SINGULAR HOME INSPECTIONS
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SAMPLE REPORT

1234 Main St.
Katy Tx 77449

Buyer Name
09/20/2018 9:00AM

Inspector
Cody Sorrell
TREC License #23248
(832) 509-1200
Cody@SingularHomeInspections.com

Agent
Agent Name
555-555-5555
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PROPERTY INSPECTION REPORT

Prepared For: Buyer Name
(Name of Client)

Concerning: 1234 Main St. Katy Tx 77449
(Address or Other Identification of Inspected Property)

By: Cody Sorrell - TREC License #23248 09/20/2018 9:00AM
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. If is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) 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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

In Attendance: Buyer
Weather Conditions: Cloudy, Rain, Recent Rain
Temp (approx): 80-90
Type of Building: Single Family
Occupancy: Vacant but staged

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab on Grade

Crawl space viewed from: No crawl space

Performance Opinion:

Foundation Is Performing Adequately

In the opinion of the inspector at the time of the inspection, the foundation appears to be performing as intended. The Inspector observed no structural deficiencies in the condition of the visible portions of the concrete slab-on-grade foundation. **Most of the slab was not directly visible due to floor coverings.** The interior and exterior stress indicators showed little signs of adverse performance, and inspector perceived the interior floors to exhibit relatively smooth and even conditions, after walking the ground level floors.

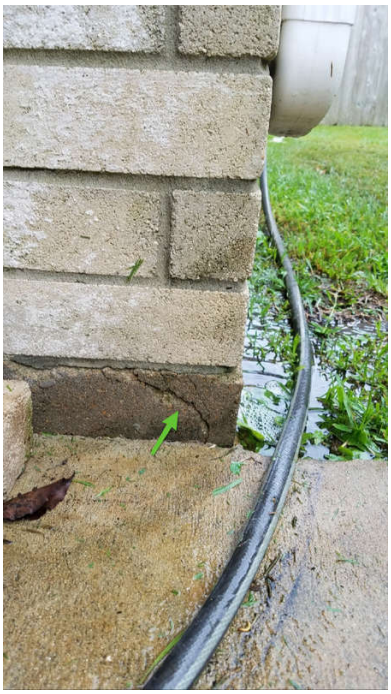
The home was located in an area known to have expansive soil. Expansive soils are soils which increase to many times their original volume in response to increases in soil moisture content, creating forces which can easily damage home structural components such as foundations, floor slabs, flatwork and interior and exterior wall coverings.

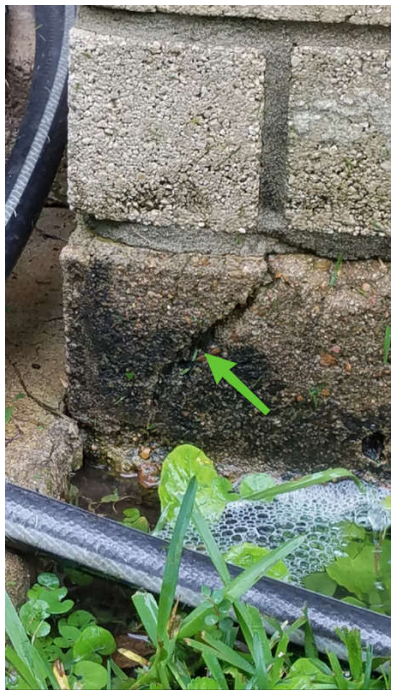
While no major damage was visible at the time of the inspection which in the Inspector's experience could be directly attributed to expansive soils, future damage may be a possibility unless home construction has included a structural design which will accommodate soil movement. Identifying a particular foundation design or determining the likelihood of future problems relating to this condition exceed the scope of the General Home Inspection and would require the services of a qualified engineer (structural or geotechnical).

Corner Pop:

One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop). This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be desired.

Rear





I	NI	NP	D

Client Notice:
This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

Because some structural movement is tolerated in Houston and surrounding areas, evaluation of foundation performance is, to a great extent, subjective. Our evaluation of this foundation is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. If actual measurements and an engineering evaluation are desired, a qualified engineer should be consulted.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation.

The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

Access Limitation:
Foundation inspections are limited to observation of accessible interior and exterior structural components.

No engineering studies or measurements are made.

Factors preventing accurate assessment of structural conditions include but are not limited to paint, repairs, surfaces hidden by floor or wall coverings, furnishings, foliage, and masonry.

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

Drainage:
Proper grading and drainage are required to maintain proper foundation performance and prevent water penetration, which is a conducive condition for wood rot, wood destroying insect intrusion and possible mold growth.

