



SINGULAR HOME INSPECTIONS RESIDENTIAL INSPECTION

1234 Main St.
Katy Tx 77449

Buyer Name

04/02/2019 9:00AM



Inspector

Cody Sorrell



TREC License #23248

(832) 509-1200

Cody@SingularHomeInspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com



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 04/02/2019 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. It 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 and Buyer Agent

Inspector Opinion:

All of the information contained herein is the opinion of the inspector, on the day of the inspection. Conditions may change.

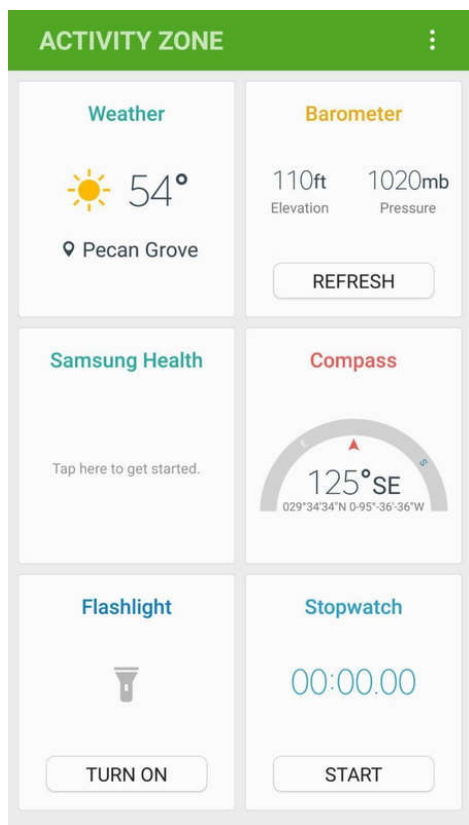
Weather Conditions: Clear

Temp (approx): 60-70

Type of Building: Single Family

Occupancy: Vacant

Property Orientation: Southeast



Orientation:

For the sake of this inspection the front of the home will be considered as the portion of the home facing the road. References to the "left" or "right" of the home should be construed as standing in the front yard and facing the front of the home.



Thank you for choosing Singular Home Inspections PLLC. to perform your home inspection.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that

occur after the inspection. If conditions change, we are available to revisit the property and update our report.

Again, thank you for choosing us to perform your home inspection.
Sincerely,

Cody Sorrell

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade
Crawl space viewed from: No crawl space
Slab Foundation OK:

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).

Interior Door Sticks:

One or more of the interior door(s) stick and/or not closing.

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.



Front Left

Trees Too Close:

Note:

Tree(s) in close proximity of the foundation was observed. Client should consider the installation of a root barrier to reduce the possibility of damage to the foundation from tree roots and moisture removal.



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.

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|

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.

1: Post Tension Cable Ends

⊖ Deficiency

Various Locations

One or more of the post tension cable ends are exposed and need to be properly sealed.



Rear Left

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

2: Visible Rebar

🚩 Deficiency

Rear

The foundation re bar is visible on the edge of the foundation beam and needs to be properly covered.



Rear

B. Grading and Drainage

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:

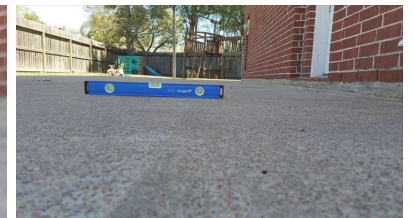
The home appears to have areas of neutral or negative drainage at grade which will route runoff from precipitation to the foundation. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage from undermining, heaving or settling, depending on soil 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 Left

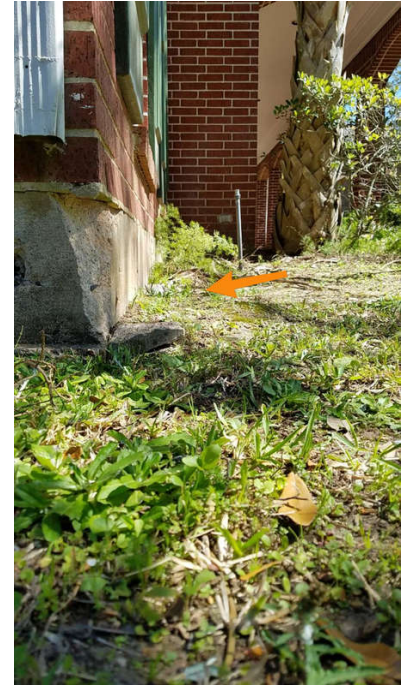


Rear



Rear

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|



Front Left



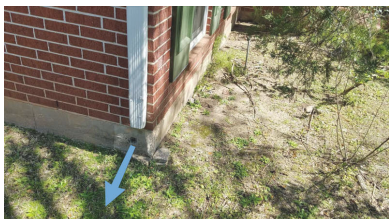
Front Left

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.



Surface Drainage System:

Notice:

There is an underground and/or surface drainage system in place. The inspector cannot and will not be able to verify the operation, sizing, efficiency or adequacy of the underground and/or surface drainage system. If there are any questions or concerns with this system or the effectiveness of the system, you should consult with the current homeowner or the appropriate specialist related to this type of system.

Rear

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|



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 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 a professional drainage evaluation are desired, a qualified engineer should be consulted.

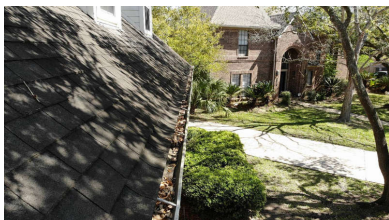
Inspection of the homes grading and drainage is done by a visual observation of the site around the structure, including surface grade, rain gutters and down spouts, etc. Any visible conditions or symptoms that may indicate a situation that may adversely affect the foundation or indicate water penetration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

1: Gutter full of debris

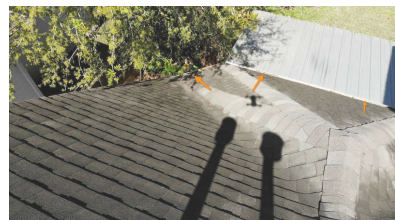
⊖ Deficiency

Front, Front Left, Rear Left

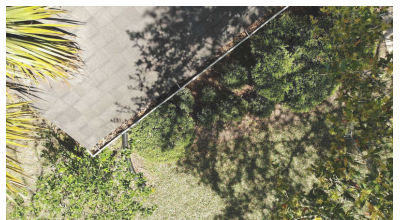
Gutter system had debris on one or more locations at the time of the inspection. The inspector recommends that you clean out all debris in the gutters.



Front



Rear Left



Front Left

2: Gutter Rusted

⊖ Deficiency

Various Locations

The gutters were observed to be rusted through.

