

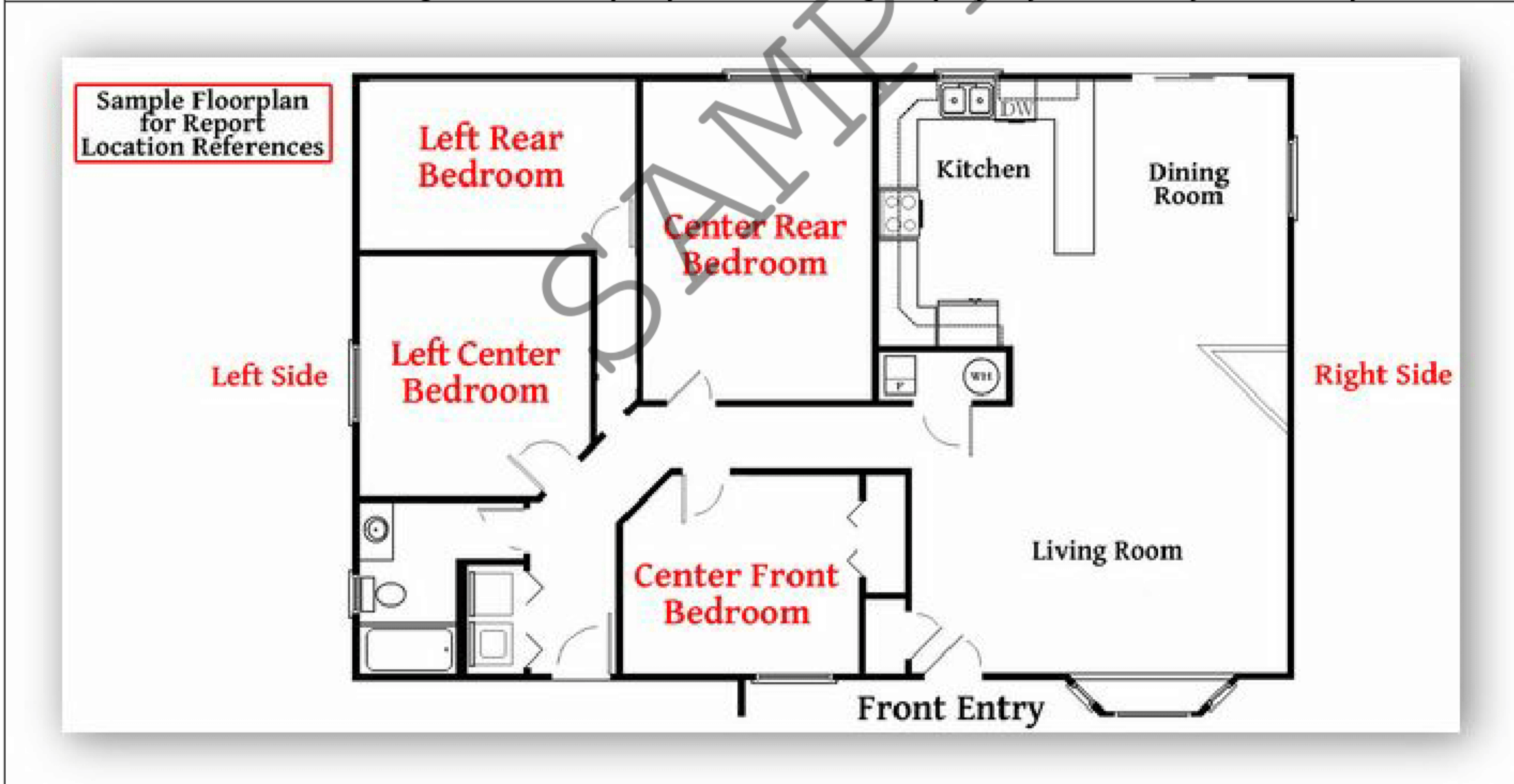


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Summary

*The summary page is intended as a quick reference to items found in the report. It does **not** include each and every item in the report. This summary is not a substitute or representative for the report and it is imperative that you read and understand each item in the full official report entirely before closing on the property. Please contact Anchor Inspection Group at (972) 655-9601 with questions or concerns.


