaired ceilings may conceal defects that would otherwise be observed. Ceilings should be monitored over time for defects that may be concealed at the time of the inspection.

Floors:

NOTE: The home was occupied and or staged. Household goods and or furnishings limit the visible areas of the floor coverings and may conceal damage or defects that would otherwise be observed.

Cosmetic cracks and damaged floor tile(s) and tile grout should be repaired.



Linear cracks in floor tiles were observed. Linear cracks in floor tiles may be an indication of movement, settlement, improper installation or other defects. The cause of linear cracks in floor tiles and grout should be further evaluated and repaired as needed.



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Missing floor covering transition strips should be repaired to avoid additional damage and trip hazards.



G. Doors (Interior and Exterior)

Comments:

Interior Doors:

All interior doors should have door stops installed to prevent damage to adjacent interior wall coverings.



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- Interior doors which do not latch as intended should be repaired.



- There were missing interior doors. Missing interior doors should be replaced or the door frame should be repaired if a door has been permanently removed.



- Interior doors were observed to rub, stick or hit the door frames. Interior doors, that stick or hit the door frame may be an indication of movement, settlement or other defects. The cause of doors sticking or hitting door frames should be determined and repaired as needed.



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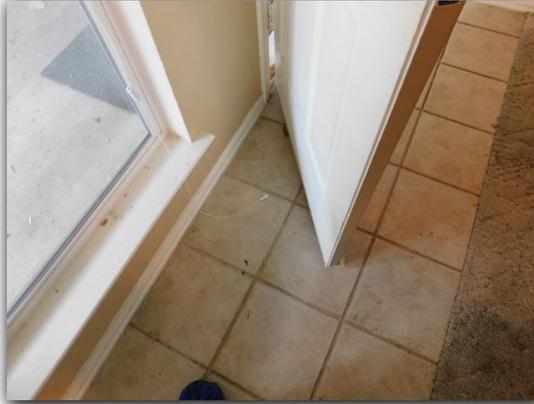
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Exterior Doors:

All exterior doors should have door stops installed to prevent damage to adjacent interior wall coverings.



Safety glass was not installed in exterior doors in required locations. Lack of exterior door safety glass in required locations is a SAFETY HAZARD.



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Garage Entry Door:

Garage entry doors should have installed self closing hinges according to today's Texas Standards of Practice - This may be an "as-built" condition and was an accepted building practice at the time this home was constructed. Per Texas Standards of Practice we are required to report this condition as a deficiency because it is no longer an excepted building standard.



The garage entry door was observed to be a non-fire rated door. Under current building standards, the entry door between the garage and the living area should have a minimum of a 20-minute fire block rating for improved FIRE SAFETY. Lack of a fire rated garage entry door is a SAFETY HAZARD.



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Garage Door:

Sagging garage door panels were observed. The cause of sagging garage door panels should be determined and repaired or replaced as needed.



Damaged garage door weather stripping should be replaced.



NOTE: See Garage Door Operators.

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H. Windows

Comments:

NOTE: The home is occupied and or staged. Household goods and or furnishings limit the visible areas and access to windows and may conceal damage or defects that would otherwise be observed.

NOTE: The windows are an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

The windows need sealant between the window frames and exterior wall cladding. Lack of, damaged or deteriorating sealant around window frames may allow moisture and insect penetration and should be repaired as needed.



Damaged leaded glass window were observed. Damaged leaded glass window should be repaired or replaced.



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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

The fireplace firebox brick and or brick mortar have been damaged. Damaged firebox brick or mortar may allow heat to transfer to flammable materials and is a SAFETY HAZARD that should be repaired by a qualified fireplace specialist.



The fireplace chimney lacks a metal cap and spark arrestor. This condition should be further evaluated and corrected as necessary. Masonry chimney caps are often not visible and are known to crack which allows moisture to penetrate the structure. Masonry chimney caps are considered inadequate by current building standards and should be replaced with metal caps.



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K. Porches, Balconies, Decks, and Carports

Comments:

Cracks were observed in the poured concrete such as sidewalks, driveways, garage floors, porches and or patios. Cracks in poured concrete may be an indication of material defects, lack of maintenance, movement or settlement. Cracks and other defects in poured concrete should be repaired and monitored over time for movement, deflection and deterioration.