3: Gutter Minor Leaks

⊖ Deficiency

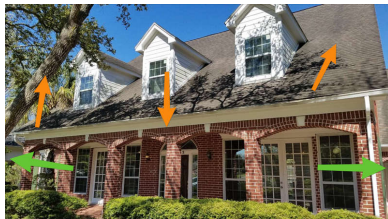
Various Locations

Minor leaks in the gutter joints and seams should be repaired.

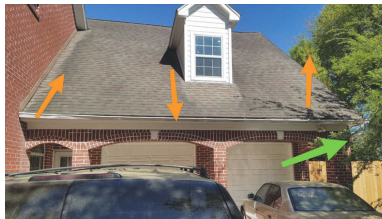
4: Gutter Slope

⊖ Deficiency

The gutters do not appear to have sufficient slope to drain properly. If they do not perform as intended, the slope should be adjusted.



Front



Front, Garage

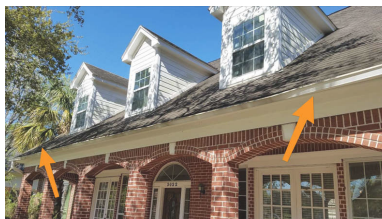
5: Gutter Damaged

⊖ Deficiency

Damaged guttering was observed.



Right, Garage



Front

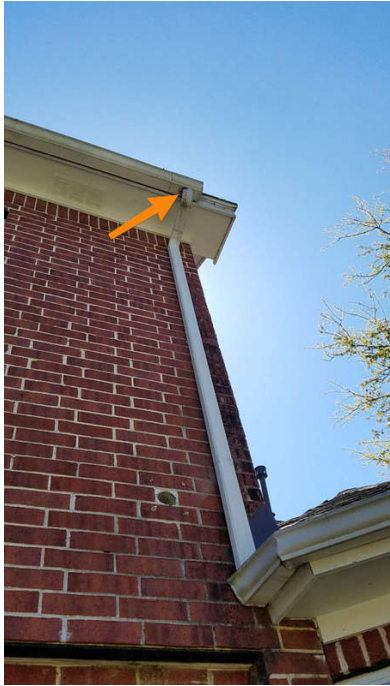
6: Downspout Separated

⊖ Deficiency

Rear

The downspout is separated.

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



Rear



Rear

7: Standing Water

🔴 Deficiency

Front Right

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.



| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|

8: Low Soil

🚫 Deficiency

Front Left

The soil line is low. Under current building standards there should be 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer. It is recommended that fill dirt be added around the structure in the noted areas.



9: Low Spot Fill Dirt Needed

🚫 Deficiency

Various Locations

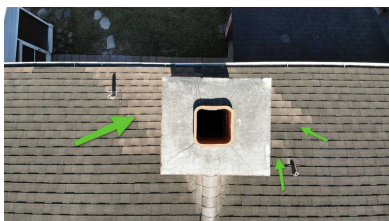
Fill dirt is needed. The low spots in the finished grade (ground) adjacent to the foundation perimeter wall need to be filled in to help prevent water from standing and/or ponding next to the foundation area.

C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles



Viewed From: Ground, Drone
Water Penetrations: Not Present
Prior Repairs: Present



Chimney Area

Further Evaluation:

You are strongly 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**

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|

or potential for future problems, we highly recommend consulting with a Qualified roofing Contractor prior to the expiration of any warranty or option period.

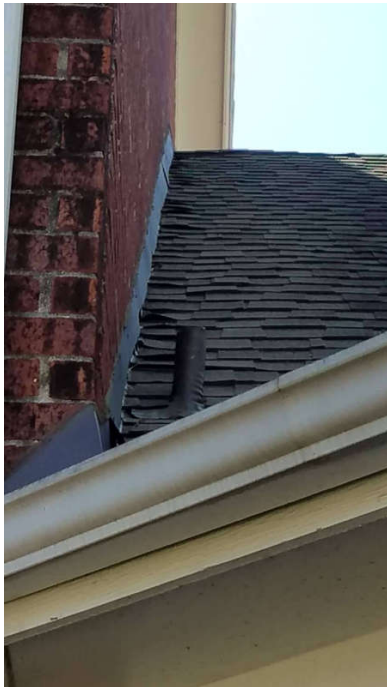
Life Expectancy:

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.

1: Lifted Shingles

➔ Deficiency

The roofing material observed to have loose and/or lifting shingles in various locations. The damage may have been caused by a previous wind storm and should be further evaluated.



Rear



Chimney

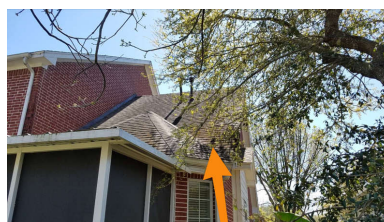
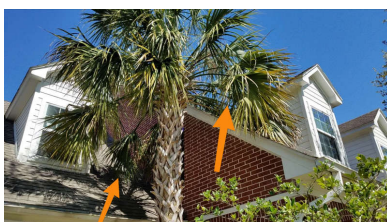


Front

2: Trees need Trimed

➔ Deficiency

Tree and shrub branches need to be trimmed away from the roofing material at all times to help prevent damage to the roofing material. It is the opinion of this Inspector that there are some branches too close to the roofing material at this time and corrective measures are needed.



Left Rear

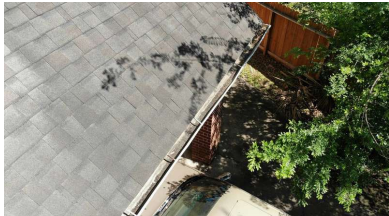
| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|

3: Granular Loss

⊖ Deficiency

Garage

The composition roofing material has experienced granular loss in various locations and should be further evaluated by a qualified roof contractor and repaired as necessary.



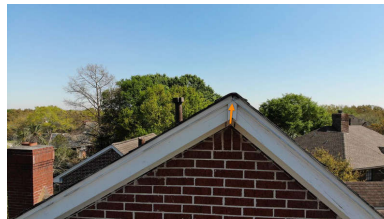
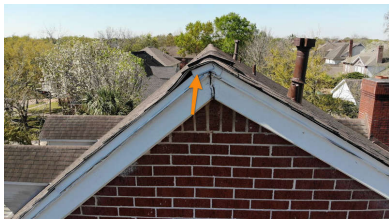
4: Flashing inadequate

⊖ Deficiency

Right, Left, Front, Rear

Chimney, Wall to roof, Step flashing -

The flashing appears to be inadequate in one or more locations.