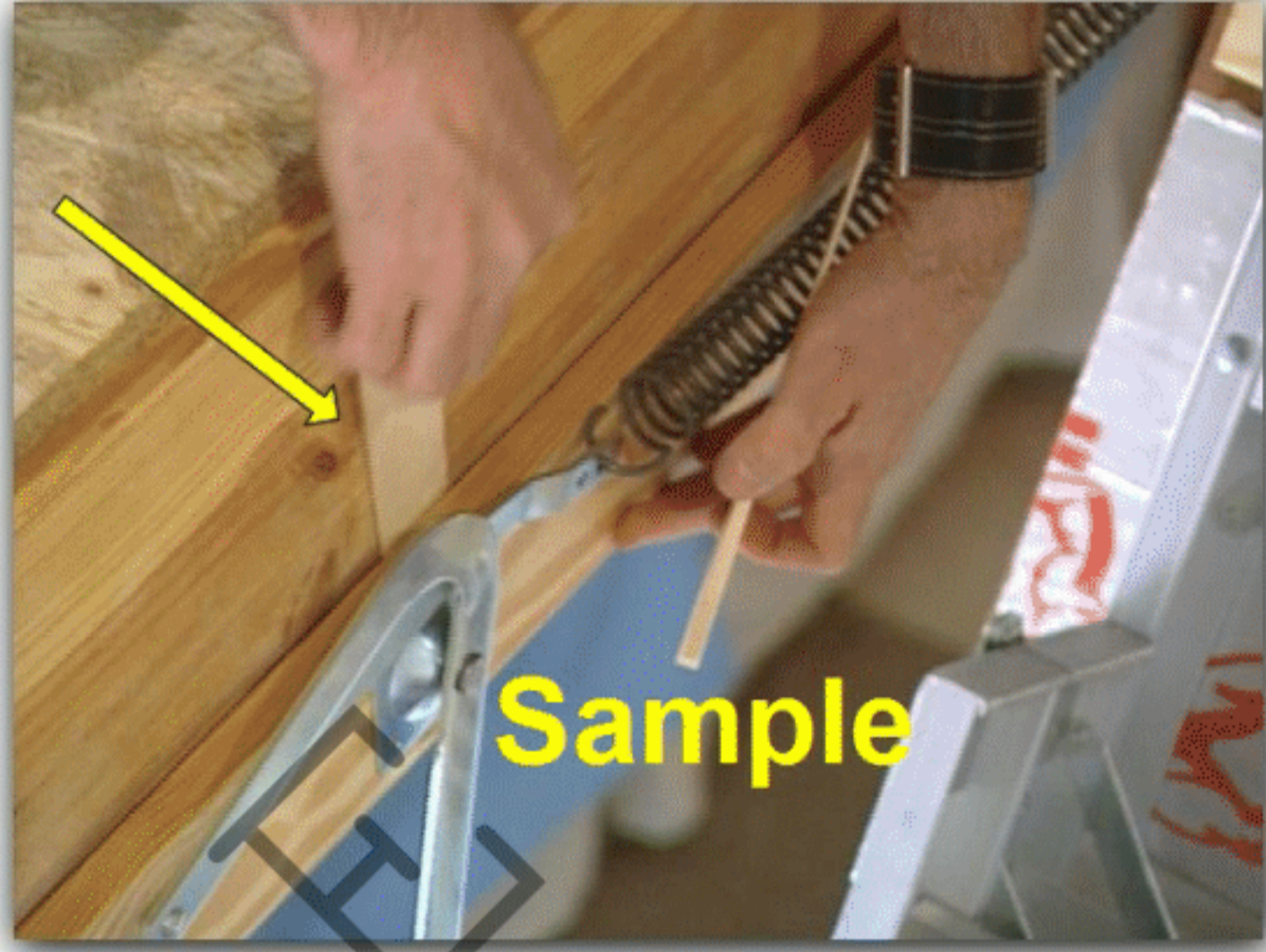
All references to locations are given from the perspective of facing the property's front entry. See example below.