Neutral to Negative Drainage:
The home appears to have areas of neutral or negative drainage at grade which will route runoff from precipitation to the foundation. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage from undermining, heaving or settling, depending on soil composition, moisture content and other conditions. The ground should slope away from the home - inch per foot for a distance of at least six feet from the foundation. The Inspector recommends re-grading these areas to improve drainage near the foundation.

Rear

Downspout 36 inches:
Note:

The gutter downspouts should discharge water at least thirty-six inches (36) away from the foundation perimeter beam.

Storm water should be encouraged to flow away from the structure at the points of discharge.

North, Rear

Rear

North

Gutter full of debris:
Gutter full of debris

North, Rear

Method:
General lot drainage and slope is inspected by visual means only (no measuring devices are used-such means and devices are beyond the scope of our inspection). The findings are, to a great extent, subjective. Our evaluation of the slope of the grade and lot drainage is a visal review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. If actual measurements and a professional drainage evaluation are desired, a qualified engineer should be consulted.

Inspection of the homes grading and drainage is done by a visual observation of the site around the structure, including surface grade, rain gutters and down spouts, etc. Any visible conditions or symptoms that may indicate a situation that may adversely affect the foundation or indicate water penetration are noted. No soil, topographical or flood plain studies are performed.

1: Gutter Minor Leaks
Deficiency
Northwest
Minor leaks in the gutter joints and seams should be repaired.

2: Gutter Damaged
Deficiency
Front
Damaged guttering was observed.

3: Standing Water
Deficiency
Rear
Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

Here is a resource on dealing with standing water in your yard.

☒ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: Composition
Viewed From: Binoculars, Ground, Ladder, Roof
Water Penetrations: Not Present
Prior Repairs: Not Present
Comments:
Moderate deterioration

Asphalt composition shingles covering the roof of this home exhibited moderate general deterioration commensurate with the age of the roof. They appeared to be adequately protecting the underlying home structure at the time of the inspection.

Rear




Further Evaluation:
You are encouraged to have a properly certified roofing contractor to physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material.

Limitation:
Roof inspections are limited to visual observations of the accessible surfaces. The roof is inspected from

the roof level, only if in the opinion of the inspector it can be done safely and without damaging the roof. Certain types of damage and/or poor workmanship (e.g., improper fastening, manufacturer defects, improper installation etc) may not be apparent during the visual inspection. As such the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering. If deficiencies are noted and/or you have concerns about life expectancy, insurability or potential for future problems, we Highly recommend consulting with a Qualified roofing Contractor prior to the expiration of any warranty or option period.

Life Expectancy:
Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.
The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

☒ ☐ ☐ ☒ **D. Roof Structure & Attic**

Viewed From: Decked space only
Average Attic Floor Insulation Depth: 7-10

Water Penetrations: Present
Framing Type: Conventional Wood Frame
Vertical Insulation Thickness: 4-8

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

Insulation Type: Loose Fill

Rodent Activity:
Note:

Visible evidence of possible rodent activity was observed in the attic area. It is recommended to have a Certified Pest Control Operator further evaluate this condition and make corrections as necessary.

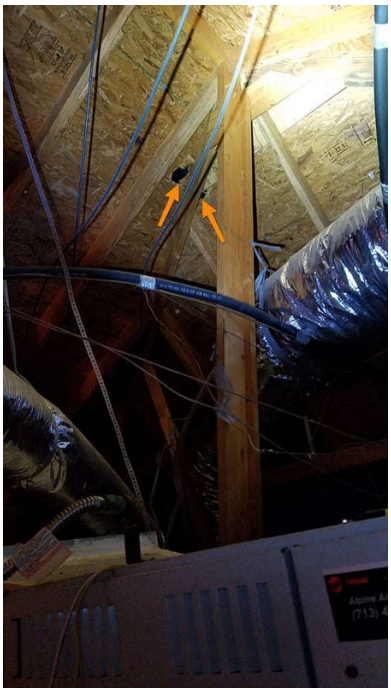
Attic

Roof Structure Limitations:
Inspection of the roof structure and attic is performed by a visual observation of areas and components which can be reasonably and safely accessed. Areas where insulation is covering joists and no visible pathway could be identified will not be traversed

1: Water Stains on Decking
Deficiency
Rear
There are visible water stains on the roof sheathing (decking) in one or more locations. This condition should be further evaluated by a qualified roofer and repaired as necessary.