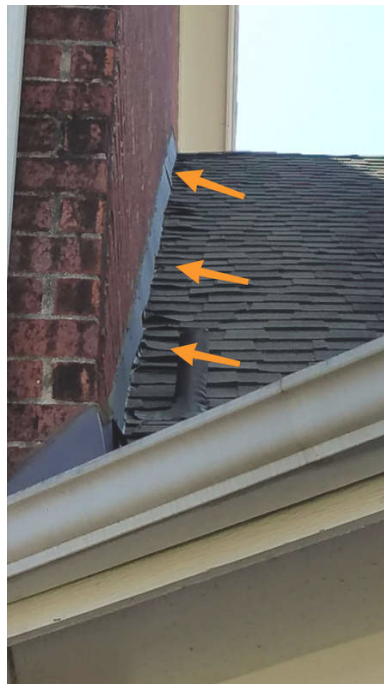
5: Flashing Lifted

⊖ Deficiency

The flashing is lifting and/or pulling loose and should be re-secured.



Right, Garage



Left

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

D. Roof Structure & Attic

Viewed From: Decked space only
Approximate Average Depth of Insulation: 7-10
Vertical Insulation Thickness: Unable to Determine
Water Penetrations: Not Present
Framing Type: Conventional Wood Frame
Insulation Type: Loose Fill
Rodent Activity:
Note:

Visible evidence of 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



Attic



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: 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 |
|----------|-----------|-----------|----------|



Attic

2: Redistribute Insulation

 Maintenance Item

Attic

The attic floor insulation needs to be redistributed in one or more locations.

E. Walls (Interior and Exterior)

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.)

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 residency that were concealed or otherwise inaccessible at the time of the inspection.

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

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: Mortar Improvements

 Maintenance Item

Right

Mortar improvements are recommended for the exterior masonry veneer



2: Normal Cracks

 Deficiency

Various Locations

There are a number of cracks in the interior walls that are considered to be cosmetic and average for the age of the home. No attempt is made to discover or document an exhaustive list of every crack or anomaly in the interior. These deficiencies should be repaired the next time the interior is painted.

F. Ceilings and Floors

Ceiling Type: Drywall

Floor Type: Wood, 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.

Prior Repairs:

There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

| |
|---------------------------------------|
| I NI NP D |
|---------------------------------------|

1: Normal Cracks

 Maintenance Item

There are a number of cracks in the interior ceilings that are considered to be cosmetic and average for the age of the home. No attempt is made to discover or document an exhaustive list of every crack or anomaly in the interior. These deficiencies should be repaired the next time the interior is painted.

2: Water Stain

 Deficiency

Upstairs Bathroom Left

Water stains were observed on the ceiling finish. The cause and remedy should be further evaluated and corrected as necessary.

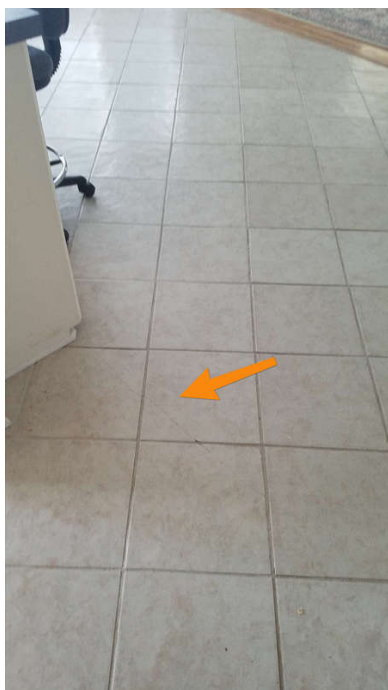


3: Loose or Damaged Tile

 Deficiency

Upstairs Gameroom

The floor tile(s) were observed to be cracked and/or damaged.



Upstairs gameroom

4: Worn Floor Covering

 Deficiency

Study/Office

The floor covering is noticeably worn and/or damaged in one or more locations of the home.

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



Study/office

5: Minor carpet wear - general

🔴 Deficiency

Upstairs

The home had general minor carpet wear on major paths of travel.



G. Doors (Interior and Exterior)

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.

Comments:

The double doors at the front of the home were locked at the time of the inspection. Recommend operating with key before the expiration of your option period.

Front Dining Room, Entry

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|



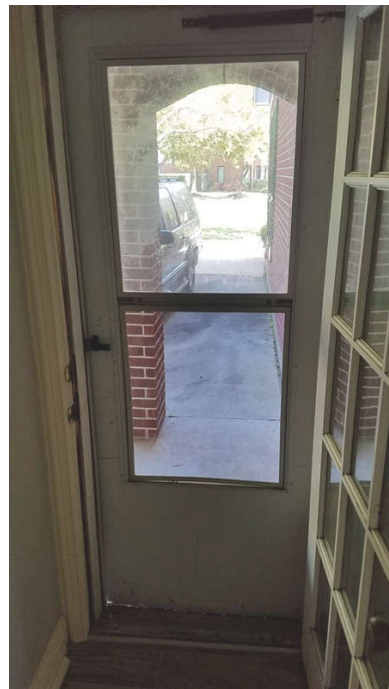
1: Door Sticks

 Maintenance Item

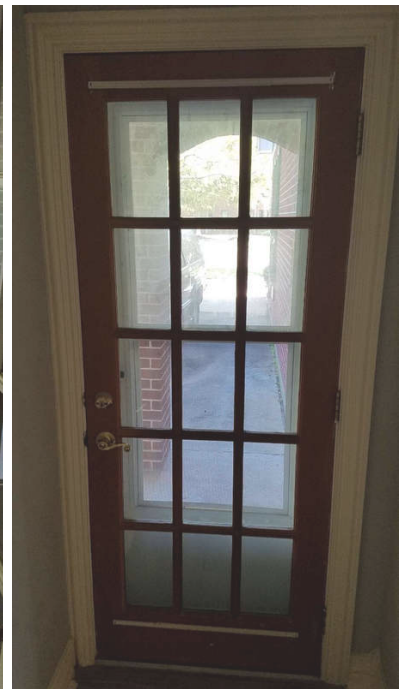
One or more doors was found to be difficult to open/close. This is typical after homes begin to settle.



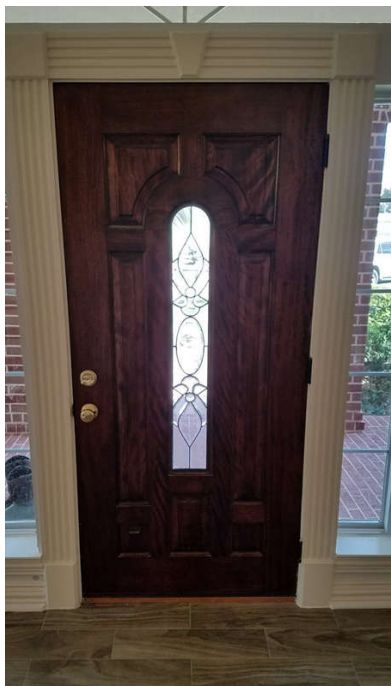
1/2 Bath



Hallway



Hallway



Front



Rear

2: Garage Door Tune up

 Maintenance Item

Garage

Overhead garage door hinges and rollers should be adjusted, tightened, and lubricated as necessary.

