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I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab

Comments: Component(s) are deficient. Photographs included in this section are not representative of scope, frequency or severity. Items marked as deficient within this section may not have associated photographs included. If you have a question about the scope, frequency or severity of an item in this section, please contact your inspector.

Signs of Structural Movement or Settling: (See the related section of the report for photos and additional details.)

- Cracks in wall(s), floor(s) and/or ceiling
- Step cracking in masonry
- Cracks in brick, stone, or stucco
- Cracks in exposed concrete floors

In the event that ANY structural movement or indications thereof is noted, client is advised to consult with a Structural Engineer who can accurately isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

Performance Opinion:

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

- Structural movement and/or settling noted; however, the foundation is supporting the structure at this time. The settling appears to be within the expected range of normal settlement. It's recommended that a foundation drip system be installed to prevent excess moisture related heaving.

Additional Comments and Observations (This section may contain photographs that are not necessarily related to a deficiency.):

Corner deterioration on slab homes is common and not a structural threat in most cases. In some cases, the bricks above the corner may experience settling if the foundation corner contains enough deterioration. To avoid this, simply patch the corner with a mortar compound. - "§535.228 (a)(4)(A)"



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SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation.

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B. Grading and Drainage

Comments: Component(s) functioning as intended, but minor deficiencies were observed.

Water shed from the roof has caused trenching near the structure. Trenching can impact the stability of the foundation due to standing water near the foundation in some cases. The grading should have a consistent slight slope away from the structure for several feet. A recommended solution is the installation of a gutter system with appropriate downspout placement. - "[§535.228 \(b\)\(1\)](#)"



Downspouts dispensing water too close to the structure. It's recommended that the downspout be extended 18"-30" from the structure or an adequate alternative method applied. [Front, towards the center of the structure.(When facing the front)] - "[§535.228 \(b\)\(1\)\(C\)](#)"



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Crack(s) in walkway in one or more locations. - "[§535.228 \(b\)\(1\)](#)"



Foliage/Planters should not be directly adjacent to the structure. Foliage in contact with the structure provides easy access for moisture and pests, and conceals evidence of pest intrusion. [Multiple locations] - *Homeowner Tip



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C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: Walked on roof.

Comments: Component(s) are deficient. Photographs included in this section are not representative of scope, frequency or severity. Items marked as deficient within this section may not have associated photographs included. If you have a question about the scope, frequency or severity of an item in this section, please contact your inspector.

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 \(e.f\)\(2\)](#)"

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Additional Comments and Observations (This section may contain photographs that are not necessarily related to a deficiency.):

Signs of repairs near the chimney cricket. No signs of moisture penetration observed on the interior. - "[§535.228 \(c\)\(3\)](#)"