2: Decking Damaged
Deficiency
Attic
Some roof sheathing (decking) deterioration and/or damage was observed in one or more locations. This condition should be further evaluated by a qualified roofer and repaired as necessary

I	NI	NP	D



☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Comments:

Material: Brick, Fiber Cement Board

Method:

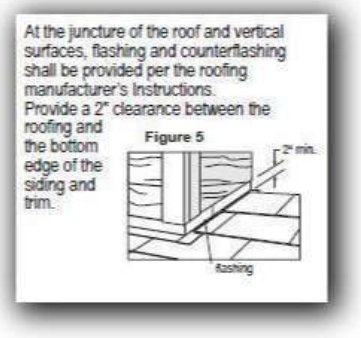
The inspection of interior and exterior walls focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas within finished walls and concealed flashing details (e.g. doors, windows, brick ledges, etc.) are not accessible and beyond the scope of the inspection. Home furnishings, artwork, stored goods, heavy foliage, etc. can obscure damage, water stains, previous repairs, etc., and preclude assessment of these conditions.

As a matter of general home maintenance, it is recommended that all deficiencies in the "exterior envelope" be sealed for energy efficiency and to help prevent water and moisture penetration into the structure. Examples would be caulking doors/windows, replacing worn weather-strip seals, and sealing wall penetrations or openings (around light fixtures, a/c lines etc.)

Siding Contacts Shingles:

The sidewall veneer is in contact with the roofing material. Under current building standards, there should be at least 2-inch of clearance between the roofing material and the sidewall veneer.

Rear

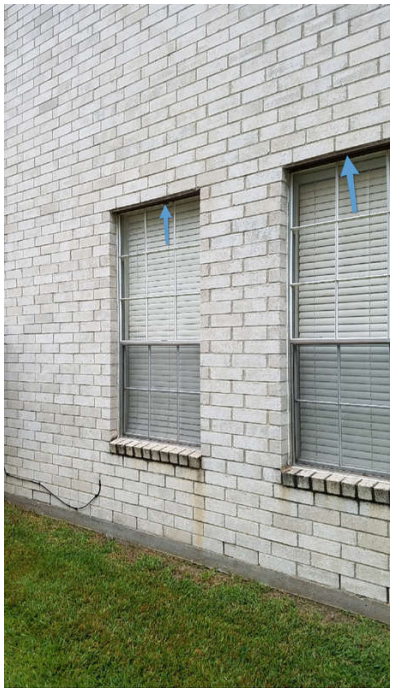



Minor Cracks:
There are numerous mortar cracks in the exterior walls that are considered to be cosmetic and average for age. No attempt is made to discover or document an exhaustive list of every crack or anomaly in the exterior. These deficiencies should be repaired to avoid water intrusion.

General Limitations:
In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

In the event the residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

1: Rusted Lintel
Maintenance Item
Front, Rear, Left, Right
Lintels above one or more exterior doors or windows were visibly rusted at the time of the inspection. Rust damage to the exterior wall covering will continue unless loose rust is removed, existing rust chemically neutralized and exposed steel protected from weather.

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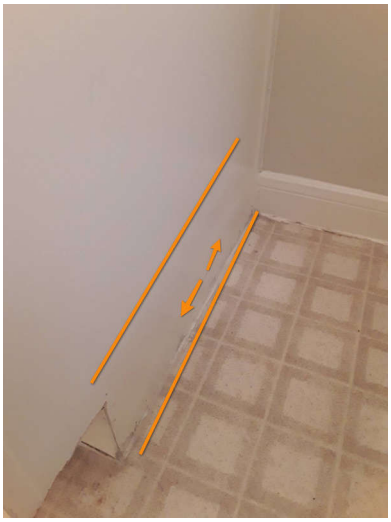
2: Old Water Stain

Deficiency

Upstairs North Bathroom, Downstairs South Bathroom

Water stains were observed on the bathroom cabinetry walls. The cause and remedy should be further evaluated and corrected as necessary. It did not appear to be wet at the time of inspection. It is likely that this is not an active leak, however due diligence should be exercised, and the current owner should be queried about this condition.



3: Loose Brick

Deficiency

South

Loose brick visible at the time of the inspection indicated deterioration of the bond between mortar and brick. This condition should be evaluated by a qualified masonry contractor, and any loose brick should be securely re-installed.

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

Ceiling Type: Drywall

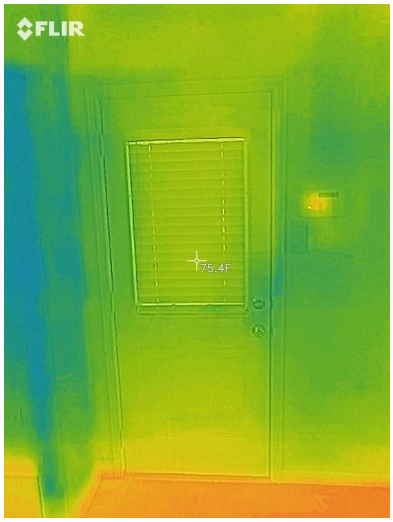
Floor Type: Tile, Carpet, Laminate

Ceiling and Floor Limitations:

Inspection of ceilings and floors focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas concealed within finished spaces are not accessible and are beyond the scope of an inspection. Home furnishings, artwork, personal items, etc. can obscure damage, water stains, previous repairs, etc., and prevent assessment in these areas.

