

## SUMMARY

1234 Main St. Fort Worth Texas 76126

Buyer Name  
11/26/2018 9:00AM

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Green Tag Inspection Services  
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### 2.2.1 B. Grading and Drainage

#### SWALE GRADING



Recommended for Corrections

The swale grading at the left side is poor and can allow excessive water to collect and not drain properly. Installing a surface or French drainage system is recommended.



### 2.5.1 E. Walls (Interior and Exterior)

#### INADEQUATE SIDING CLEARANCE



Recommended for Corrections

There should be a one inch clearance between the upper rear siding and the roof shingles to prevent water from wicking into and damaging the siding.



### 2.5.2 E. Walls (Interior and Exterior)

#### CAULK EXPANSION JOINTS



Deferred Maintenance Item

The expansion control joints to the right side exterior brick veneer walls should be caulked and sealed.



### 2.5.3 E. Walls (Interior and Exterior)

#### RUSTING LINTELS



Deferred Maintenance Item

The metal lintels above windows are starting to rust and should be painted with a rust inhibitor paint.



2.5.4 E. Walls (Interior and Exterior)

### SIDING



Deferred Maintenance Item

The left side siding is sun faded and needs maintenance painting.



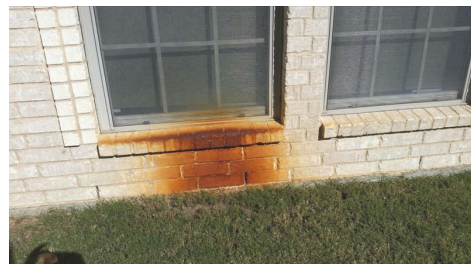
2.5.5 E. Walls (Interior and Exterior)

### BRICK



Deferred Maintenance Item

There is brick on the left side of the house that is stained with rust.



2.6.1 F. Ceilings and Floors

### STRETCH CARPET



Recommended for Corrections

Various areas of carpet in the home is in need of stretching.

2.7.1 G. Doors (Interior and Exterior)

### ROLLER CATCHES MISSING / BROKE



Recommended for Corrections

Various interior door have top spring loaded ball latches are broke, missing or need adjusting.

2.7.2 G. Doors (Interior and Exterior)

### WOOD ROT - GARAGE DOOR JAMBS



Deferred Maintenance Item

The bottoms of the overhead garage door jambs have minor wood rot and needs repairs or replacements.



2.7.3 G. Doors (Interior and Exterior)

### DOOR TRIM AND JAMB



Recommended for Corrections

The door jamb and trims to the exterior door in the master bedroom has wood rot and chipping paint.



2.8.1 H. Windows

**FAILED WINDOW PANE SEAL(S)**

 Recommended for Corrections

There were four window panes identified as having thermal seals compromised (fogged) and will allow condensation water to form between the panes. These window panes are marked with red dot stickers for identification.

TREC standards of practice require the reporting as deficient insulated windows that are obviously fogged or display other evidence of broken seals.

2.8.2 H. Windows

**MISSING SCREEN**

 Recommended for Corrections

The window screen in the upstairs second bedroom was missing.

2.8.3 H. Windows

**SHUTTER**

 Recommended for Corrections

There is a broke window shutter at the front right side of the house.



2.9.1 I. Stairways (Interior and Exterior)

### LOOSE BALUSTERS

Various handrail balusters were loose and rattle.



Recommended for Corrections

2.10.1 J. Fireplaces and Chimneys

### GLASS COVER

The fireplace glass cover is in need of cleaning.



Deferred Maintenance Item

2.12.1 L. Other

### FENCE PICKET

A loose fence picket was noted in the back yard.



Deferred Maintenance Item



3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

### OLD SMOKE ALARMS

The smoke alarms in the home appear to be original units. It is advised to change smoke detectors every 10 years.



Recommended for Corrections

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

### MISSING SMOKE ALARM

Smoke alarm in the master bedroom was missing and needs to be replaced.



Potential Safety Hazard

3.2.3 B. Branch Circuits, Connected Devices, and Fixtures

### NO GFCI PROTECTION

LEFT OF THE WET BAR SINK

This home does not meet current GFCI protection as stated in the TREC Standards of Practice. The electrical receptacle to the left of the wet bar sink does not have ground fault circuit interrupter (GFCI) protection.