Weathered, deteriorated and damaged wood deck materials were observed and should be repaired or replaced as needed.



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L. Other

Comments:

Fencing is not inspected and is outside the scope of this home inspection. However, there may be fencing deficiencies mentioned in other sections if fencing defects may affect the structure.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

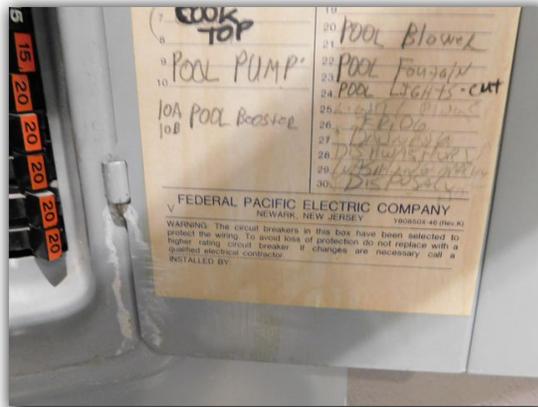
Type of Electrical Conductors: Aluminum

Location: Interior Clothes Closet

Rating: No Visible Main Breaker With Labeling



The main breaker panel was observed to be a Federal Pacific brand electric panel. Many of these panels were recalled due to electrical fire hazards and are considered a SAFETY HAZARD. The inspector recommends that all Federal Pacific brand electrical panels be evaluated, serviced, repaired and or replaced by a certified, licensed electrical specialist.



The electrical panel was installed in a clothes closet. Under current electrical standards, this is not an accepted service panel location and is considered a SAFETY HAZARD. Electric service panels in clothes closets should be re-located to a safe and accessible location by a certified, licensed electrical specialist.

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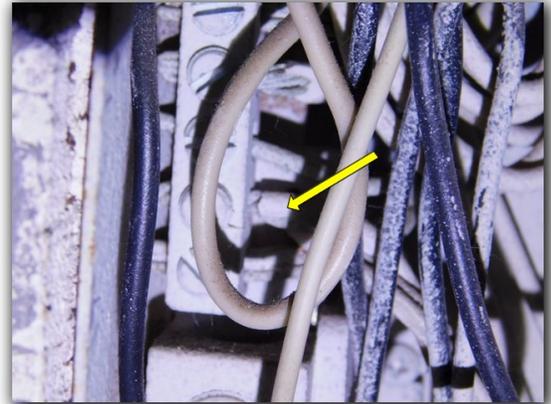
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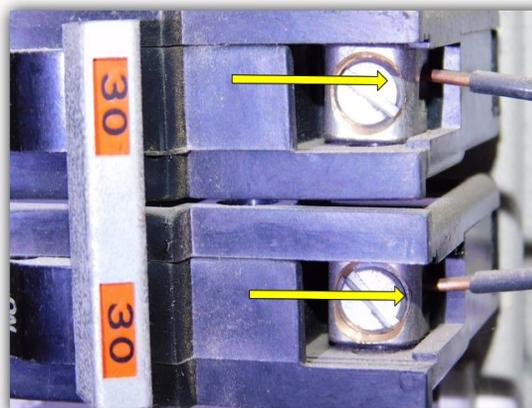
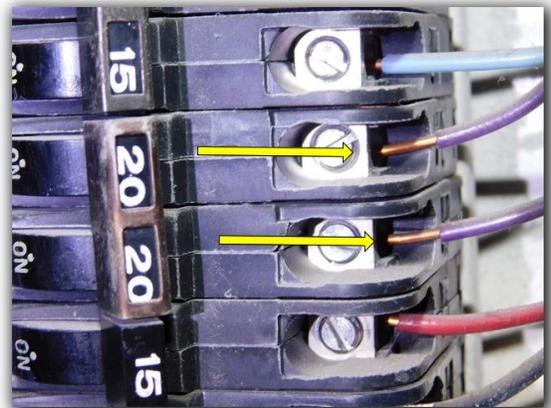
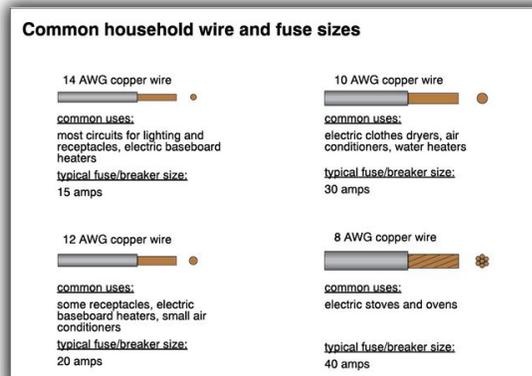
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Neutral electrical conductors were observed to be “double tapped” on the neutral bus bar in the electric service panel. Each neutral electrical conductor in the electric service panel should terminate individually unless the terminals are made for more than one conductor. Double tapped neutral electrical conductors should be further evaluated and repaired as needed by a qualified electrical specialist.



