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**123 Somewhere St
Fort Worth, TX 76000**

**Inspected For:
Brand New Home
January 24, 2022**



PROPERTY INSPECTION REPORT FORM

Brand New Home

01/24/2022

Name of Client

Date of Inspection

123 Somewhere St, Fort Worth, TX 76000

Address of Inspected Property

Charles Tod Brooks

TREC #9842

Name of Inspector

TREC License #

Name of Sponsor (if applicable)

TREC License #

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 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Brand New Home. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or

- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;
- (B) report:
 - (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
 - (ii) cosmetic or aesthetic conditions; or
 - (iii) wear and tear from ordinary use;
- (C) determine:
 - (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
 - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
 - (iv) types of wood or preservative treatment and fastener compatibility; or
 - (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
 - (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use;
 - (iii) changes in performance of any component or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common household accidents, personal injury, or death;
 - (vi) the presence of water penetrations; or
 - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. ***This report is not to be used by or for any property and/or home warranty company.***

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Concrete Slab on Grade

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

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B. Grading and Drainage

Comments:

- Marginal site drainage was observed on the left and back side of the structure; it is difficult to tell or determine how the storm water will travel and how well or fast it will move. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.



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C. Roof Covering Materials

Type(s) of Roof Covering: Composition (Asphalt) Shingle

Viewed From: Partially walked on roof

Comments:

The roof covering generally looks good and appears to be performing as intended on the day of the inspection. There were no major or significant problems or issues observed at this time.

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I	NI	NP	D
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D. Roof Structures and Attics

Viewed From: Attic Hatch Only; no decking or walkway provided

Approximate Average Depth of Insulation: 12 or more inches

Insulation Type: Loose Fill / Blown-In

Description of Roof Structure: Truss Assembly (engineered or manufactured)

Comments:

Roof Structure

The roof structure from within the accessible attic space looks good and appears to be performing as intended on the day of the inspection.

Attic Insulation

All visible and accessible components were found to be performing and in satisfactory condition on the day of the inspection.

Attic Ventilation

All components were found to be performing and in satisfactory condition on the day of the inspection.

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I	NI	NP	D
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E. Walls (Interior and Exterior)

Comments:

Interior Walls & Surfaces

All components were found to be performing and in satisfactory condition on the day of the inspection.

- **Note:** Due to the home being new construction, there were some areas observed that require paint and/or texture touch-up.

Exterior Walls & Surfaces

- Caulking improvements are recommended for the area between the exterior veneer and one or more of the window frames. It is recommended to use elastomeric caulking.
- The area around the exterior veneer and any wall penetrations including but not limited to one or more of the water faucets, HVAC refrigerant lines, dryer vent termination and/or gas service entrance line, needs to be properly sealed or caulked.
- The exterior masonry wall expansion joints (intentional vertical gaps to allow for movement) need to be properly sealed on the front side of the structure. It is recommended to use elastomeric caulking.
- There were one or more areas observed where the siding material and/or trim has separated or has gaps; and needs to be re-secured and sealed to prevent moisture from penetrating and allowing unwanted insects.

I=Inspected

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I	NI	NP	D
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- There were one or more areas observed where the masonry "soldier" bricks have a gap or opening above at or under the soffit area; these areas need to be sealed or have trim installed to prevent unwanted moisture or to keep out unwanted insects, birds or vermin.



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I	NI	NP	D
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I	NI	NP	D
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F. Ceilings and Floors

Comments:

Ceilings

All components were found to be performing and in satisfactory condition on the day of the inspection.

- **Note:** Due to the home being new construction, there were some areas observed that require paint and/or texture touch-up.

Floors

- The flooring material has gaps or separation at the kitchen cabinets in one or more areas; recommend caulking or adding trim to cover or close the gap.

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I	NI	NP	D
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G. Doors (Interior and Exterior)

Comments:

Interior Doors

All components were found to be performing and in satisfactory condition on the day of the inspection.

Exterior Doors

- The garage entry door is not equipped with a self-closing device. Current building standard require that the garage entry door be equipped with a self-closing device for safety reasons; this is to prevent automobile gas and exhaust fumes from entering the home.

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H. Windows

Comments:

Window Screens

All components were found to be performing and in satisfactory condition on the day of the inspection.

Windows

- One or more windows were observed with broken or not functioning properly tilt-sash latching mechanisms; in the side middle bedroom.



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I. Stairways (Interior and Exterior)

Comments:

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J. Fireplaces and Chimneys

Comments:

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I	NI	NP	D
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K. Porches, Balconies, Decks, and Carports

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

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L. Other

Comments:

Kitchen Cabinets

- The kitchen island appears to be missing some trim in one or more areas.



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I	NI	NP	D
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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

Service Entrance

All components were found to be performing and in satisfactory condition on the day of the inspection.



Panel Box

Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: Garage

Cabinet Manufacturer: Square D

All components were found to be performing and in satisfactory condition on the day of the inspection.



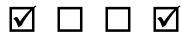
I=Inspected

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets

All components were found to be performing and in satisfactory condition on the day of the inspection.

Switches

All components were found to be performing and in satisfactory condition on the day of the inspection.

Fixtures

All components were found to be performing and in satisfactory condition on the day of the inspection.

Smoke Alarms

All components were found to be performing and in satisfactory condition on the day of the inspection.

Carbon Monoxide Alarms

- There are not enough carbon monoxide alarms located in the home; or not properly located. Under current building standards, there should be a carbon monoxide alarm installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed; and a minimum of one each floor (story) of the dwelling.



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Doorbell / Chime

All components were found to be performing and in satisfactory condition on the day of the inspection.

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System:

Energy Source:

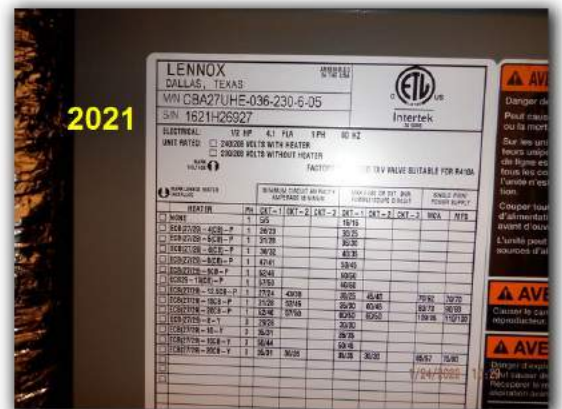
Comments:

Central Heating System – Energy Source: Heat-pump with electric heat strip backup

Brand Name: Lennox

Approximate System Age: 2021

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



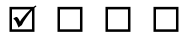
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B. Cooling Equipment

Type of System:

Comments:

Note: It should be noted that it was a mild or cool day on the day of the inspection; this condition could be a factor in how the cooling system performs in the heat of the summer when the temperatures are considerably higher. If there is concern beyond this inspection report, then it is recommended to have the cooling system and equipment checked and serviced by a Qualified / Licensed HVAC Company.

Central Cooling System

Approximate System Age: 2021

Approximate System SEER: 14

Approximate System Size: 3 ton

Listed Refrigeration Type: R-410A

Filter Size: 20 x 25 Location: At Attic Unit

Brand Name: Lennox

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



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C. Duct Systems, Chases, and Vents

Comments:

All visible and accessible components were found to be performing and in satisfactory condition on the day of the inspection.

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IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front Yard Near Street

Location of main water supply valve: In the Garage

Static water pressure reading: 70 to 80 psi

Type of supply piping material: PEX

Comments:

Water Supply

All components were found to be performing and in satisfactory condition on the day of the inspection.

- **Note:** The water shut valve is located in the wall in the garage.



Exterior Faucets/Fixtures

All components were found to be performing and in satisfactory condition on the day of the inspection.

Laundry Connections

All components were found to be performing and in satisfactory condition on the day of the inspection.

Kitchen Sink

All components were found to be performing and in satisfactory condition on the day of the inspection.

Front Bedroom Bathroom

- The bathtub overflow drain cover was loose, or missing.
- The bathtub drain stopper was observed missing.

I=Inspected

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I	NI	NP	D
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Primary Bathroom

- The shower drain screen cover is missing.



Hall Bathroom

- The bathtub overflow drain cover was loose, or missing.
- The bathtub drain stopper was observed missing.



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B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

All visible and accessible components appear to be performing and in satisfactory condition on the day of the inspection.

Additional Observations and/or Comments:

- The laundry room (washer drain) wall cleanout cap or cover is missing.



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C. Water Heating Equipment

Energy Source:

Capacity:

Comments:

Water Heater – *Energy Source:* Gas

Location: Garage

Approximate Capacity: 50 Gallons

Approximate Age: 2021

Brand Name: Rheem

- **Note:** The gas service was turned off to the structure at the time of this inspection. I was unable to check the gas operation of this component at this time. A limited visual survey will be performed and if any deficiencies are found they will be listed within this section.