3: Garage Door Hinge Loose

 Deficiency

Garage, Right door

Some of the overhead garage door hinges were observed to be loose and should be re-secured.



| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|

H. Windows

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.

Seal Limitation:

Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection, some that are noted in the inspection may not be evident later. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to the expiration of any time limitations such as option or warranty periods.

Our ability to visually detect failed thermal pane window sections in the early stages of seal failure is greatly influenced by outside lighting conditions, cleanliness of the windows, and the presence of screens.

NOTE: The absence of labeled safety glass does not necessarily mean the installed glass is not rated as safety glass. In accordance with the TREC standards we do look for identifying labels where required, but do not definitively test glass surfaces for proper certification when no obvious labels are visible.

1: Sill Damage Interior

☹ **Deficiency**

Various locations

The interior window sill(s) have some deteriorated and/or damaged.



I. Stairways (Interior and Exterior)

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.

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|

1: Poor Light Switch Location

🚩 Deficiency

The light switch for the stairway is poorly located. Under current electrical standards, the activation switch should be accessible at the top and bottom of the stairway without traversing any step of the stairs.



Right stairs

J. Fireplaces and Chimneys

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.

Gas Logs:

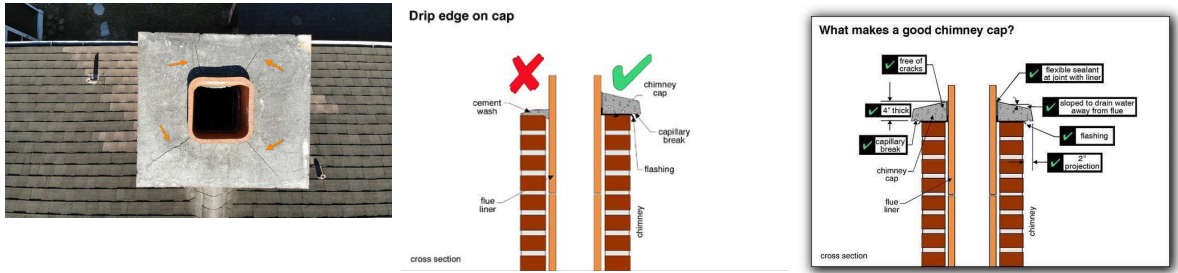
There are gas logs installed in the firebox at the time of this inspection. I was unable to view the floor of the firebox at the time of this inspection.



1: Mortar Cap

🚩 Deficiency

The roof level chimney mortar cap/crown is in need of improvement.



2: No Chimney Cap / Screen

⊖ Deficiency

There is no chimney rain cap or screen in place at this time.



K. Porches, Balconies, Decks, and Carports

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: Patio Cracks

⊖ Deficiency

Some deflection and/or cracking of the patio concrete flatwork was observed.



Front



Rear



Rear

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

2: Sidewalk Settled

🚩 Deficiency

Front

The sidewalk has settled somewhat. If this condition persists or if the sidewalk becomes a trip hazard, improvements should be undertaken.



Front

3: 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

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|

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.

Occupied - Smoke Alarms Test Departure Statement:

DEPARTURE STATEMENT: Due to the home being occupied at the time of the inspection, the smoke alarms were not tested do to possible inter-connectivity with the alarm system. Smoke alarms usually last less than 10 years and replacement is recommended for any over this age. It is also recommended that you replace all batteries and test the alarms.

- A. Service Entrance and Panels**
Electric Panel Rating: 200



Electric Panel location: Garage

General:

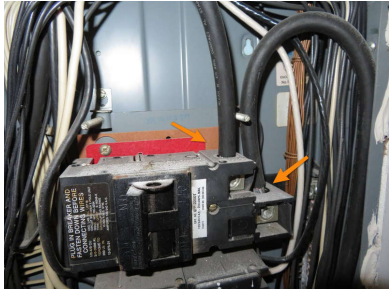
Not all electrical components are visible to the inspector. The inspector will report deficiencies that are visible at the time of the inspection. If deficiencies are noted, or if there are any questions or concerns you are advised to have a licensed electrician fully evaluate the homes electrical system 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.

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|



2: Extension Cord Permanent

🚫 Deficiency

Garage

Electrical flex extension cords should not be used for permanent wiring or pass through walls or ceilings.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Smoke Detectors(s) (Recommend replacement over 10 years):

Recommend that any smoke detector that is older than 10 years of age and/or if age is unknown, be replaced with a new smoke detector.

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

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|

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: GFCI Missing

➔ **Deficiency**

1/2 Bath, Various Locations

Not all of the receptacles in the wet/damp areas appear to have ground fault circuit interrupter (GFCI) protection. Under current electrical standards all of the exterior receptacles, all kitchen receptacles, all bathroom receptacles, wet bar countertop receptacles, laundry room receptacles, garage non-appliance dedicated receptacles and pool lighting should have GFCI protection. This is an as-built condition, but Per TREC standards of practice we are required to report this condition as a deficiency. Some items reported as Deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

2: GFCI Does not function proper

➔ **Deficiency**

One or more of the ground fault circuit interrupter (GFCI) devices does not appear to be functioning properly at the time of this inspection. Recommend further evaluation by a licensed electrician and repair as needed.



Kitchen



Kitchen

3: Loose Plug

⊖ Deficiency

Upstairs Bedroom Right

One or more of the receptacles were observed to be loose at the wall mount. Recommend a licensed electrician evaluate and repair or replace as necessary.



4: Inop plug

⊖ Deficiency

Upstairs gameroom

One or more of the receptacles appears to be inoperative. This receptacle(s) and circuit should be investigated and corrected as necessary.

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



5: Closet light no cover

☹ Deficiency

One or more of the closet light fixtures appear to be installed without globes and/or covers. Safety precautions should be taken around these light fixtures. This is an as built condition however we are required by TREC to note this as a deficiency.



Upstairs Bedroom Closet



Upstairs Bedroom Closet

6: Exterior light inop

☹ Deficiency

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.



Rear

7: Fan out of balance

🟡 Deficiency

Living Room

The ceiling fan is not balanced properly and wobbles when operated.



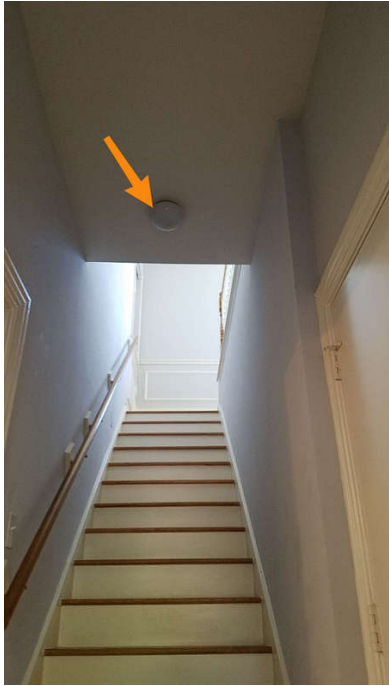
8: Bulb?