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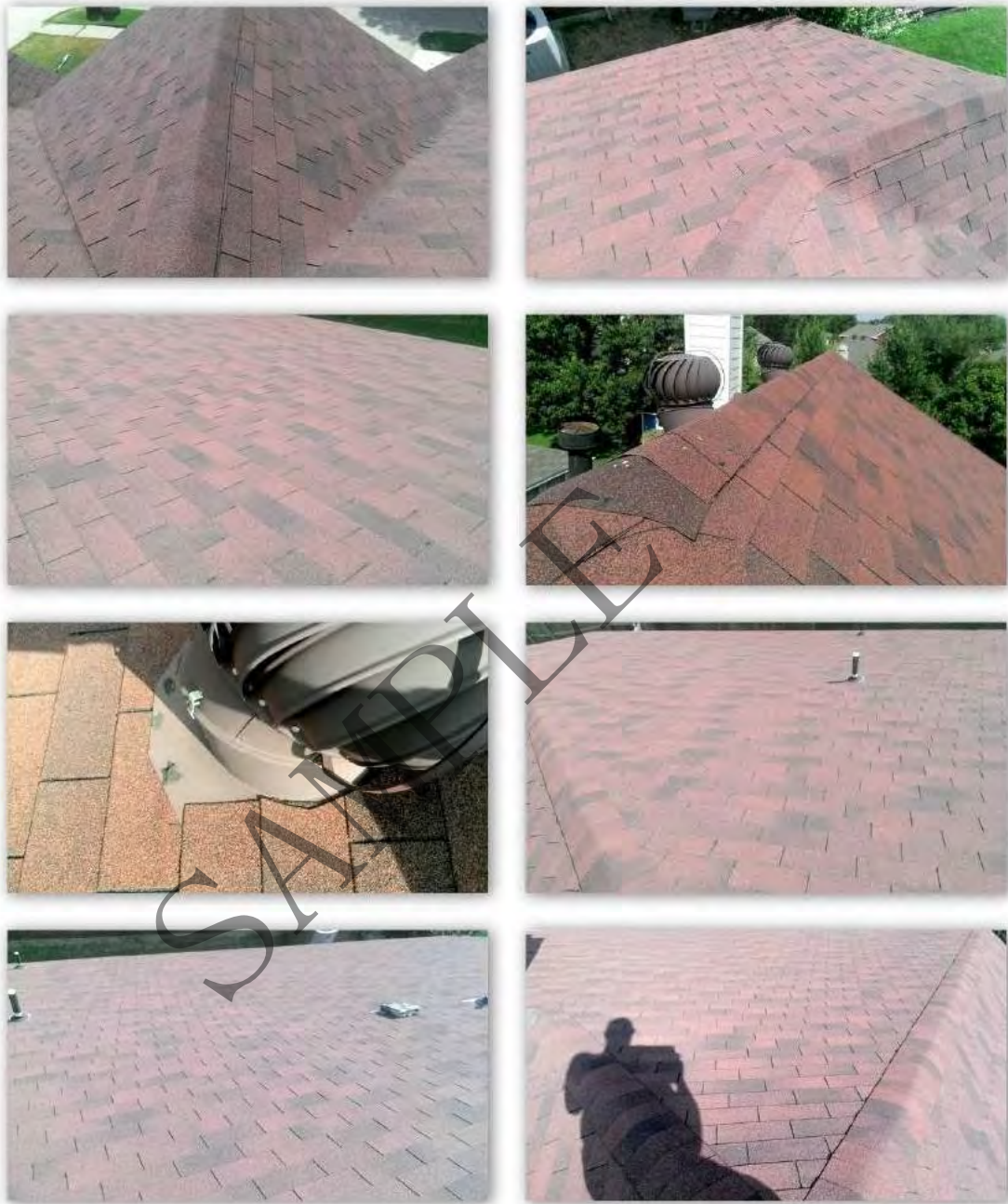
Flue/Vent cover has physical damage. The component appears to be functioning as intended. - "[§535.228 \(c\)\(3\)](#)"



General shingle condition photos. - "[§535.228 \(c\)\(3\)](#)"