Incorrect electrical conductor sizes were observed to be connected to breakers in the electric service panel. Incorrect electrical conductor sizes are a SAFETY HAZARD and create conducive conditions for overheating and or breaker tripping. Incorrect electrical conductor sizes should be further evaluated and repaired or replaced by a qualified electrical specialist.



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B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Type(s) of Branch Circuit Conductors: Copper

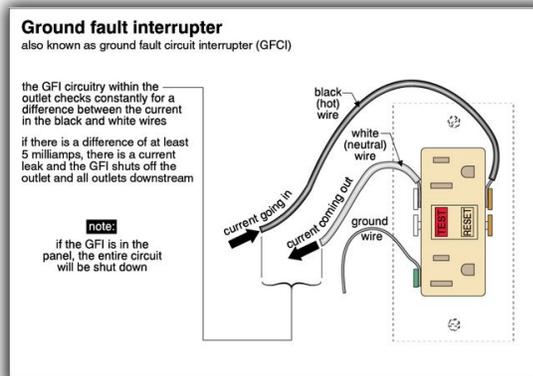
Electrical Receptacles:

Exterior electrical receptacles in wet locations were observed to lack weather tight bubble covers. Lack of weather proof bubble covers at electrical receptacles in wet locations is a SAFETY HAZARD and should be repaired by a certified, licensed electrical specialist.



Ground Fault Circuit Interruption (GFCI) Protection:

Kitchen counter top electrical receptacles were observed to lack ground fault circuit interrupter (GFCI) device protection. Under current electrical standards, all of the kitchen counter top receptacles should have GFCI protection. Lack of GFCI protection in required locations is a SAFETY HAZARD.



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Bathroom electrical receptacles were observed to lack ground fault circuit interrupter (GFCI) device protection. Under current electrical standards, all of the bathroom receptacles should have GFCI protection. Lack of GFCI protection in required locations is a SAFETY HAZARD.



Exterior electrical receptacles were observed to lack ground fault circuit interrupter (GFCI) device protection. Under current electrical standards, all of the exterior receptacles should have GFCI protection. Lack of GFCI protection in required locations is a SAFETY HAZARD.



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Electrical Fixtures:

Light fixtures that are inoperative, missing bulbs or have burned out bulbs should be repaired or replaced as needed.



Exterior light fixtures should be sealed at the wall to prevent water intrusion for reasons of SAFETY.



Smoke and Fire Alarms:

There did not appear to be enough smoke alarms located in required locations (SAFETY HAZARD). Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics (in dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level).

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Comments:

Type of Heating System: Central

Heating Energy Source: Gas



NOTE: Inspection of the heat exchanger is not possible without disassembly of the unit in most heating equipment systems. Inspection of the heat exchanger is beyond the scope of a home inspection. No guarantee can be made on the heat exchangers life expectancy. Normal service and maintenance of the heating equipment is recommended quarterly by a qualified cooling equipment specialist.

Heating Equipment Temperatures:

- Unit 1: Attic
 Within Normal Range Inadequate - In need of service, repair or replacement
The heating equipment temperature output reading: 114.0 °F



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B. Cooling Equipment

Comments:

Cooling Equipment Type: Central - Air Conditioner

Temperature Differentials:

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered to be approximately between 14 to 23 degrees F. total difference between the return air and conditioned air. Unusual conditions such as excessive humidity, low outdoor temperature and restricted airflow may indicate abnormal operation even though the equipment is functioning as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

Unit #1: Attic

Within Normal Range Inadequate - In need of service, repair or replacement

Supply Air Temp: 55.9 °F

Return Air Temp: 75.0 °F

Temp. Differential: 19.1 °F



The exterior HVAC equipment was not installed 3" above grade and was in need of repair. Inadequate elevation of the exterior HVAC equipment may allow moisture to penetrate the equipment, reduce equipment life and may affect performance.



