



SUMMARY
1234 Main St. Lumberton Texas 77657
Buyer Name
10/08/2018 9:00AM

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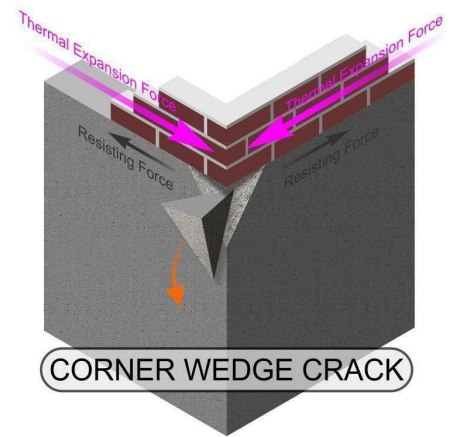
2.1.1 A. Foundations

CORNER WEDGE CRACK

VARIOUS

Corner cracks are extremely common and are almost always cosmetic in nature. This is typical and easily correctable condition that should be remedied.

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



Minor Deficiency and Cosmetic Items

2.2.1 B. Grading and Drainage

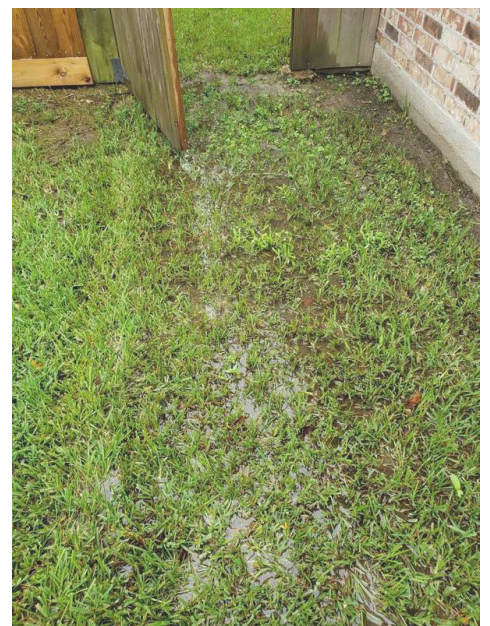
STANDING WATER

LEFT SIDE OF HOUSE IN FRONT OF GATE.

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. Heavy rain was noted the day of inspection.

Minor Deficiency and Cosmetic Items



IMPACT DAMAGE

Minor Deficiency and Cosmetic Items

Re-inspection of roof covering material conducted on 09/23/2018 as limitations of a wet roof were observed on date of original inspection. On Re-inspection performed on 09/23/2018 there were visible indications of impact damage on the roof covering. Impact damaged roof covering shingles may allow further deterioration of the roof covering, deterioration of the roof structure, water penetration or other damage. You are strongly encouraged to have your insurance company and a certified, licensed roofing contractor to physically inspect the roof to fully evaluate the insurability and condition of the roofing material.



Major Deficiency, Essential and Safety Items

ATTIC LATTER ACCESS NOT FIRE RATED

The attic access stair or attic access port cover installed in the vehicle storage area (garage) was not fire rated and may allow vehicle storage area vapors to penetrate the attic and/or living area. (**SAFETY HAZARD**)





GARAGE TRIM

The garage door trim has some deterioration and/or damage at the bottom.



SEAL PENETRATIONS

EXTERIOR WALL BEHIND AC UNIT

The area between the exterior veneer and any wall penetration needs to be properly sealed. Windows, Doors, and all other wall penetrations should be sealed.

It is recommended to use elastomeric caulking.



SEAL TRANSITION

The transition from garage door siding to brick veneer needs to be better sealed.



2.5.4 E. Walls (Interior and Exterior)

 Observation and Maintenance Items

INTERIOR WALL JOINT CRACK

BATHROOM

Interior wall joint cracks were observed



2.7.1 G. Doors (Interior and Exterior)

DOOR STICKS

REAR PATIO DOOR

The door is sticking.



Minor Deficiency and Cosmetic Items



2.7.2 G. Doors (Interior and Exterior)

GARAGE ENTRY DOOR AUTO / SELF CLOSING

GARAGE

Garage entry doors should have installed self closing hinges according to today's Texas Standards of Practice - This may be an "as-built" condition and was an accepted building practice at the time this home was constructed. Per Texas Standards of Practice, we are required to report this condition as a deficiency because it is no longer an excepted building standard.



Minor Deficiency and Cosmetic Items

2.8.1 H. Windows

MISSING / DAMAGED SCREEN

One or more of the window screens were observed to be missing or damaged. Per home owner all screens are stored in the attic.