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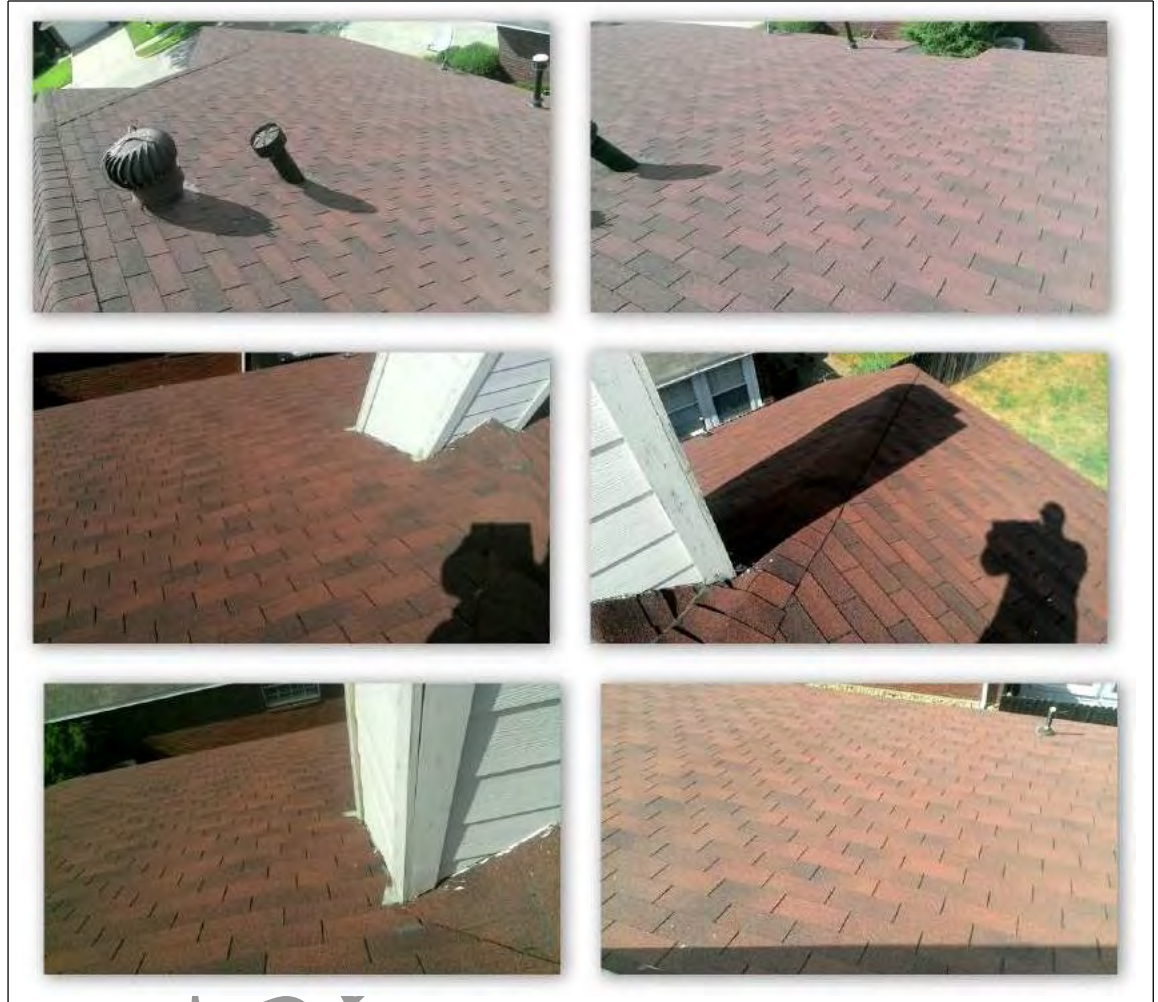
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D. Roof Structures and Attics

Viewed From: Walked in attic

Approximate Average Depth of Insulation: 6-9"

Approximate Average Thickness of Vertical Insulation: 3-6"

Insulation Type: Blown, Batt

Comments: Component(s) functioning as intended, but minor deficiencies were observed.

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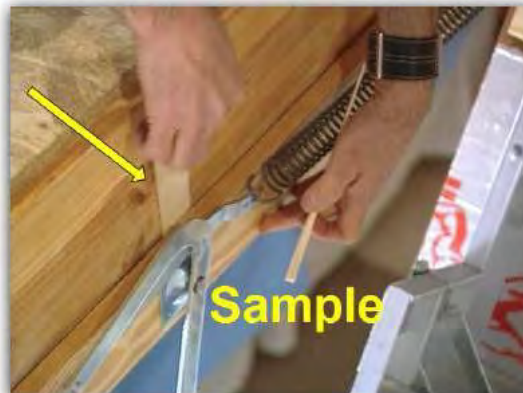
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The recommended spacers/shims are missing from the attic hatch installation. - "[§535.228 \(d\)\(2\)\(A\)](#)"

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.