🟡 Deficiency

Hallway

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.

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



Master Closet



Upstairs Garage apt Closet

9: Not Enough smoke alarms

▲ Safety

Various Locations

There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.

10: No CO

▲ Safety

No Carbon Monoxide detectors were provided in the home.

The Inspector recommends installation of Carbon Monoxide detectors in appropriate locations.

Proper placement of a carbon monoxide detector is important. If you are installing only one carbon monoxide detector, the Consumer Product Safety Commission (CPSC) recommends it be located near the sleeping area where it can wake you if you are asleep and not above eye level. Additional detectors on every level and in every bedroom of a home provides extra protection.

Homeowners should remember not to install carbon monoxide detectors directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up. A detector should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas such as bathrooms.

11: Plug ground & hot reversed

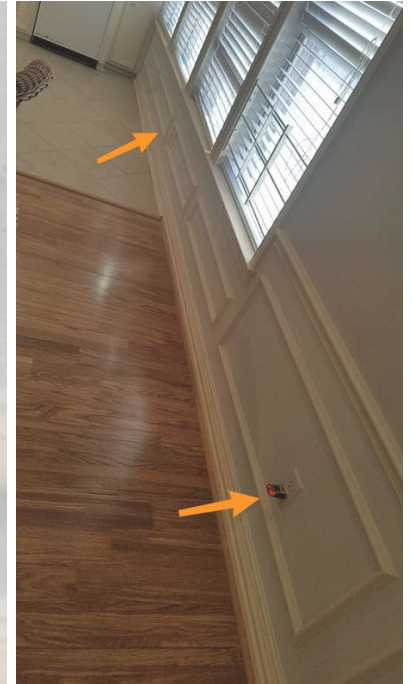
⊖ Deficiency

One or more plugs has improper wiring, and the "hot" and ground are reversed. Recommend a licensed electric repair or replace.



| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

Upstairs gameroom



Upstairs gameroom

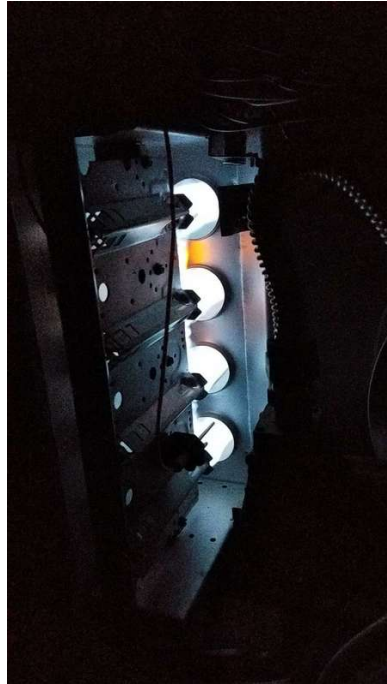
III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

- A. Heating Equipment**
Type of System: Forced Air
Energy Source: Natural Gas
Downstairs Unit: 2004, Ruud



Upstairs Unit: 2004, Ruud

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



Older Unit:

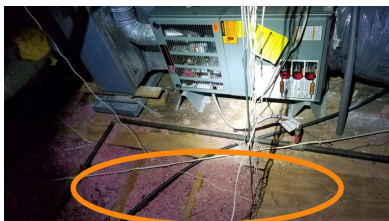
Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component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

1: No service platform

⊖ Deficiency

Attic, downstairs unit

The attic equipment service platform is inadequate or missing. There should be at least a 30 X 30 inch floored service space in front of the service side of the equipment.



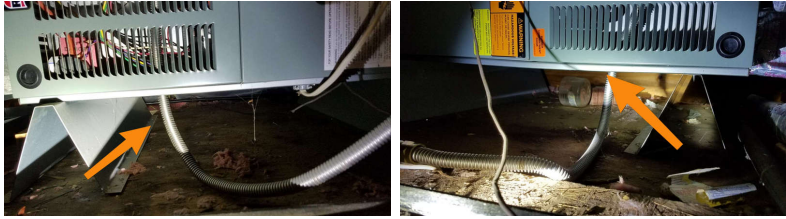
2: Flex into cabinet

⊖ Deficiency

Attic, downstairs unit

The gas supply flex connector was observed to be passing through the heating unit cabinet. Under current mechanical installation standards, this is no longer an accepted practice. Only rigid black gas pipe is allowed to pass through the heating unit cabinet. This may be an as-built condition but Per TREC standards of practice we are required to report this condition as a deficiency.

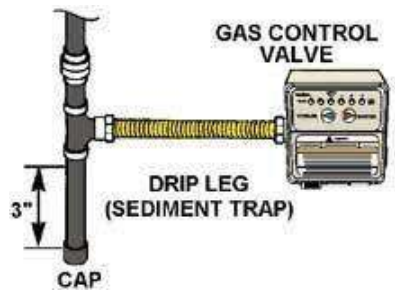
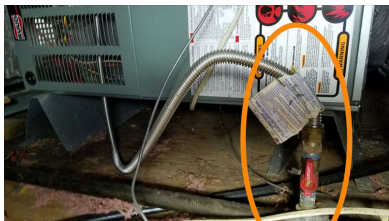
| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



3: No sediment trap

☹ Deficiency

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.



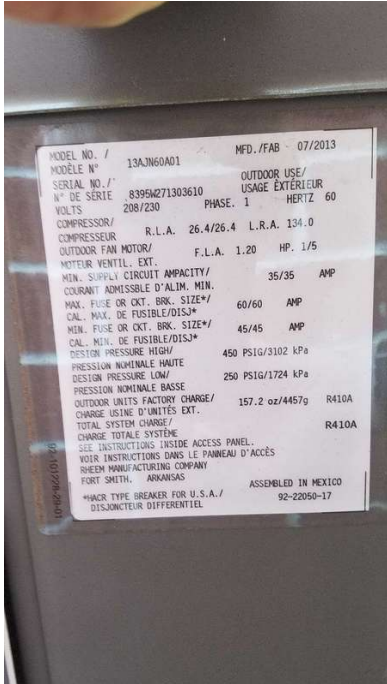
B. Cooling Equipment

Type of System: Central Air Conditioner

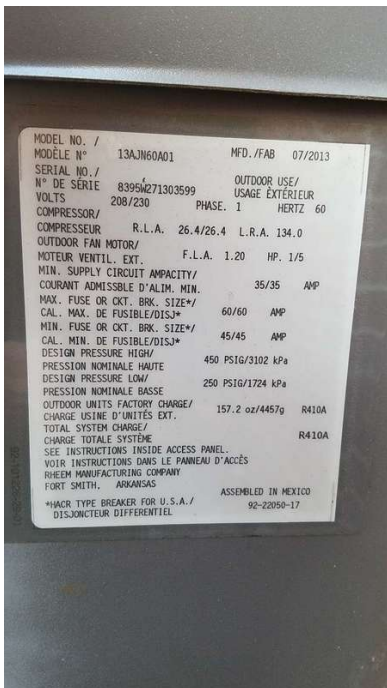


Upstairs Unit: Ruud, 2013, 5 Ton, Temp Differential Less than 14, Return (filter) located inside wall

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|



Downstairs Unit: Ruud, 2013, 5 Ton, Temp Differential Less than 14, Located inside at wall



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.