Minor Deficiency and Cosmetic Items



2.8.2 H. Windows

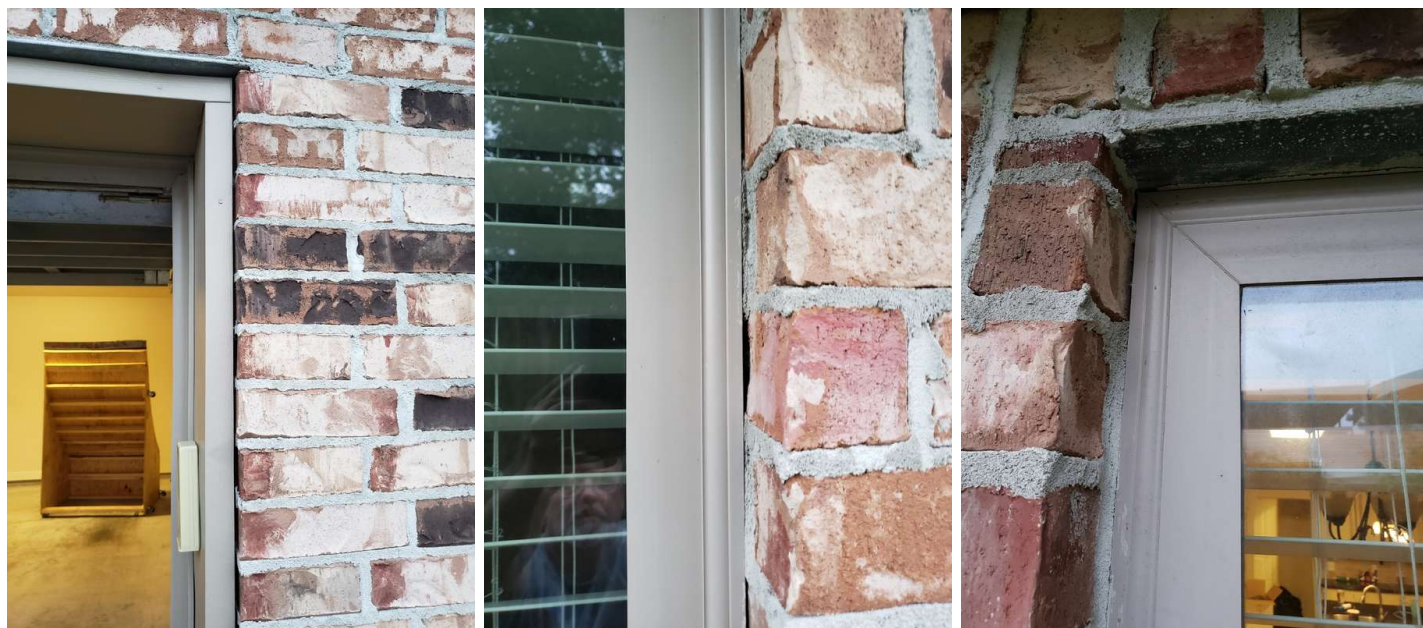
EXTERIOR CAULKING NEEDED.

VARIOUS LOCATIONS

Exterior caulking improvements needed on window seal.



Observation and Maintenance Items



2.10.1 J. Fireplaces and Chimneys



Minor Deficiency and Cosmetic Items

DAMPER CLAMP

When artificial gas logs are installed in a firebox with a damper; the damper should be permanently blocked open with a damper clamp to prevent accidental spillage of carbon monoxide into the living space.



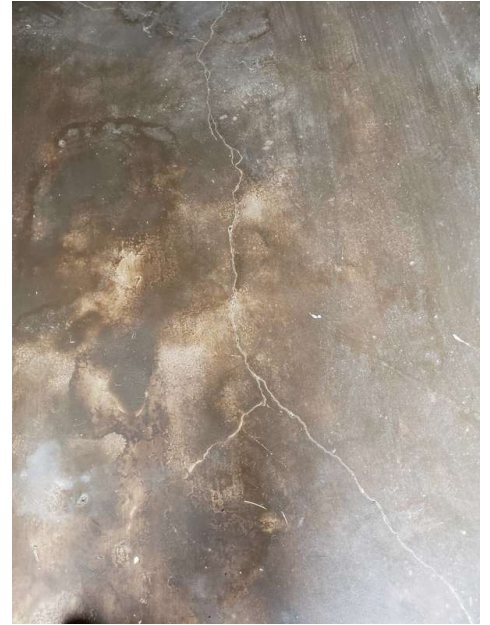
2.11.1 K. Porches, Balconies, Decks, and Carports



Minor Deficiency and Cosmetic Items

PATIO CRACKS

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



3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

NO CO DETECTOR LOCATED

— Minor Deficiency and Cosmetic Items

No Carbon Monoxide detectors were provided in the home.

It is recommended to install 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.