☒ ☐ ☐ ☐ **G. Doors (Interior and Exterior)**

Comments:



Method of Inspection:

The interior and exterior doors are inspected for proper function including latches and locking mechanisms. Garage doors are inspected for proper operation.

☒ ☐ ☐ ☐ **H. Windows**

Comments:

Method:

Windows, where accessible, are inspected for proper function including latches and locking mechanisms. Broken panes, broken thermal seals, missing or damaged screens and caulking deficiencies are noted. Safety issues safety glass in required locations and egress issues in sleeping areas are noted.

1: Plastic Glazing on Windows

Deficiency

The plastic window glass glazing bead is damaged and/or missing at one or more of the windows and improvements are recommended.

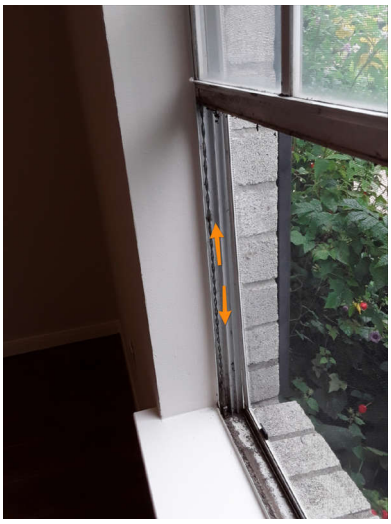
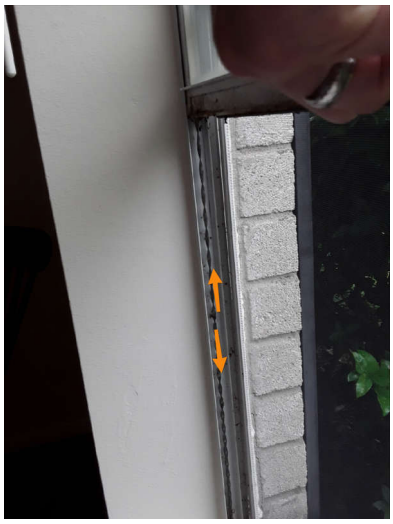


2: Window Guide

Deficiency

Dining Room, Living Room

The window guide in one or more areas was observed to be damaged. The window may not stay in the open position.

3: Missing / Damaged Screen

Deficiency

North, South

One or more of the window screens were observed to be missing or damaged.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D


☒ ☐ ☐ ☐ **I. Stairways (Interior and Exterior)**

Comments:

Method:

The inspection of the stairways is a visual observation of the required component's and focuses on handrails, spindles, railings, and guards etc. The inspector does not exhaustively measure every stairway component.

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Comments:

General:

Examination of concealed or inaccessible portions of the chimney is beyond the scope of our inspection. We do not perform draft or smoke tests. If further review is desired, we recommend consulting with a qualified contractor.

☒ ☐ ☐ ☒ **K. Porches, Balconies, Decks, and Carports**

Comments:

Method:

Porches, decks, driveways and carport's are visually inspected for structural defects and safety related deficiencies (e.g. cracks, trip hazards, negative slope towards the structure, differential movement, etc.).

1: Minor Sidewalk Cracks

⛔ Deficiency

Front

The sidewalk was observed to have minor cracks and/or deficiencies.

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I	NI	NP	D

2: Minor Driveway Cracks

Deficiency

Minor cracks and/or deficiencies were observed in the driveway.

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ **General**

Overview:

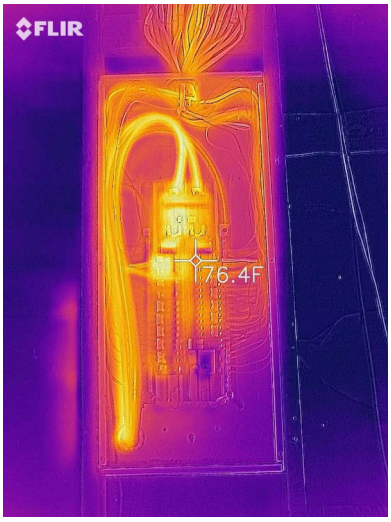
A typical electrical system consists of two distinct components (1) The electric service entrance (e.g. underground or overhead). Underground the conductors are underground and are not visible for observation. Overhead service comes in from the utility pole to a service mast and down to the electrical meter. (2) Service Panel. The service panel determines the capacity of the electric power to the

home. The circuits within the service panel distribute the power throughout the home.