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|

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 .

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.

Disclaimer: Air Conditioning:

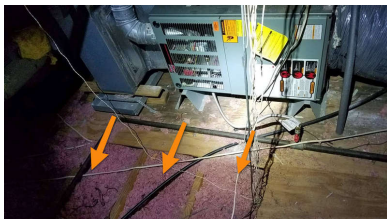
Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

1: 30x30

🚫 Deficiency

Attic

The attic equipment service platform is inadequate or missing. There should be at least a 30 X 30 inch floored service space in front of the service side of the equipment.

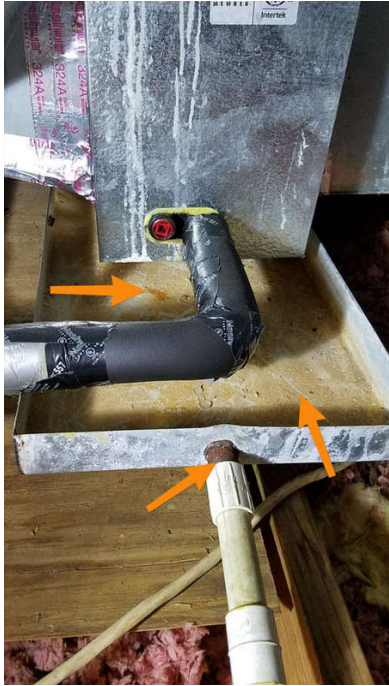


2: Rust in pan

🚫 Deficiency

Attic

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.



Upstairs unit

3: Debris in pan

🔴 Deficiency

Attic

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.



Upstairs unit



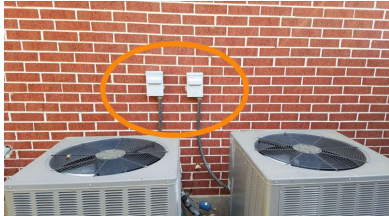
Attic, downstairs unit

4: Disconnect behind unit

☹ Deficiency

Left

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.



5: Level outside unit

☹ Deficiency

Left

The outdoor unit of the air conditioning system is out of level. It is recommended that the outside condenser/coils be within 1-inch of level.



6: Fan motor balance

☹ Deficiency

The outside condenser/coil fan motor is out of balance and causes the unit to vibrate more the normal.

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



C. Duct System, Chases, and Vents

Blue/grey ducts:

The covering on the ductwork that is in place has been known to deteriorate with direct and/or indirect UV light. This item should be closely monitored and corrected as necessary.

Attic, Various Locations



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 | NI | NP | D |
|---|----|----|---|

1: Damaged insulate

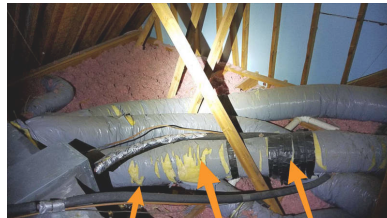
🚩 Deficiency

Attic

Ductwork insulated covering was observed to be damaged and/or pulling loose.



Attic



Attic

IV. PLUMBING SYSTEMS

- A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Exterior, Within 3 ft of front curb



Location of Main Water Supply Shutoff Valve : Left side



Static Water Pressure Read: 50-59 PSI



1: "Water Hammering"

🚫 Deficiency

Master Bathroom

Water hammering is a term used to describe noise produced by a destructive force known as hydraulic shock. Water hammering develops in a piping system when an instantaneous change in the velocity of flowing water occurs, or when water flowing at a given velocity is stopped abruptly. A quick closure of a valve, for example, creates some form of shock. The shock wave is accompanied by a pressure surge that can expand the wall of the pipe. Recommend further evaluation by a licensed plumber and repair or replace as necessary.



| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

2: Faucet not function proper

🚩 Deficiency

Upstairs

The faucet is not functioning properly at this time.



Upstairs Gameroom

3: inoperable

🚩 Deficiency

Kitchen

The faucet cold water supply is inoperative. The cause and remedy should be further evaluated.



Kitchen

4: Hot Cold reversed

🚫 Deficiency

Upstairs Bathroom Left

The faucets hot/cold water orientation is reversed.



5: Diverter not function

🚫 Deficiency

Upstairs Bathroom Left

The bathtub shower head diverter is not functioning properly.



Upstairs Bathroom Left

6: leak at neck connection

⊖ Deficiency

Upstairs Garage apartment

The shower spout is leaking at the neck connection. This condition could result in water intrusion into the wall cavity.



Upstairs Garage apartment

7: Backflow missing

⊖ Deficiency

All hose bibs

One or more of the exterior water hose bibs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. Note: This is not uncommon to observe with a home of this age.

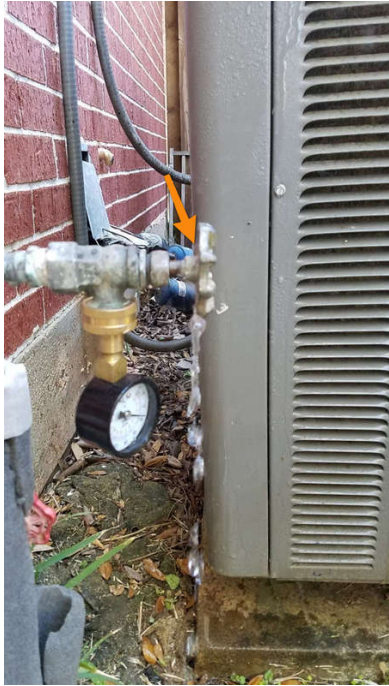


8: Leaks at handle

⊖ Deficiency

Left

The exterior water hose bib (faucet) is leaking at the handle when operated.



Left

9: Sink hardware installed incorrectly

🟡 Deficiency

Upstairs Garage Apt.

The sink hardware was installed incorrectly. It did not properly hold water as a result.



Upstairs Garage Apt.