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- The HVAC cooling line service valve caps were missing. The service valve caps prevent dirt, debris and damage to the service valves and should be replaced.



- The HVAC condenser unit coil fins were dirty and in need of service, repair or replacement. Dirty or damaged HVAC equipment coil fins may result in equipment damage, inadequate performance, reduced equipment life or other defects.



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C. Duct Systems, Chases, and Vents

Comments:

The ductwork was installed with inadequate support. Inadequately supported ductwork can reduce or block air flow at HVAC registers. Unsupported ductwork may be an "as-built" condition and was an accepted building practice at the time this home was constructed. Under current building standards this condition is a deficiency and should be corrected.



IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

Location of Water Meter: Within 5-feet of Front Curb

Location of Main Water Valve: At The Water Meter

Static Water Pressure: 60-70 psi



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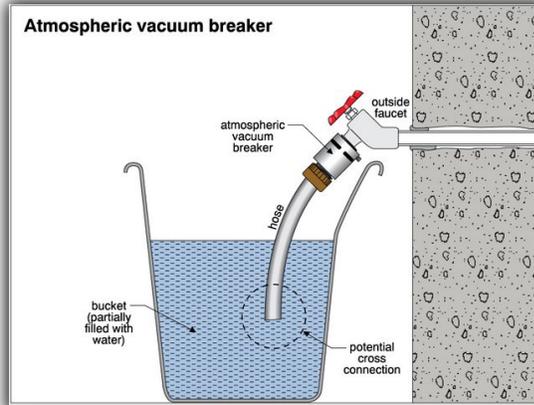
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Exterior Plumbing:

Exterior water supply faucets were missing an anti-siphon device to prevent contaminants from entering the water supply. Lack of anti-siphon devices at exterior water supply faucets is a SAFETY HAZARD. Current building standards require non-removable vacuum breakers on all hose faucets.



Toilets:

The toilets were inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

Tubs & Showers:

The tub/shower water supply fixtures lacked adequate sealant at the wall. Tub/shower water supply fixtures should be properly sealed at the wall to prevent water damage.



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The tub/shower tile grout and sealants were observed to be in need of repair or replacement to prevent water penetration at interior walls. When tub/shower tile grout and sealants are damaged, there may be concealed water damage and or wood destroying insect damage.



Kitchen Sink:

The kitchen sink was inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

Utility Room Plumbing:

The visible washing machine plumbing connections were inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

Gas Supply System:



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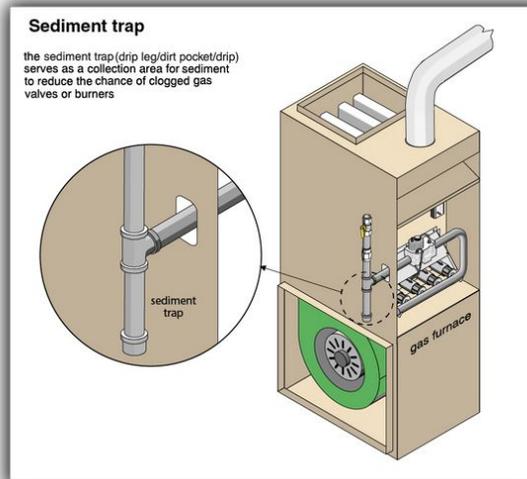
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There were gas fired appliances that did not have a "drip leg" installed. Under current construction standards, drip legs are required at the black iron gas pipe prior to a flexible gas line connection.



B. Drains, Wastes, and Vents

Comments:

NOTE: Buried or concealed sewer and waste drain components are not inspected. Water and waste drain leaks cannot be detected below grade or in concealed locations.