General:
Inspection of the electrical service system is limited to visible and accessible components of the entrance cables, meter box, service panel and the visible portions of the wiring. The majority of the electrical system is concealed behind walls and ceilings and conditions relating to these inaccessible areas can not be determined. Whenever possible, the dead front cover for the service panel will be removed to investigate the condition of the wiring and circuits. While some deficiencies in an electrical system may be apparent, not all conditions that can lead to an interruption of electrical service, or that may be hazardous, can be identified through a visual inspection. No assessment as to the adequacy of the service capacity relative to current or future consumption is performed.
Inspector is seldom able to locate/identify proper grounding and/or bonding. If buyer desires more information, further evaluation by a licensed electrician is advised.

☒ ☐ ☐ ☐ **A. Service Entrance and Panels**

Comments:



Electric Panel Rating: 150
Electric Panel location: Garage
General:
Not all electrical components are visible to the inspector. The inspector will report deficiencies that are visible at the time of the inspection. If deficiencies are noted, or if there are any questions or concerns you are advised to have a licensed electrician fully evaluate the homes electrical system prior to the expiration of any warranty or option period.

1: No Anti-Oxidant Aluminum
Deficiency
There was no anti-oxidant gel observed on the exposed aluminum conductor terminations.

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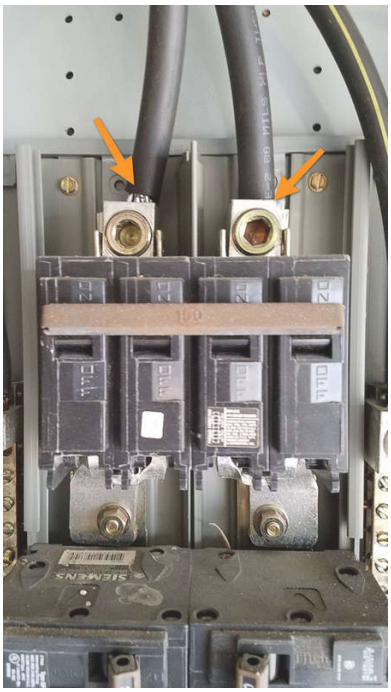
I	NI	NP	D



☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments:

General:

Electrical devices in a home typically use either 120 or 240 volt electricity. General purpose circuits (lighting, receptacles, fans, etc.) require 120 volts. The major appliances such as clothes dryers, kitchen ranges, electric water heaters, air conditioners, and electric heating units require 240 volts. Inspection of the electrical distribution system is limited to the visible and accessible components of the distribution wiring, receptacles, switches and other connected devices. The majority of the electrical distribution system is concealed behind walls and ceilings and their conditions are not known. The lack of GFCI, protection in presently required locations regardless of the homes age are noted, as required by the Texas Real Estate Commission. Low voltage and ancillary electrical systems such as landscape lighting, generators, etc. are not inspected. Inspection of the doorbells and chimes is limited to testing the operation of the chimes and the physical condition, function, and installation of the doorbell button. Inspection and testing of Intercom systems are not included in this inspection.

In furnished homes all switches and receptacles may not be accessible for inspection or testing. Receptacles located in garage ceilings and exterior soffits are not individually tested.

Low voltage X inspected:

Inspection of low-voltage or decorative lighting lies beyond the scope of the General Home Inspection. You may wish to have the functionality of any such lighting demonstrated by the seller.

Smoke Detectors:

Smoke Detectors

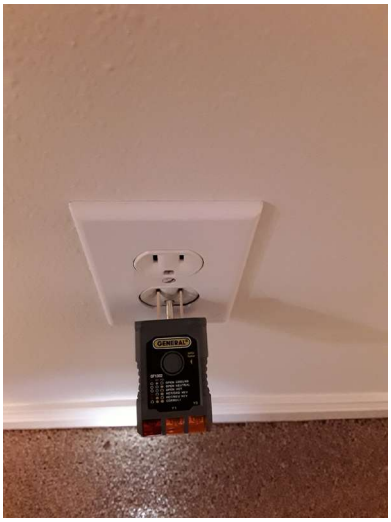
Today's standards require smoke detectors in each bedroom and outside each separate sleeping area on every level of the structure. Smoke detectors should be located on the ceilings at least 18" away from the wall. (Smoke tends to mushroom upward, turning outward toward the center of the ceiling. To Fire Fighters this is known as the mushroom effect, which leaves a dead airspace 18" from a ceiling to a wall corner). Test all alarms weekly or monthly per manufacturers recommendations. Failure to test, repair defective or install absent alarms, detectors and other safety equipment immediately can result in serious injury or death. Initiate and practice plans of escape and protection for all occupants in case any emergency arises.

Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing smoke detectors with actual smoke.

Carbon Monoxide Alarms:
Carbon Monoxide Alarms
Smoke is heated and rises, thus smoke detectors are placed on the ceiling. Carbon Monoxide, on the other hand, mixes with our air, and stays closer to the ground. For this reason it is advised that CO detectors should be mounted at Knee Height (nose level for the average person sleeping). The Center for Disease Control (CDC) recommends replacing CO alarms every 5 years. Carbon Monoxide Alarms are tested with the manufacturer test button only.

Unable to determine switch operation:
I was unable to determine the operation end of one or more of the switches.

1: Damaged Receptacle
Deficiency
Upstairs Game Room
One or more of the receptacles were observed to be damaged




2: Exterior light inop
Deficiency
Garage, Rear
Some light fixtures mounted on the exterior walls of the residence were inoperable at the time of the inspection. This condition can be caused by burned out bulbs, the light may be connected to a timer or light-sensitive switch or a problem may exist with the light fixture, wiring or the switch. You should re-test any inoperable light fixtures after replacing the bulbs.
If after bulb replacement the lights still fail to respond to the switch, consider evaluation by a qualified electrical contractor. This condition may be a potential fire hazard.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

3: Bulb?

Deficiency

Master Bathroom

One or more of the light fixtures appear to be inoperative. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

Type of System: Forced Air

Energy Source: Natural Gas

Downstairs Unit: Carrier, 2008

Upstairs Unit: Carrier, 2008

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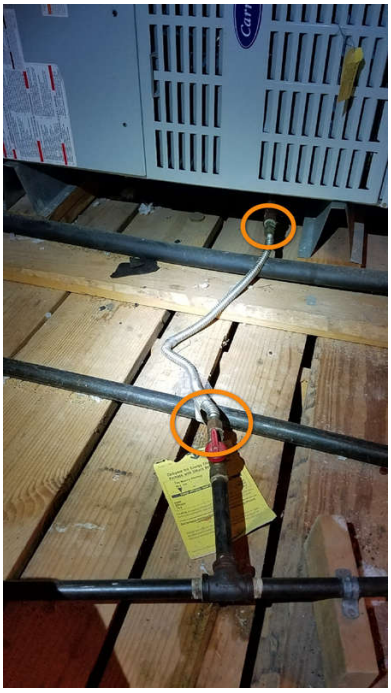
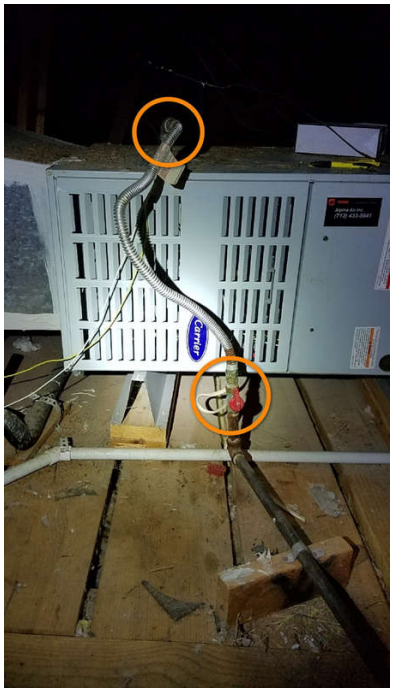
I	NI	NP	D

1: No sediment trap

⚠ Safety

The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.





☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of System: Central

Upstairs Unit: American Standard, 2008, 3.5 Ton, Temp Differential Less than 14, Located inside at wall

Downstairs Unit: American Standard, 2008, 4 Ton, Temp Differential Less than 14, Located inside at ceiling

Living Room

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

Overview:
During the hot summer months, the condenser (outdoor cooling equipment) unit, in conjunction with the evaporator/air handler (indoor unit), extracts heat from the house and transfers it to the outside. The cooling equipment is inspected for correct installation of the indoor and outdoor units and clearances as required. A Delta-T (temperature differential of supply and return air) is measured and noted.

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

Note: When D (D = Deficient) is checked, that indicates that the HVAC system does not appear to be performing as intended. The observations made to support the rendering of this opinion are listed in this report. This list should not be considered an all inclusive list of deficiencies. You are advised to have a fully qualified and licensed HVAC service provider perform a full evaluation of this HVAC system equipment and repair any and all deficiencies that are found prior to the expiration of any warranty or option period .