The summary is broken down into 5 sections: **Safety**, **Major Repairs**, **Minor Repairs** and Items to be Monitored and important **Locations**.

Safety Items: (Safety recommendations.)

ROOF STRUCTURES AND ATTICS

<p>The recommended spacers/shims are missing from the attic hatch installation. - "§535.228 (d)(2)(A)"</p>	<p>Shims serve as a spacer in the hatch installation. The manufacturer usually includes shims with the installation materials. In some cases, additional shims may be needed.</p>
	

<p>The attic access ladder/hatch is in need of adjustment/repair. - "§535.228 (d)(2)(D)(ii)"</p>	
	

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Smoke, Carbon Monoxide and Fire Alarms:

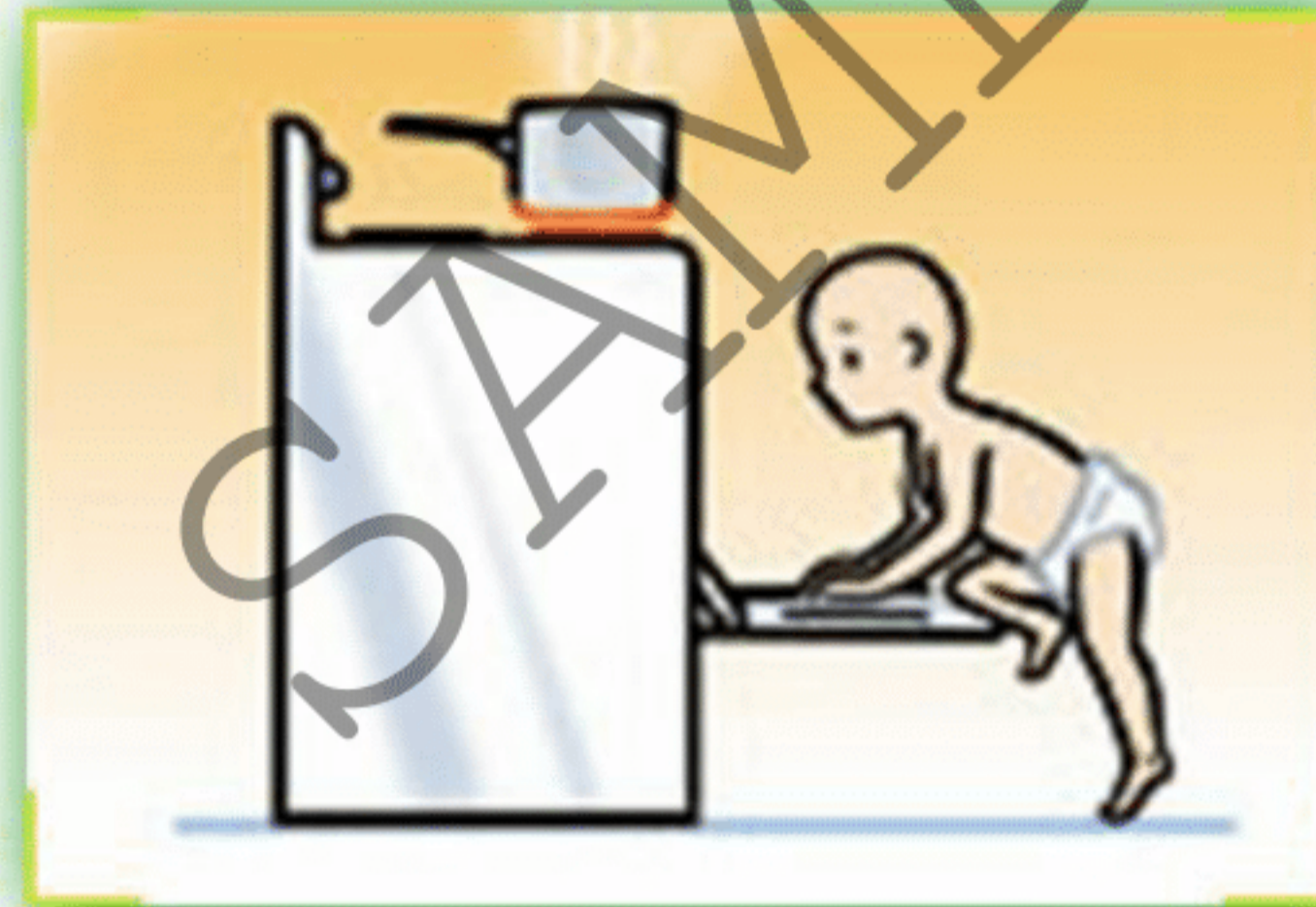
****Alarms are not tested for effectiveness or inter-connectivity. A complete evaluation of the systems and their batteries, connectivity and effectiveness is recommended.**