NOTE: Structural movement, settlement or previous foundation repairs can lead to latent waste drain defects that may not be revealed during a home inspection. If any waste drain defects, structural movement, settlement or previous foundation repairs have been reported, the buyer is encouraged to have the waste drain plumbing further evaluated by a certified, licensed plumbing specialist.

Water damage inside of sink cabinets was observed. The cause should be determined and repaired as needed.



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- Missing, damaged or inoperative mechanical drain stops at the sinks/tubs should be repaired.



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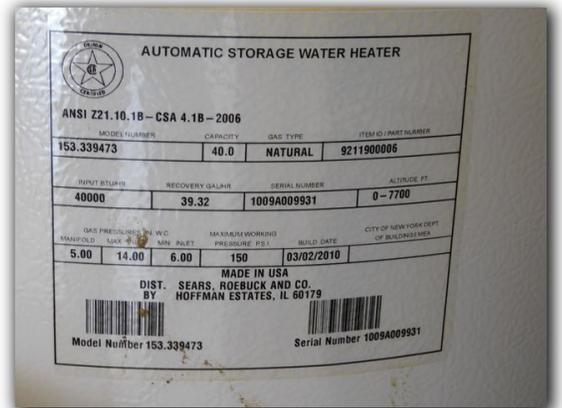
C. Water Heating Equipment

Comments:

Energy Source: Gas

Capacity: 40 Gallons

Location: Garage Closet



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Heated Water Temperature (103.1 °F):



Gas flue/vent is loose, damaged, improperly installed and poorly connected at water heating equipment and was observed to be a SAFETY HAZARD. Loose, damaged, improperly installed or poorly connected gas exhaust flu should be corrected. Loose, damaged, improperly installed or poorly connected gas exhaust flues are a SAFETY HAZARD and should be repaired prior to operation of the water heating equipment.



Water Heating Equipment Temperature and Pressure Relief Valve (TPR Valve):

The water heating equipment TPR valve was inspected and verified, but was not tested. It is common for TPR Drain valves to fail under testing and leak water.

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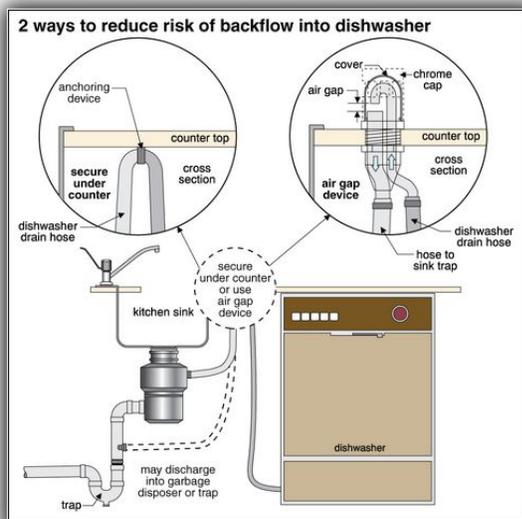
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V. APPLIANCES

A. Dishwashers

Comments:

A visible anti-siphon loop or back flow prevention device was not installed at the dishwasher drain line. Some newer dishwashers may have built in anti-siphon devices that are not visible. The buyer is encouraged to consult the owner's manual or contact the manufacturer if an anti-siphon device is not visible. Lack of an anti-siphon device at a dishwasher is a SAFETY HAZARD.



B. Food Waste Disposers

Comments:

The food waste disposer was inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

C. Range Hood and Exhaust Systems

Comments:

The range exhaust vent system was inoperative or did not perform as intended and is in need of repair or replacement.

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D. Ranges, Cooktops, and Ovens

Comments:

Oven Energy Source: Electric

Cooktop Energy Source: Electric

The range, cooktop and ovens were inspected according to today's Texas Standards of Practice and or local code and were performing as intended at the time of the inspection.



It is the opinion of this Inspector, the range, cooktop and or ovens are an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.



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E. Microwave Ovens

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The mechanical exhaust vents terminated in attic or at the soffit/eave. Today's current building standards state that mechanical exhaust vents and or bathroom heaters should terminate at the exterior of the structure. *This may be an "as-built" condition and was an accepted building practice at the time this home was constructed but it is no longer an excepted building standard. Repair is recommended.*

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G. Garage Door Operators

Comments:

The garage door operators were inspected according to today's Texas Standards of Practice and or local code and were performing as intended at the time of the inspection.