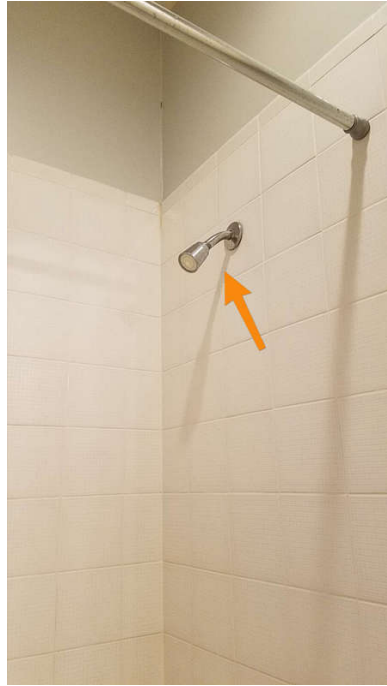
10: Shower spout loose

🟡 Deficiency

Upstairs Bathroom Left

Shower spout is loose. Recommend a licensed plumber repair or replace as recommended.

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|



11: Hose bib pipeing loose

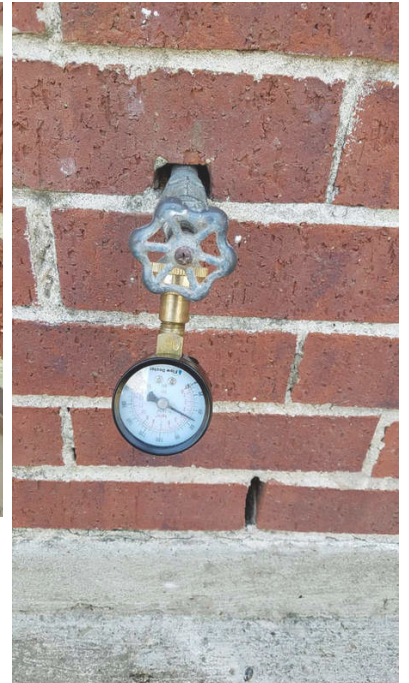
🔴 Deficiency

Rear

The hose bib is loose at the connection and does not have support for the piping inside the wall. Recommend repair by licensed plumber.



Rear



Rear

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|



B. Drains, Wastes, & Vents

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:

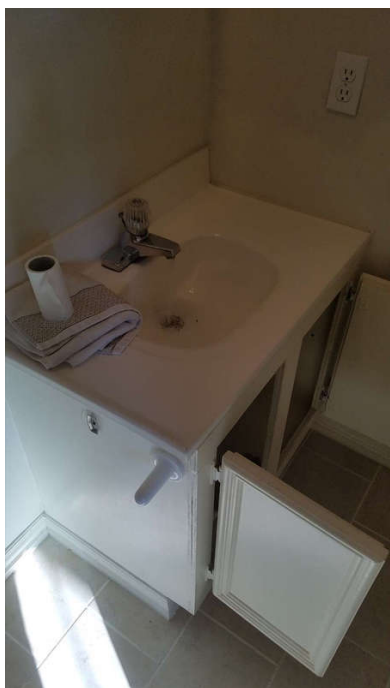
Tub overflow drains are not inspected or tested. Showers were run for an extended period of time. The clothes washer drain line was not inspected or tested at the time of the inspection.

1: Slow drain = Sink

⊖ **Deficiency**

Upstairs Garage Apt.

The sink was observed to drain slowly, suggesting that an obstruction may exist.



Upstairs Garage apt

2: Slow drain = toilet

🔴 Deficiency

Master Bathroom

A toilet was slow to drain.



3: Improper drain/waste/vent pipes

🔧 Maintenance Item

Upstairs Garage Apt.

The home contained drain, waste or vent pipes of improper material which should be replaced with pipes of an approved material by a qualified plumbing contractor.

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|



Upstairs Garage apt

4: Drain stop missing / damaged /inop

🚫 Deficiency

Upstairs Bathroom

The stopper is missing, damaged or not functioning properly.

5: Prior leak

🔧 Maintenance Item

Upstairs Bathroom Left

Previous water leaks were observed at and/or around the drain connections under the sink. This would indicate previous problems and should be closely monitored and corrected when necessary.



Upstairs Bathroom Left



Upstairs Bathroom Left

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

6: Shelf damage

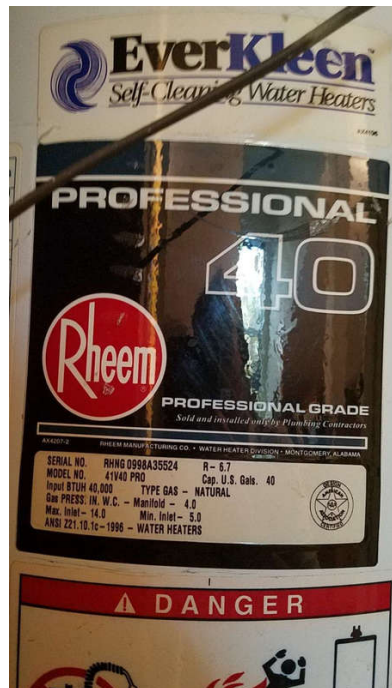
 Maintenance Item

Bathroom

The shelf in the cabinet under the sink is damaged. This condition is likely due to a prior leak and should be monitored.

C. Water Heating Equipment

Unit 1: Energy Type: Gas, Capacity 40 Gallon, Rheem, Manufactured prior to 2000



Unit 2: Energy Type: Gas, Capacity 40 Gallon, Rheem, Manufactured prior to 2000, Located in Attic



General:

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|

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.

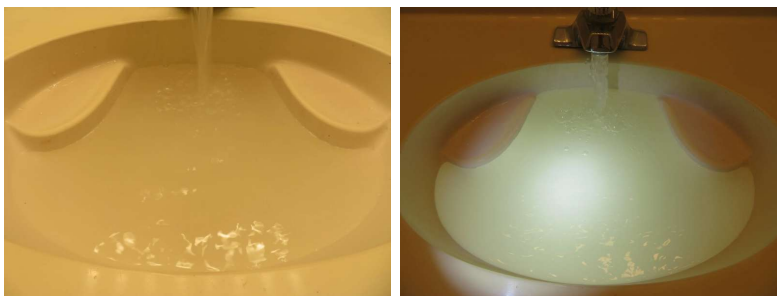
The T & P Valve (Temperature & Pressure Release Valve) should be tested annually for reasons of safety. Follow the manufacturers instructions for testing procedures.

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.



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.