Further evaluation:
This cooling system and equipment needs to be fully evaluated, cleaned and serviced by a Qualified / Licensed HVAC Company. All recommended repairs should be made. The observations made to support the rendering of this opinion are listed in but not limited to the deficiencies noted below :

older:
It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

Visual observation:
A visual observation of all accessible components are inspected. The cooling system will be checked for correct operation. A measurement of the Delta-T checked at the return and supply air vents only will be measured. The cooling equipment will not be operated when the outdoor temperatures fall below 60 degrees due to damage that may occur to the cooling equipment during operation.

1: Rust in pan
Deficiency

The auxiliary/secondary drain pan under the coil housing has some water staining and/or a rust build-up. This would indicate that the pan has held water in the past and should be closely monitored.

2: Debris in pan
Deficiency

The auxiliary/secondary drain pan under the coil housing should be free of all debris. The debris in the pan could clog the drain line and cause water to leak to the interior of the house.

I	NI	NP	D

3: Disconnect behind unit

Deficiency

The electrical service disconnect is installed behind the outside condenser/coil. This does not meet the clearance requirements of the National Electrical Code or the International Residential Code and should be corrected as necessary.

☒ ☐ ☐ ☐ **C. Duct System, Chases, and Vents**

General:

Some of the duct work is in areas of the attic that are not readily accessible. Not all of the duct work is visible. Some duct work, by design, is hidden in the walls and ceilings. Only visible ductwork is inspected.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems, and Fixtures**

Comments:

1: dissimilar metals

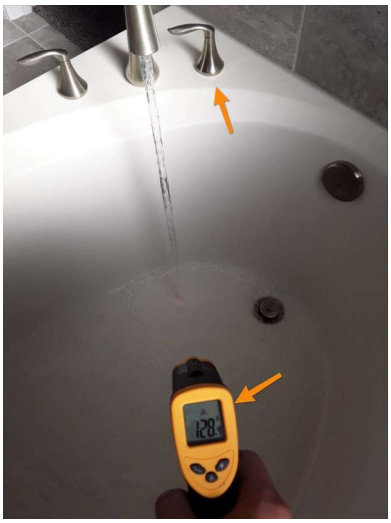
Deficiency

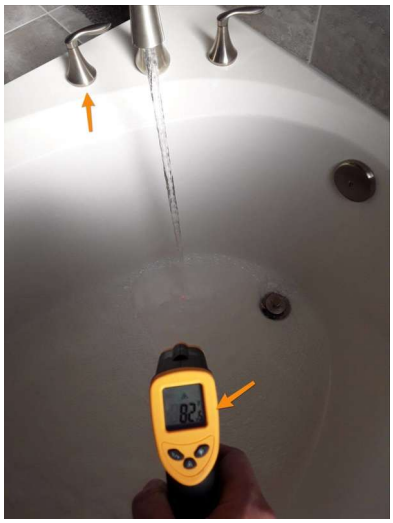
Dissimilar metals observed to be in use in the water supply system in one or more locations. In some cases this will cause electrolysis to occur which will result in water leaks at these connections. It is recommended to install dielectric fitting at any dissimilar metal connection locations.

2: Hot Cold reversed

Deficiency

The faucets hot/cold water orientation is reversed.





☒ ☐ ☐ ☒ **B. Drains, Wastes, & Vents**

Comments:

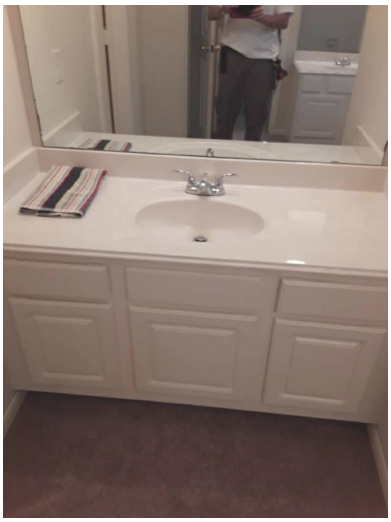
General:

The main sewer system is city. Clean-outs are located around the outside of the structure. Waste lines appeared to be in satisfactory condition the time of inspection. None of the waste lines were not fully visible at the time of the inspection. The inspector is unable to determine the condition of underground

drain lines. At the time of inspection, the water is run at multiple fixtures for an extended period of time. This is generally considered a "functional flow" test. This test cannot simulate the waste flow characteristic of full occupancy. There may be partial blockage of the sanitary drain lines from debris, broken pipes or tree roots that cannot be detected at the time of the inspection. This type of inspection requires specialized equipment (Fiber Optic Cameras).

Tub and washer:
Tub overflow drains are not inspected or tested. Showers were run for an extended period of time. The clothes washer drain line was not inspected or tested at the time of the inspection.

1: Slow drain = Sink
Deficiency
The sink was observed to drain slowly, suggesting that an obstruction may exist.