One or more recommended locations do not have smoke alarms installed:
• No alarms installed in each bedroom



RANGES, COOKTOPS, AND OVENS

There is no anti-tip device installed on the free-standing oven. - "[§535.232 \(d\)\(4\)](#)"



GARAGE DOOR OPERATORS

The auto-reverse feature is not installed. - "[§535.232 \(g\)](#)"



Major Repairs: (Items found in the report that MUST be repaired or that may exceed \$500 in costs.)

ROOF COVERING MATERIALS

The water staining in the ceiling in the front right bedroom and it's closet is likely related to this installation deficiency in the shingles. The issue is a minor repair and should be performed by a qualified roofing contractor. The shingles in the indicated area are not properly installed and are allowing moisture to penetrate to the under-laying felt. The design and slope of the area is such that standing moisture is able to seep through the felt under laying and intrude on the roof decking where it will run downward to the nearest seam and begin dripping in the attic. Corresponding area in the attic was obstructed by personal belongings. The final photo in this comment shows the opposite side of the roof with a similar design and a more appropriate shingle installation.

The ceiling materials that are marked with water stains appear to be dry and could be painted rather than replacing the materials. - "[§535.228 \(e,f\)\(2\)](#)"

The auto-reverse feature is not installed. - "[§535.232 \(g\)](#)"