Potential Safety Hazard

TREC standards of practice require the reporting as deficient of the absence of ground fault circuit interrupter protection in all 110 volt bathroom receptacles, garage receptacles, outdoor receptacles, crawl space receptacles, unfinished basement receptacles, kitchen countertop receptacles, and receptacles that are located within six feet of the outside edge of a sink



### UNDER CABINET KITCHEN LIGHTS INOP

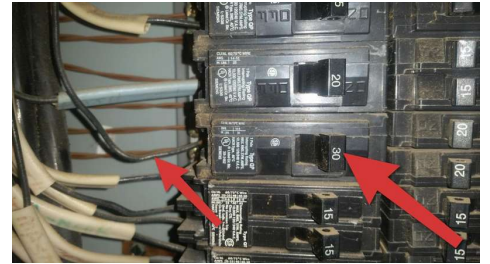
Recommended for Corrections

The lights under the kitchen cabinets were not operating off the wall switches.

### OVERSIZED BREAKER

Potential Safety Hazard

There is a circuit with 14 gauge wire that has a 30 amp breaker that needs to be changed to a 15 amp breaker.

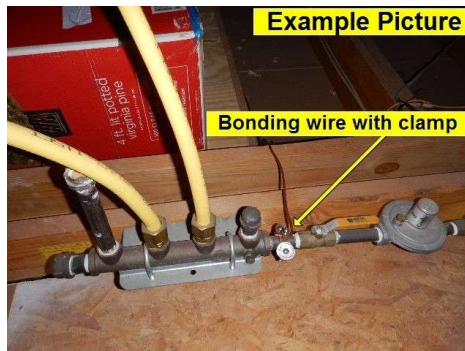


### CSST NOT GROUNDED

Potential Safety Hazard

The CSST (Corrugated Stainless Steel Tubing) gas manifold in the attic needs to be properly bonded to be main electrical grounding system.

TREC Standards of Practice require the reporting of corrugated stainless steel tubing (CSST) that lacks electrical bonding and grounding.



### HOSE FAUCET LEAKS WHEN PRESSURIZED

Recommended for Corrections

The left and right side hose faucets leak when pressurized and needs repairs.



### RUNNING TOILET

MASTER BATHROOM

Recommended for Corrections

The toilet in the bathroom was running and needs to have the flush valve adjusted or replaced.

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5.1.4 A. Plumbing Supply, Distribution Systems, and Fixtures

#### **SHOWER DIVERTER LEAKS**

Recommended for Corrections

The shower diverter to the downstairs guest bathroom bathtub is not sealing completely when engaged and causes water to be wasted. Replacement of the spout is recommended.

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5.1.5 A. Plumbing Supply, Distribution Systems, and Fixtures

#### **HOT WATER DISPENSER**

Recommended for Corrections

The hot water dispenser at the kitchen sink was unplugged and may not be operational.

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5.2.1 B. Drains, Wastes, & Vents

#### **BATHTUB DRAIN STOP MISSING**

Recommended for Corrections

Drain stop to the upstairs jack and jill bathroom bathtub was missing.

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5.3.1 C. Water Heating Equipment

#### **WATER HEATER FLUE PIPE DIVERTER HOOD NEEDS SEALING**

Recommended for Corrections

The rain diverter hoods for the water heater's flue pipes needs to be sealed to prevent water intrusion.



5.3.2 C. Water Heating Equipment

#### **CORRODED TANK**

Recommended for Corrections

The 2000 model water heater has a very rusted tank and should be replaced.



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6.6.1 F. Mechanical Exhaust Vents and Bathroom Heaters

**EXHAUST FAN(S) TERMINATE TO ATTIC**

Recommended for Corrections

**The bath exhaust fans are venting into the attic and should vent to the exterior of the house.**

**TREC standards of practice require the reporting as deficient ducts that do not terminate outside the home.**



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6.8.1 H. Dryer Exhaust Systems

**IMPROPER DRYER VENT HOOD TYPE**

Recommended for Corrections

**The dryer vent hood on the roof is an improper type and can cause lint to collect. It should be replaced with a vent hood with a self-closing backdraft damper.**



Example Picture



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6.9.1 I. Other

**REFRIGERATOR**

Recommended for Corrections

**The refrigerator ice maker was not operational at the time of the inspection.**

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