☒ ☐ ☐ ☒ **C. Water Heating Equipment**
Unit 1: Energy Type: Gas, Capacity: 50 Gallon, Rheem, Manufacturer year 2006, Located in Attic

Comments:
general:
Water Heaters should be flushed every year or as recommended by the manufacturer to remove sediments that collect at the bottom of the tank. This can be accomplished by attaching a garden hose to the drain valve at the bottom of the heater, directing the discharge water to a safe location and turning

the valve on. Caution should be observed as the water coming out will be very hot. The flush is complete when the water comes out clear.

The T & P Valve (Temperature & Pressure Release Valve) should be tested annually for reasons of safety. Follow the manufacturers instructions for testing procedures.

We highly recommend the use of a water alarm at the water heater. This alarm will sound at the presence of any water leaks and could help prevent major water intrusion events due to failure of the water heater. These units are available online or at major home improvement centers for about $10 each.

1: Corrosion

Deficiency

Some corrosion was observed at the water supply connections at the top of the water heater.

2: No drip leg

Safety

There is no sediment trap / drip leg present.

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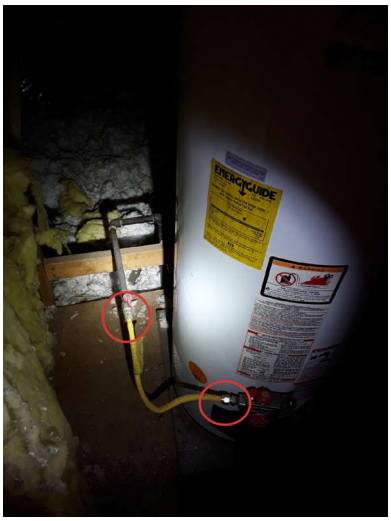
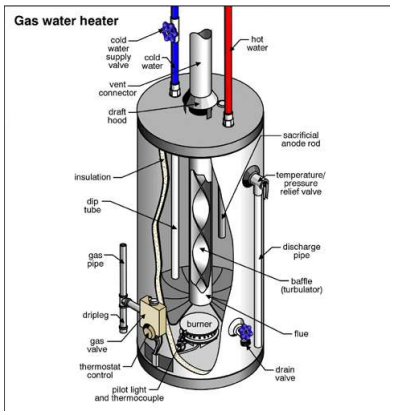
I	NI	NP	D





3: Debris in pan

Deficiency

The debris in the water heater pan should be cleaned out to help prevent the pan drain line from being clogged.

☒ ☐ ☐ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

Master Bathroom

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Brand: Kenmore

Normal:
The dishwasher is operated in the NORMAL mode.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

Exhaust Hood Type: None

performance:

Vents are operated with the switch. Actual performance level is not evaluated.

☒ ☐ ☐ ☒ **D. Ranges, Cooktops, and Ovens**

Comments:

Range, Cook Top, Oven: Range, Oven, Samsung

1: No Anti-Tip

⚠ Safety

The range can be easily tipped over and should be equipped with an anti-tip device, for safety. This may be an as-built condition but Per TREC standards of practice we are required to report this condition as a deficiency.

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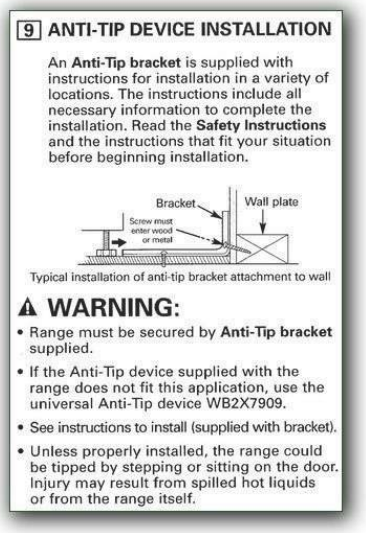
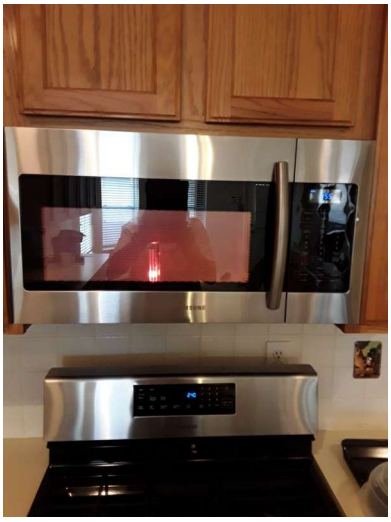
I	NI	NP	D



☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

Brand: Samsung



☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

Close pressure:

The close pressure sensor was not tested due to the high probability of damage occurring during this test process.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments: