



This summary is for ease of reading and are not meant to be the only parts of the report which are read. The report should be read in it's entirety to get a full understanding of the condition of the home at the time of the inspection. The inspector considers all items to be of equal importance regardless of their inclusion in or exclusion from the summary.

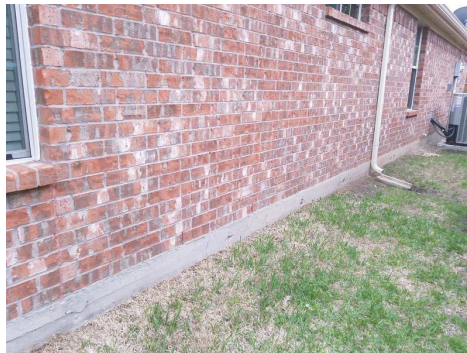
Summary information provided is not exhaustive, but rather, the points covered are merely for informational purposes concerning only those items discussed, and the client should not assume all possible points are covered. In addition to being governed by TREC standards of practice, the Pre-Inspection Agreement is binding on all clients.

2.1.1 A. Foundations

EXPOSED CABLE ENDS

MULTIPLE PLACES ALONG THE FOUNDATION INCLUDING - RIGHT FRONT WALL BEHIND BUSHES IN FLOWER BED.; RIGHT

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



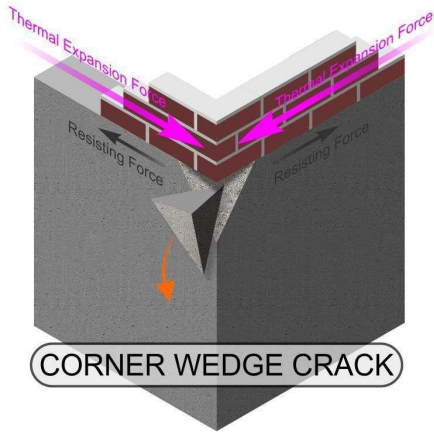
2.1.2 A. Foundations

CORNER WEDGE CRACK

RIGHT FRONT WALL IN FLOWER BED

Corner Popping (A.K.A. Corner Wedge Cracking) is extremely common and is almost always cosmetic in nature. This is typically an easily correctable condition and should be remedied.

Brick, especially in the Texas summers, expands due to thermal expansion and water absorption. A slab foundation, is less porous than the brick, is mostly underground and has much less exposure. The stress develops is between the brick mortar below the bottom bricks and the top of the concrete. This puts the brick in compression and the concrete foundation in tension. Concrete is very weak in tension but brick is very strong in compression, the concrete loses and the corner cracks.



2.2.1 B. Grading and Drainage

DOWNSPOUT DISCHARGE ONTO ROOF

MULTIPLE

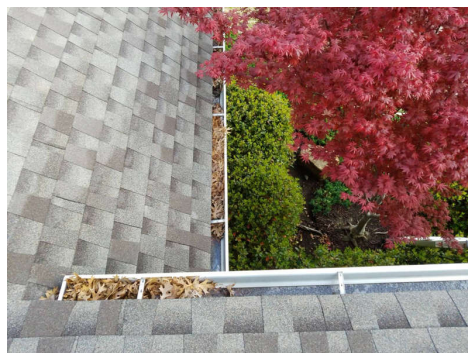
Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout.



2.2.2 B. Grading and Drainage

GUTTERS CLOGGED

The gutters are clogged and require a simple cleaning to avoid spilling roof runoff around the building. This is a common maintenance concern, which if not corrected, has potential to become a source of water entry or water damage. In addition, gutters that overflow can allow water to pool or pond near the foundation which could lead to result in structural issues over time.



2.3.1 C. Roof Covering Materials

NAIL HEADS EXPOSED

Under-driven or exposed nails were found in one or more roof coverings. While this is often not an immediate threat for water penetration, it can lead to further, more rapid degradation to the roof covering material at these locations. Under-driven or exposed nails should be sealed or otherwise repaired..



2.3.2 C. Roof Covering Materials

GENERAL DAMAGE TO COVERINGS

Roof coverings exhibited minor general damage that could affect performance over time.



2.5.1 E. Walls (Interior and Exterior)

EXTERIOR WALLS - SIDING DETERIORATION

LEFT WALL OF DORMER

Deterioration of the siding was observed. Improved roof flashing and guttering to properly shed water from the roof surface can reduce the impact of this type of deterioration. Once repaired, monitoring and regular maintenance are recommended to maintain the integrity of the siding. When the roof covering material is due for replacement it is recommended that the roofers understand where these vulnerable points are and install flashing to help protect them.





2.5.2 E. Walls (Interior and Exterior)

WALLS TAPE AND BED JOINT CRACK

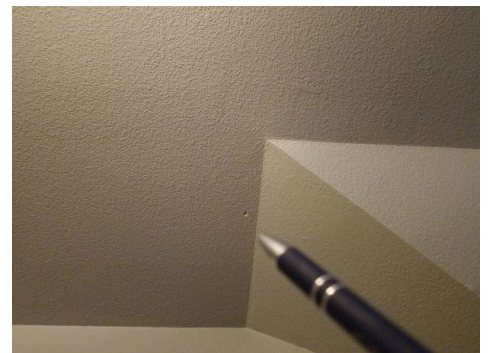
A joint crack was observed on the wall. Temperature swings in the summer and winter months can cause expansion and contraction of building materials which at times can be observed as a crack in the joint between two pieces of sheetrock.



2.6.1 F. Ceilings and Floors

CEILING NAIL POP

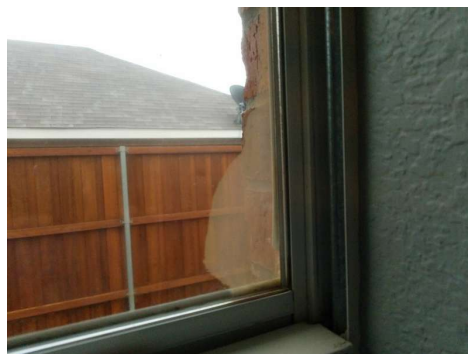
As the wood framing members such as ceiling joists shrink and pull away from the drywall, at times, the nail will not be pulled with it. The nail head instead will remain flush with the drywall surface. Because this occurs on a ceiling, the remainder of the sheetrock moves, however the nail will remain stationary. The head of the nail will appear to **pop** out, although, in fact, its not moving, its the wallboard being pushed back against the framing members in the ceiling, which creates the nail pop effect.



2.8.1 H. Windows

LOST SEAL

The window(s) have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to loose its insulating properties. The glass should be repaired or replaced.





2.8.2 H. Windows

WINDOW CONDENSATION

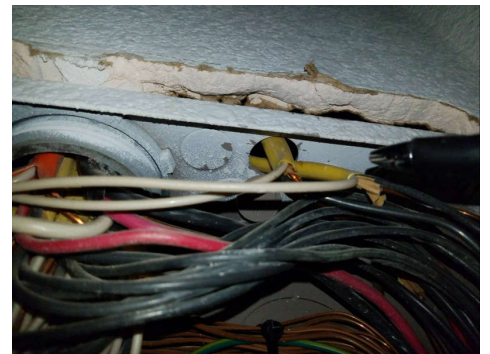
The windows show evidence of condensation. This is not a major concern. Controlling indoor humidity levels and/or improving window efficiency (if needed) would help to control this condition.



3.1.1 A. Service Entrance and Panels

CABLE CLAMPS NEEDED

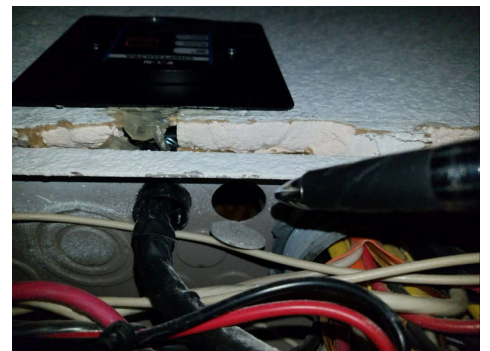
Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.



3.1.2 A. Service Entrance and Panels

OPENINGS IN PANEL

Any openings in the main panel should be covered.



4.1.1 A. Heating Equipment

AIR FILTER DIRTY

The dirty air filter should be replaced.

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

HOSE BIB LEAKS

The hose bib is leaking at the handle when turned on and should be repaired.

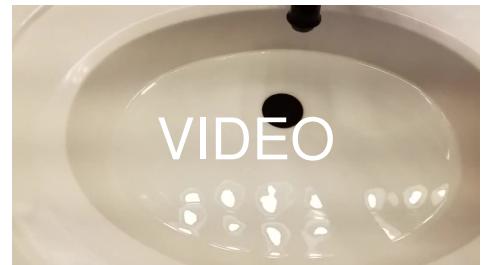


5.2.1 B. Drains, Wastes, & Vents

POOR/SLOW DRAINAGE

DOWNSTAIRS MASTER BATHROOM. VANITY SINK ON THE LEFT

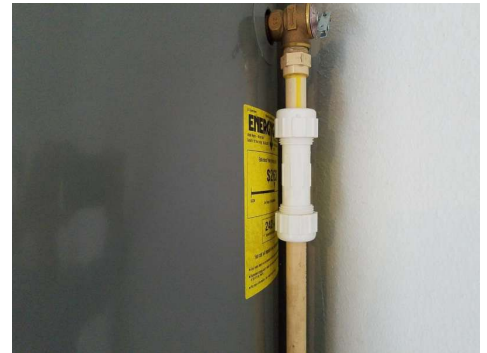
Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.



5.3.1 C. Water Heating Equipment

DISCHARGE TUBE NEEDS IMPROVEMENT

The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater has a questionable fitting, this should be replaced with an appropriate fitting.



5.3.2 C. Water Heating Equipment

SPILLAGE OF EXHAUST

The water heater venting system shows evidence of exhaust "spillage". This is a serious condition that could be a health threat to the occupants of the home. This condition should be addressed promptly.

5.3.3 C. Water Heating Equipment

VENT PIPE CONNECTIONS

For enhanced safety, it is recommended that the connections of the water heater venting system be improved.



6.1.1 A. Dishwashers

AIRGAP DEVICE MISSING

The dishwasher lacks an airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed.

6.1.2 A. Dishwashers

DISHWASHER POORLY ATTACHED

The dishwasher should be properly secured.



6.4.1 D. Ranges, Cooktops, and Ovens

GAS SHUTOFF VALVE IN INACCESSIBLE LOCATION



The gas shut off valve for the range is not located in an accessible location. This situation should be investigated and if feasible repaired for improved safety.

6.7.1 G. Garage Door Operators

OPENER AUTO REVERSE DEFECTIVE



The garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be repaired immediately.