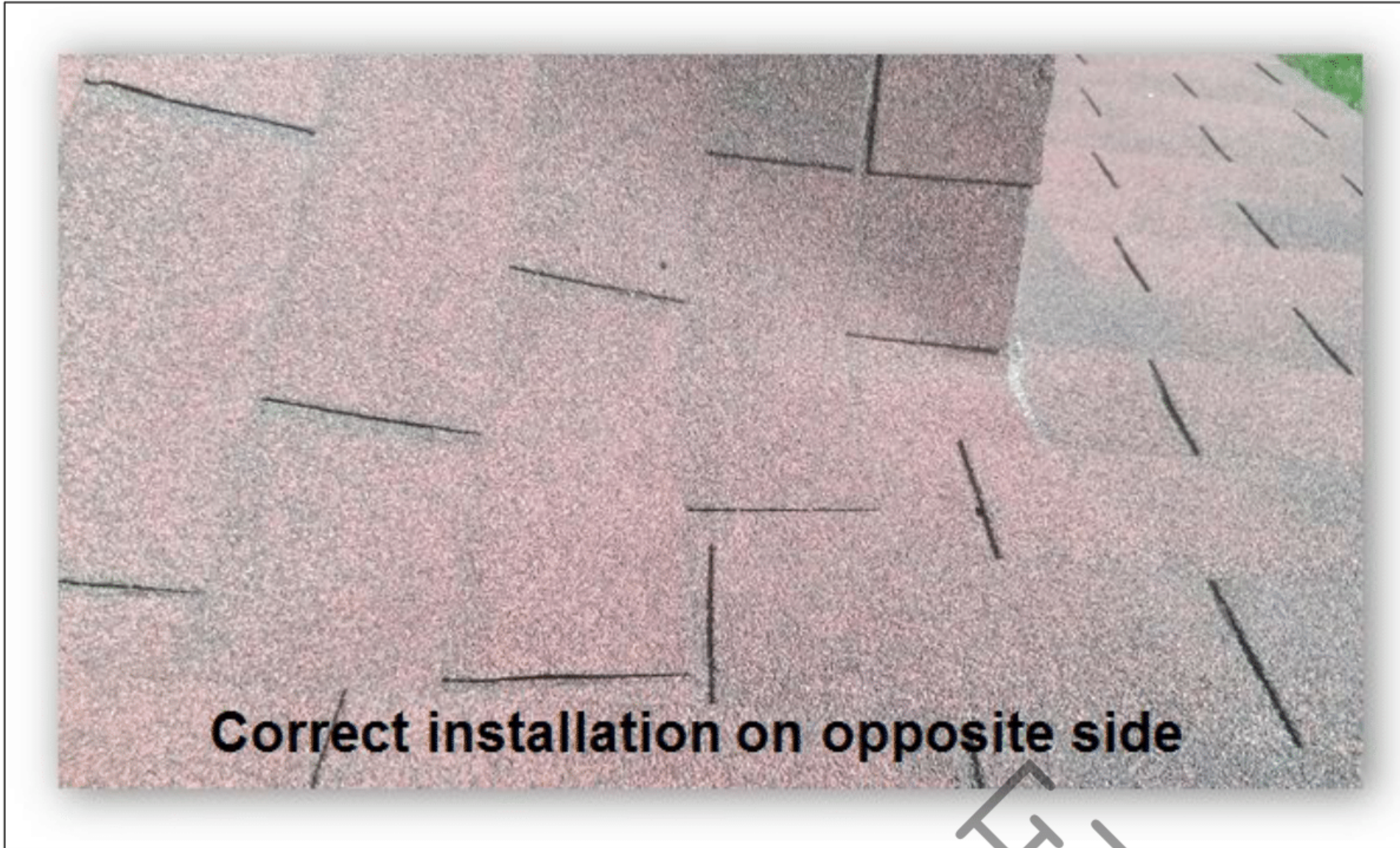
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WINDOWS

SAMPLE

One or more dual paned thermal windows have seals that are breached at: [Multiple locations]; -Recommend obtaining an evaluative estimate for replacement or repair before closing. While some may last much longer, thermal windows typically have a 10-15 year life expectancy before some of the seals wear enough to cause observable conditions inside the panes. "[§535.228 \(g\)\(1\)\(B\)](#)"



Minor Repairs: (A selection of minor items found in the report. Severity is not a factor in selection.)

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Shower enclosure is leaking at: Master Bathroom Shower. Recommend repair to the caulking on the inside of the enclosure. - "[§535.231 \(a\)\(2\)\(E\)\(viii\)](#)"