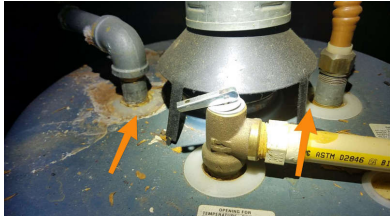
1: dissimilar metals

🚫 Deficiency

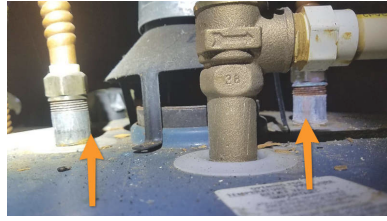
Attic

The fittings at the top of the water heater are made of dissimilar metals (galvanized steel connected to copper and/or brass). It is recommended to replace the galvanized steel fittings with brass or copper fittings or install a dielectric union between the two dissimilar metals to prevent electrolysis from occurring.

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



Attic



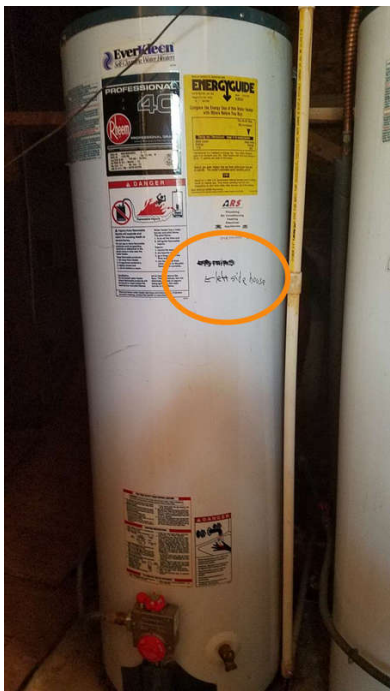
Attic

2: Rumbling

🔴 Deficiency

Attic

The water heater is making a rumbling noise when operated. This is a good indicator that there is a lot of sediment in the bottom of the water heater tank. Cleaning and servicing is recommended.

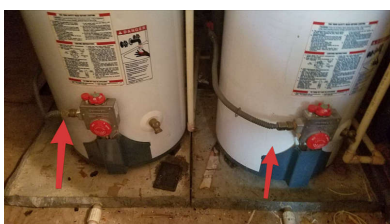


3: Sediment Trap missing

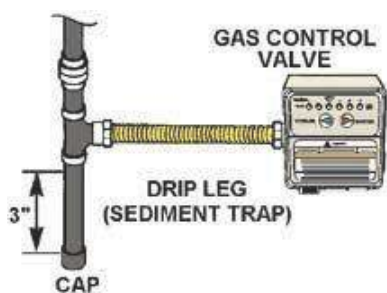
⚠️ Safety

Attic

A sediment trap should be installed downstream of the equipment's shut-off valve as close to the inlet of the equipment/appliance as possible. Sediment traps (drip leg) are required by today's building standards.



Attic



Drip Leg

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

4: Debris in pan

⊖ Deficiency

Attic

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



Attic

5: Pan damaged

⊖ Deficiency

Attic

The pan under the water heater was observed to be damaged and repairs are recommended.



Attic

D. Hydro-Massage Therapy Equipment

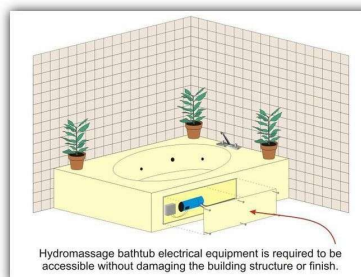
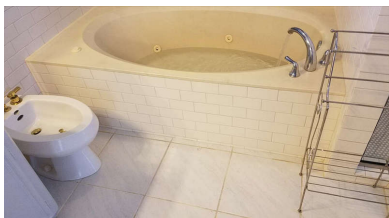
1: No access

⊖ Deficiency

Master Bathroom

The access to the hydro-massage therapy equipment motor is not readily accessible and inspection of the equipment lines and motor could not be performed. This does not meet current installation standards.

This may be an as-built condition but Per TREC standards of practice we are required to report this condition as a deficiency.



Hydromassage bathtub electrical equipment is required to be accessible without damaging the building structure or finish.

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|

2: damaged component

🔴 **Deficiency**

Master Bathroom

One or more of the hydro-massage therapy jets or covers has damaged and/or missing components.



V. APPLIANCES

A. Dishwashers

Brand: GE



Normal:

The dishwasher is operated in the NORMAL mode.

1: rust

🔧 **Maintenance Item**

Some rusting of the dishwasher interior components was observed.

B. Food Waste Disposers

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|

1: Older

 Maintenance Item

Kitchen

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.

2: Leaks

 Deficiency

Kitchen

The food waste disposer is leaking water into the cabinet area. This condition should be further evaluated and corrected as necessary.



Kitchen

- C. Range Hood and Exhaust Systems**
Exhaust Hood Type: Downdraft

I NI NP D



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

1: Older

Maintenance Item

Kitchen

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.

D. Ranges, Cooktops, and Ovens

Range, Cook Top, Oven: Cook Top, Oven, GE



| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|



1: Older Equipment

Maintenance Item

It is the opinion of this Inspector, the range/oven 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.

E. Microwave Ovens

Brand: GE



1: Older

Maintenance Item

Kitchen

It is the opinion of this Inspector, the microwave 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.

F. Mechanical Exhaust Vents and Bathroom Heaters

G. Garage Door Operators

Close pressure:

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

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|

1: Latch

⊖ Deficiency

Garage

When an automatic garage door opener is in use, the manual lock should be disabled or removed. Per TREC standards of practice we are required to report this condition as a deficiency.

2: Inoperative Garage Door Opener

⊖ Deficiency

Garage Right

The garage door opener is inoperative. The cause and remedy should be further evaluated and corrected as necessary.

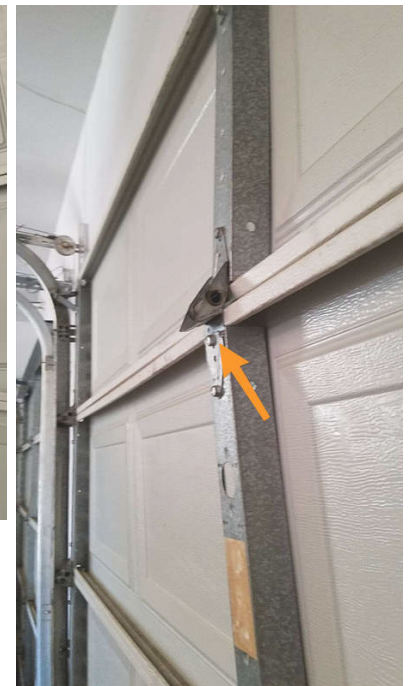
3: Door Opener Not Operating Properly

⊖ Deficiency

The garage door opener does not appear to be functioning properly when operated. The cause and remedy should be further evaluated and corrected as necessary



Left



Left

| | | | |
|----------|-----------|-----------|----------|
| I | NI | NP | D |
|----------|-----------|-----------|----------|



Right

H. Dryer Exhaust Systems