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H. Dryer Exhaust Systems

Comments:

NOTE: The National Fire Protection Association (NFPA) recommends that all dryer vent ducts be made from straight metal dryer ducts rather than plastic or flexible metal for improved safety.

The dryer vent and duct were in need of cleaning. Flammable lint and other debris should be removed from the dryer vent and duct for reasons of SAFETY.



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I. Other

Comments:

Refrigerators, ice makers, wine coolers, trash compactors and whole house vacuums are outside the scope of this home inspection and if present, these appliances were not inspected.

REPORT SUMMARY

Items Needing Further Evaluation

- ☑ The lack of roof decking expansion clips was observed. The lack of roof decking expansion clips may be an indication of improperly installed roof decking.
- ☑ Separations between roof framing members was observed which is an indication of structural movement, settlement, inadequate workmanship or other defects. The cause of separations between roof framing members should be determined. The inspector recommends that an expert in this field be consulted for further evaluation of the structure and foundation and to provide suggestions as to what, if any, corrective actions should be taken.
- ☑ Multiple cracks in the exterior brick veneer masonry walls were observed. These cracks in the exterior brick veneer wall cladding were an indication that greater than normal movement or settlement has occurred. Further evaluation of the foundation and structure by a certified, licensed foundation and structural specialist is recommended prior to closing.
- ☑ Linear cracks in floor tiles were observed. Linear cracks in floor tiles may be an indication of movement, settlement, improper installation or other defects. The cause of linear cracks in floor tiles and grout should be further evaluated and repaired as needed.
- ☑ The main breaker panel was observed to be a Federal Pacific brand electric panel. Many of these panels were recalled due to electrical fire hazards and are considered a SAFETY HAZARD. The inspector recommends that all Federal Pacific brand electrical panels be evaluated, serviced, repaired and or replaced by a certified, licensed electrical specialist.
- ☑ The electrical panel was installed in a clothes closet. Under current electrical standards, this is not an accepted service panel location and is considered a SAFETY HAZARD. Electric service panels in clothes closets should be re-located to a safe and accessible location by a certified, licensed electrical specialist.
- ☑ Neutral electrical conductors were observed to be "double tapped" on the neutral bus bar in the electric service panel. Each neutral electrical conductor in the electric service panel should terminate individually unless the terminals are made for more than one conductor. Double tapped neutral electrical conductors should be further evaluated and repaired as needed by a qualified electrical specialist.
- ☑ Incorrect electrical conductor sizes were observed to be connected to breakers in the electric service panel. Incorrect electrical conductor sizes are a SAFETY HAZARD and create conducive conditions for overheating and or breaker tripping. Incorrect electrical conductor sizes should be further evaluated and repaired or replaced by a qualified electrical specialist.

Safety Items

- ☑ The attic access ladder was installed with improper fasteners and is a SAFETY HAZARD. Attic access ladders should be installed with 16d or larger nails or bolts per manufacturer's instructions for reasons of safety.
- ☑ Safety glass was not installed in exterior doors in required locations. Lack of exterior door safety glass in required locations is a SAFETY HAZARD.
- ☑ The garage entry door was observed to be a non-fire rated door. Under current building standards, the entry door between the garage and the living area should have a minimum of a 20-minute fire block rating for improved FIRE SAFETY. Lack of a fire rated garage entry door is a SAFETY HAZARD.
- ☑ The fireplace firebox brick and or brick mortar have been damaged. Damaged firebox brick or mortar may allow heat to transfer to flammable materials and is a SAFETY HAZARD that should be repaired by a qualified fireplace specialist.
- ☑ Kitchen counter top electrical receptacles were observed to lack ground fault circuit interrupter (GFCI) device protection. Under current electrical standards, all of the kitchen counter top receptacles should have GFCI protection. Lack of GFCI protection in required locations is a SAFETY HAZARD.
- ☑ Bathroom electrical receptacles were observed to lack ground fault circuit interrupter (GFCI) device protection. Under current electrical standards, all of the bathroom receptacles should have GFCI protection. Lack of GFCI protection in required locations is a SAFETY HAZARD.
- ☑ Exterior electrical receptacles were observed to lack ground fault circuit interrupter (GFCI) device protection. Under

current electrical standards, all of the exterior receptacles should have GFCI protection. Lack of GFCI protection in required locations is a SAFETY HAZARD.