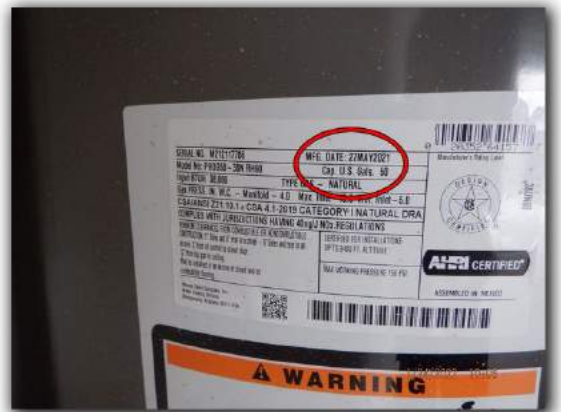
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D. Hydro-Massage Therapy Equipment

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Left Side

Type of gas distribution piping material: Steel Piping

Comments:

- **Note:** The gas service was turned off to the structure at the time of this inspection. I was unable to check the gas operation of any of the gas components at this time. A limited visual survey will be performed and if any deficiencies are found they will be listed within this section.



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V. APPLIANCES

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A. Dishwashers

Comments:

This component appears to be performing adequately at the time of this inspection.

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B. Food Waste Disposers

Comments:

This component appears to be performing adequately at the time of this inspection.

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C. Range Hood and Exhaust Systems

Comments:

This component appears to be performing adequately at the time of this inspection.

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D. Ranges, Cooktops, and Ovens

Comments:

This component appears to be performing adequately at the time of this inspection.

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E. Microwave Ovens

Comments:

This component appears to be performing adequately at the time of this inspection.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

This component appears to be performing adequately at the time of this inspection.

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G. Garage Door Operators

Comments:

This component appears to be performing adequately at the time of this inspection.

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H. Dryer Exhaust Systems

Comments:

This component appears to be performing adequately at the time of this inspection.

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I NI NP D

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Note: The sprinkler system was operated in the manual mode and visually checked for functional operation only. Spray coverage for the sprinkler system was not verified as part of this inspection.

Total Number of Zones Wired: 9



REPORT SUMMARY

The "Report Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. ***THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED IN THE SHORT TERM.***

The Report Summary is intended to follow the flow of the main body of the Property Inspection Report and ***IS NOT*** a suggested priority repair list. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as "Deficient". There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable.

You should read and understand the entire Property Inspection Report prior to completing any repair request. This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the prior to the expiration of any time limitations such as option or warranty periods.

GRADING AND DRAINAGE

- Marginal site drainage was observed on the left and back side of the structure; it is difficult to tell or determine how the storm water will travel and how well or fast it will move. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam.

WALLS (INTERIOR AND EXTERIOR)

Exterior Walls & Surfaces

- Caulking improvements are recommended for the area between the exterior veneer and one or more of the window frames. It is recommended to use elastomeric caulking.
- The area around the exterior veneer and any wall penetrations including but not limited to one or more of the water faucets, HVAC refrigerant lines, dryer vent termination and/or gas service entrance line, needs to be properly sealed or caulked.
- The exterior masonry wall expansion joints (intentional vertical gaps to allow for movement) need to be properly sealed on the front side of the structure. It is recommended to use elastomeric caulking.
- There were one or more areas observed where the siding material and/or trim has separated or has gaps; and needs to be re-secured and sealed to prevent moisture from penetrating and allow unwanted insects.
- There were one or more areas observed where the masonry "soldier" bricks have a gap or opening above at or under the soffit area; these areas need to be sealed or have trim installed to prevent unwanted moisture or to keep out unwanted insects, birds or vermin.

CEILINGS AND FLOORS

Floors

- The flooring material has gaps or separation at the kitchen cabinets in one or more areas; recommend caulking or adding trim to cover or close the gap.

DOORS (INTERIOR AND EXTERIOR)

Exterior Doors

- The garage entry door is not equipped with a self-closing device.

WINDOWS

- One or more windows were observed with broken or not functioning properly tilt-sash latching mechanisms; in the side middle bedroom.

OTHER

Kitchen Cabinets

- The kitchen island appears to be missing some trim in one or more areas.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Carbon Monoxide Alarms

- There are not enough carbon monoxide alarms located in the home; or not properly located. Under current building standards, there should be a carbon monoxide alarm installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed; and a minimum of one each floor (story) of the dwelling.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Front Bedroom Bathroom

- The bathtub overflow drain cover was loose, or missing.
- The bathtub drain stopper was observed missing.

Primary Bathroom

- The shower drain screen cover is missing.

Hall Bathroom

- The bathtub overflow drain cover was loose, or missing.
- The bathtub drain stopper was observed missing.

DRAINS, WASTES, AND VENTS

- The laundry room (washer drain) wall cleanout cap or cover is missing.