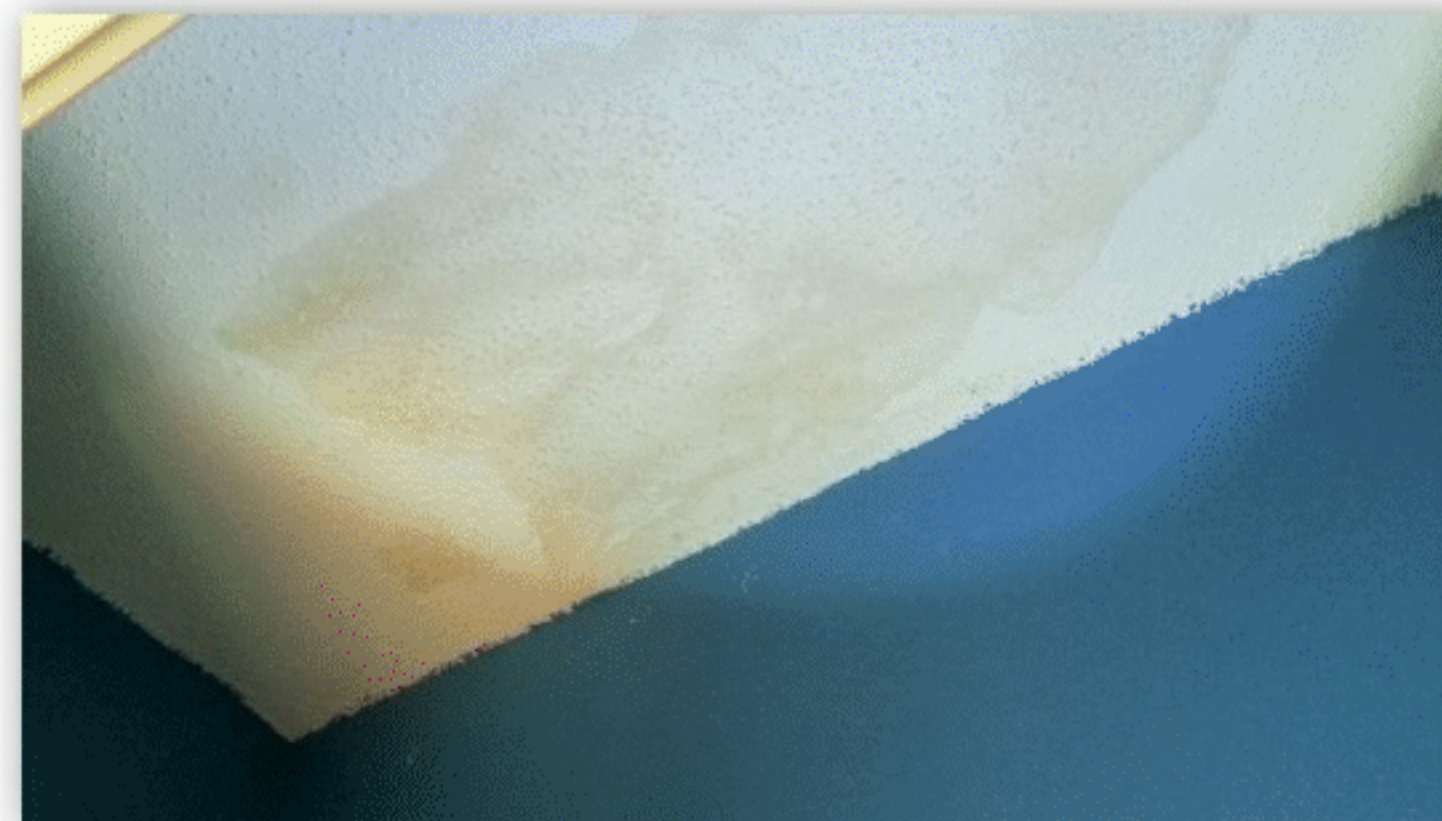
Damage to finish at: Hall Bathroom (1st Floor) Sink - "[§535.231 \(a\)\(2\)\(E\)\(viii\)](#)"



Monitor: (Items found in the report that may not need immediate repair, but that you should be aware of.)

CEILINGS AND FLOORS

Ceiling has water staining at: [Front right bedroom] See the section: "Roof Covering Materials" for additional details regarding the moisture penetration. - "[§535.228 \(e\)\(2\)\(B\)](#)"



SAMPLE