- ☑ There did not appear to be enough smoke alarms located in required locations (SAFETY HAZARD).
- ☑ Exterior water supply faucets were missing an anti-siphon device to prevent contaminants from entering the water supply. Lack of anti-siphon devices at exterior water supply faucets is a SAFETY HAZARD. Current building standards require non-removable vacuum breakers on all hose faucets.
- ☑ Gas flue/vent is loose, damaged, improperly installed and poorly connected at water heating equipment and was observed to be a SAFETY HAZARD. Loose, damaged, improperly installed or poorly connected gas exhaust flue should be corrected. Loose, damaged, improperly installed or poorly connected gas exhaust flues are a SAFETY HAZARD and should be repaired prior to operation of the water heating equipment.
- ☑ A visible anti-siphon loop or back flow prevention device was not installed at the dishwasher drain line. Some newer dishwashers may have built in anti-siphon devices that are not visible. The buyer is encouraged to consult the owner's manual or contact the manufacturer if an anti-siphon device is not visible. Lack of an anti-siphon device at a dishwasher is a SAFETY HAZARD.
- ☑ The dryer vent and duct were in need of cleaning. Flammable lint and other debris should be removed from the dryer vent and duct for reasons of SAFETY.

Repair Items

- ☑ High soil levels were observed at the foundation/brick line. 4 to 6 inches of the foundation perimeter beam should be visible. High soil levels may block weep holes and prevent proper wall ventilation. High soil levels create conducive conditions for wood destroying insects and water intrusion. High soil levels prevent the inspector from observing the foundation perimeter beam. Correction of inadequate grading clearance to exterior wall and foundation surfaces is recommended.
- ☑ The gutters and downspouts contained leaves and other debris and should be cleaned out to allow for proper drainage.
- ☑ All gutter downspouts should have downspout extensions or splash blocks installed to move run off water away from the foundation and to prevent erosion. Missing splash blocks and downspout extensions should be replaced.
- ☑ Insulation voids were observed in the attic space. Insulation voids may allow greater than normal loss of conditioned air and should be repaired.
- ☑ Soffit vents were observed to be dirty, blocked by insulation or debris. Clogged soffit vents are an indication of inadequate attic ventilation and should be repaired as needed.
- ☑ Heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least 18-inches. Heavy foliage limits the Inspector's visual observation of the exterior surfaces. Heavy foliage at exterior walls creates conducive conditions for material damage, wood destroying insects and moisture damage. Heavy foliage may damage exterior wall cladding.
- ☑ Inadequate clearance between the exterior wall cladding and grade (high soil or mulch) was observed. Inadequate clearance between the exterior wall cladding and grade should be corrected to prevent conducive conditions for wood destroying insects, water intrusion and deterioration of exterior siding materials.
- ☑ Exterior sealants (caulking) were deteriorated or missing in some areas. Sealants applied in appropriate locations prevents moisture intrusion and insect penetration.
- ☑ Weep holes were missing at the lower brick of the exterior walls. Weep holes should be installed and properly spaced to provide proper wall ventilation.
- ☑ Cosmetic cracks and damaged floor tile(s) and tile grout should be repaired.
- ☑ Missing floor covering transition strips should be repaired to avoid additional damage and trip hazards.
- ☑ All interior doors should have door stops installed to prevent damage to adjacent interior wall coverings.
- ☑ Interior doors which do not latch as intended should be repaired.
- ☑ There were missing interior doors. Missing interior doors should be replaced or the door frame should be repaired if a

door has been permanently removed.