The attic access ladder/hatch is in need of adjustment/repair. - "[§535.228 \(d\)\(2\)\(D\)\(ii\)](#)"



Additional Comments and Observations (This section may contain photographs that are not necessarily related to a deficiency.):

The insulation has been shuffled or has collapsed from it's intended installation and may not be providing adequate insulation. - "[§535.228 \(d\)\(2\)](#)"



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Insulation photos: - "[§535.228 \(d\)\(2\)](#)"



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E. Walls (Interior and Exterior)

*Comments:*Component(s) functioning as intended, but minor deficiencies were observed.

Exterior Wall Type(s): [Brick] [Cement Board] [Wood]

Mortar and Caulking has deteriorated or is absent in multiple locations. In most cases, this should be viewed as a regular maintenance item and should be repaired as desired. See the full section in the official report for more details. Photos in the related section(s) are a sampling and should not be considered a comprehensive representation for scope, frequency or severity of the issue.

Mortar separation/deterioration/missing and cracking in adjacent masonry. In most cases, mortar deterioration is a common maintenance item that should be repaired periodically.[Multiple locations] - "[§535.228 \(f\)\(2\)\(D\)](#)"



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Damage to trim/fascia/wood in one or more locations.[Multiple locations] - "[§535.228 \(f\)\(2\)\(E\)\(iii\)](#)"



Caulking is in need of repair or is missing. In many cases, this is a regular maintenance item and should be repaired as desired. [Multiple locations] - "[§535.228 \(f\)\(2\)\(D\)](#)"

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F. Ceilings and Floors
*Comments:*Component(s) functioning as intended, but minor deficiencies were observed.

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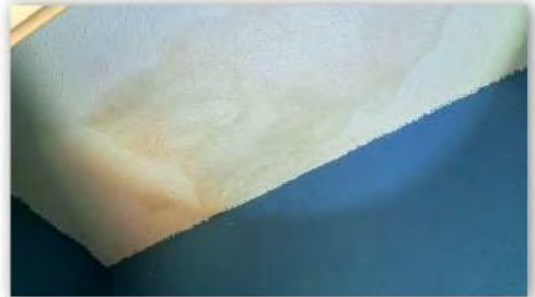
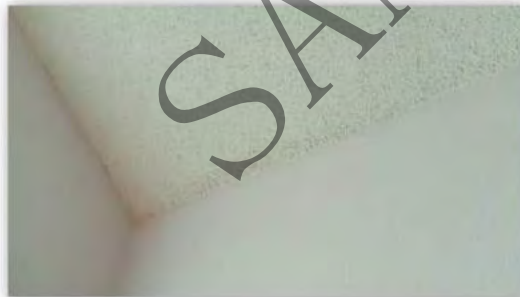
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Floor cracks in one or more locations. [Kitchen] - "[§535.228 \(e\)\(2\)\(B\)](#)"



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



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"Nail Pop" at: [Multiple locations] - Nail pops in drywall walls or ceilings are usually a minor cosmetic issue that is common in new construction. As wood studs shrink, nail heads 'pop' out from the drywall surface, causing a bump or the blemish on the wall or ceiling. This usually happens on new work, and only one time. Repair is straightforward, though some nails may require screws on either side of them to secure the area from expansion. Nail pop repairs are typically done just prior to repainting the surface. "[§535.228\(e\)\(3\)](#)"

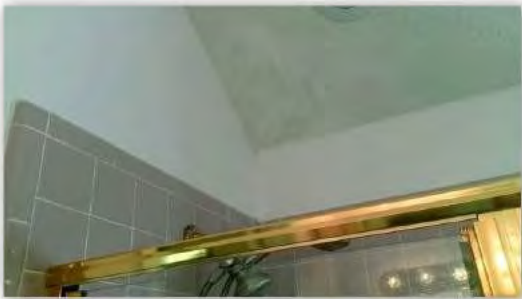


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Signs of repairs observed in one or more locations. at: [Multiple locations] - "[§535.228 \(e\)\(3\)](#)"