- Interior doors were observed to rub, stick or hit the door frames. Interior doors, that stick or hit the door frame may be an indication of movement, settlement or other defects. The cause of doors sticking or hitting door frames should be determined and repaired as needed.
- All exterior doors should have door stops installed to prevent damage to adjacent interior wall coverings.
- Garage entry doors should have installed self closing hinges according to today's Texas Standards of Practice - This may be an "as-built" condition and was an accepted building practice at the time this home was constructed. Per Texas Standards of Practice we are required to report this condition as a deficiency because it is no longer an excepted building standard.
- Sagging garage door panels were observed. The cause of sagging garage door panels should be determined and repaired or replaced as needed.
- Damaged garage door weather stripping should be replaced.
- The windows need sealant between the window frames and exterior wall cladding. Lack of, damaged or deteriorating sealant around window frames may allow moisture and insect penetration and should be repaired as needed.
- Damaged leaded glass window were observed. Damaged leaded glass window should be repaired or replaced.
- The fireplace chimney lacks a metal cap and spark arrestor. This condition should be further evaluated and corrected as necessary. Masonry chimney caps are often not visible and are known to crack which allows moisture to penetrate the structure. Masonry chimney caps are considered inadequate by current building standards and should be replaced with metal caps.
- Cracks were observed in the poured concrete such as sidewalks, driveways, garage floors, porches and or patios. Cracks in poured concrete may be an indication of material defects, lack of maintenance, movement or settlement. Cracks and other defects in poured concrete should be repaired and monitored over time for movement, deflection and deterioration.
- Weathered, deteriorated and damaged wood deck materials were observed and should be repaired or replaced as needed.
- Exterior electrical receptacles in wet locations were observed to lack weather tight bubble covers. Lack of weather proof bubble covers at electrical receptacles in wet locations is a SAFETY HAZARD and should be repaired by a certified, licensed electrical specialist.
- Light fixtures that are inoperative, missing bulbs or have burned out bulbs should be repaired or replaced as needed.
- Exterior light fixtures should be sealed at the wall to prevent water intrusion for reasons of SAFETY.
- The exterior HVAC equipment was not installed 3" above grade and was in need of repair. Inadequate elevation of the exterior HVAC equipment may allow moisture to penetrate the equipment, reduce equipment life and may affect performance.
- The HVAC cooling line service valve caps were missing. The service valve caps prevent dirt, debris and damage to the service valves and should be replaced.
- The HVAC condenser unit coil fins were dirty and in need of service, repair or replacement. Dirty or damaged HVAC equipment coil fins may result in equipment damage, inadequate performance, reduced equipment life or other defects.
- The ductwork was installed with inadequate support. Inadequately supported ductwork can reduce or block air flow at HVAC registers. Unsupported ductwork may be an "as-built" condition and was an accepted building practice at the time this home was constructed. Under current building standards this condition is a deficiency and should be corrected.
- The tub/shower water supply fixtures lacked adequate sealant at the wall. Tub/shower water supply fixtures should be properly sealed at the wall to prevent water damage.
- The tub/shower tile grout and sealants were observed to be in need of repair or replacement to prevent water penetration at interior walls. When tub/shower tile grout and sealants are damaged, there may be concealed water damage and or wood destroying insect damage.
- There were gas fired appliances that did not have a "drip leg" installed. Under current construction standards, drip legs are required at the black iron gas pipe prior to a flexible gas line connection.
- Water damage inside of sink cabinets was observed. The cause should be determined and repaired as needed.

- Missing, damaged or inoperative mechanical drain stops at the sinks/tubs should be repaired.
- The range exhaust vent system was inoperative or did not perform as intended and is in need of repair or replacement.
- The mechanical exhaust vents terminated in attic or at the soffit/eave. Today's current building standards state that mechanical exhaust vents and or bathroom heaters should terminate at the exterior of the structure. *This may be an "as-built" condition and was an accepted building practice at the time this home was constructed but it is no longer an excepted building standard. Repair is recommended.*

Improvement & "As Built Condition" Items

- Inadequate grade slope away from the structure was observed.
- Access doors from conditioned spaces to unconditioned spaces such as attics should be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces. A wood framed or equivalent baffle or retainer should be installed when loose fill insulation is installed to assist in maintaining a consistent R-value.
- Weep holes were not installed in the brick masonry above the exterior doors in required locations. This may be an "as-built" condition, however, under current building standards, weep holes should be installed in the brick/stone masonry above exterior doors to provide proper wall ventilation.

Items To Monitor

- Foundation and structural movement and/or settling have occurred. However, the foundation was supporting the structure at the time of the inspection. The buyer is encouraged to consult with a foundation specialist prior to closing if any concerns exist about the current or future foundation performance.

Deferred Cost Items