SAMPLE

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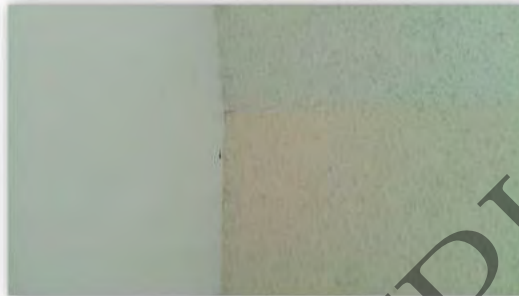
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Separation at ceiling drywall seam at: [Multiple locations] - Seam cracks are typically associated with expansion or contraction and are common even in new construction. Patch as desired. "[§535.228 \(e\)\(3\)](#)"



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G. Doors (Interior and Exterior)

*Comments:*Component(s) functioning as intended, but minor deficiencies were observed.

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Weather stripping needed at: Front Entry Door, Rear Entry Door - "[§535.228 \(e\)\(2\)\(A\)](#)"



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Doors are damaged at: Rear Entry Door - "[§535.228 \(e\)\(2\)\(A\)](#)"



Damage to door framing at: Rear Entry Door - "[§535.228 \(e.f\)\(2\)](#)"



Doors do not latch properly at: Master Bedroom Bathroom Door - "[§535.228 \(e\)\(2\)\(A\)](#)"



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H. Windows

Comments: Component(s) are deficient. Photographs included in this section are not representative of scope, frequency or severity. Items marked as deficient within this section may not have associated photographs included. If you have a question about the scope, frequency or severity of an item in this section, please contact your inspector.

- Inspection of the windows was limited due to furniture, window covers and/or stored items

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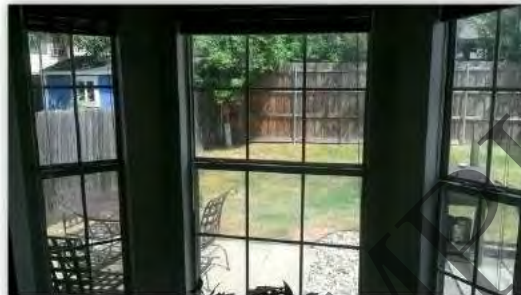
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One or more dual paned thermal windows have seals that are breached at: [Multiple locations]; -Recommend obtaining an evaluative estimate for replacement or repair before closing. While some may last much longer, thermal windows typically have a 10-15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



Caulking has deteriorated or is absent in multiple locations. This should be viewed as a regular maintenance item and should be repaired as desired. See the full section in the official report for more details.

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Water damage on window sill at: [Master bathroom]- "[§535.228 \(g\)\(1\)\(B\)](#)"



Screens are missing or damaged in one or more locations. - "[§535.228 \(g\)\(1\)](#)"



SAMPLE

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Window caulking is in need of repair or is missing in one or more locations. This is a regular maintenance item on both the interior and exterior of the home. - "[§535.228 \(g\)\(1\)\(B\)](#)" - "[§535.228 \(g\)\(1\)](#)"



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I. Stairways (Interior and Exterior)

*Comments:*Component(s) not present.

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J. Fireplaces and Chimneys

Type of Fireplace: Factory
Fuel Source: Gas Burning
Fireplace Location: Living Room

*Comments:*Component(s) appear to be functioning as intended.

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K. Porches, Balconies, Decks, and Carports

*Comments:*Component(s) not present.

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L. Other

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The fencing is in need of repair in one or more areas. Support posts are leaning and gate hardware is damaged or is no longer aligned properly. - "[§535.228](#)"