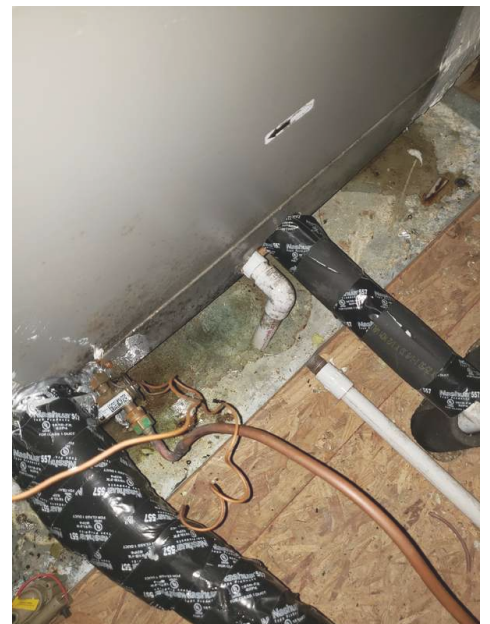
Homeowners should remember not to install carbon monoxide detectors directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up. A detector should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas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

4.2.1 B. Cooling Equipment

PAN HOLDING WATER

— Minor Deficiency and Cosmetic Items

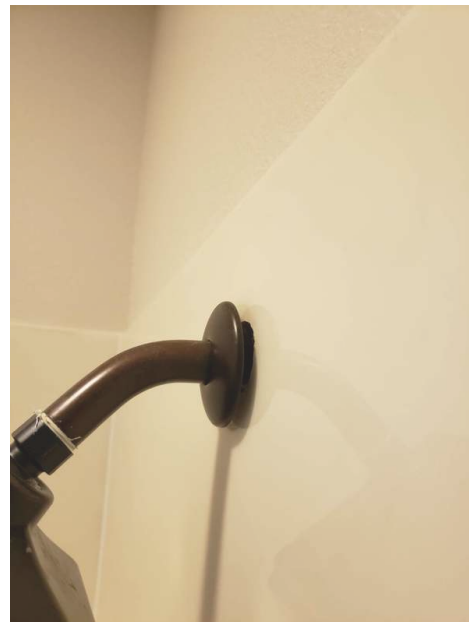
The axiliary/secondary drain pan under the coil housing is holding water at the time of this inspection. The cause and remedy should be further evaluated and corrected as necessary.



SEAL SHOWER SPOUT

MASTER BATH

The shower spout needs to be sealed to the wall to avoid water intrusion into the wall.



HIGH WATER TEMP > 120 DEGREES

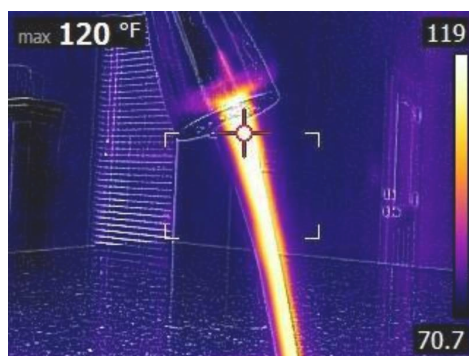
 Major Deficiency, Essential and Safety Items

Heated water temperature was observed to be greater than 120 degrees Fahrenheit and is a **SAFETY HAZARD**. Adequate safe heated water temperatures are considered to be between 100 degrees and less than 120 degrees Fahrenheit. The water heater thermostat may be turned up too high or there may be other defects in the water heating equipment.

The home owner was present for the inspection and advised of this condition. Home owner adjusted setting on water heater to reduce the temperature output.



Temperature reading prior to water heating equipment adjustment made by home owner.



Retested temperature after homeowner adjusted temperature setting of water heating equipment.

5.3.2 C. Water Heating Equipment

90 DEGREE

RIGHT EXTERIOR WALL

The exterior termination point of the temperature and pressure relief (TPR) valve discharge pipe is missing its 90-degree elbow. The TPR discharge pipe should turn 90-degrees downward and terminate within 6-inches of the ground.



Minor Deficiency and Cosmetic Items



5.3.3 C. Water Heating Equipment

EXTERIOR

TERMINATION 6 INCHES

RIGHT EXTERIOR WALL

The exterior temperature and pressure relief (TPR) discharge pipe does not terminate at the proper height over the finished grade (ground). The TPR discharge pipe should terminate within 6-inch of the ground.



Minor Deficiency and Cosmetic Items



6.1.1 A. Dishwashers

RUST

Some rusting of the dishwasher interior components was observed.



Minor Deficiency and Cosmetic Items



6.4.1 D. Ranges, Cooktops, and Ovens
NO ANTI-TIP

! Major Deficiency, Essential and Safety Items

The absence of an anti-tilt device on freestanding ovens/ranges was observed and is a **SAFETY HAZARD**. This may be an as-built condition but Per TREC Standards of Practice we are required to report this condition as a deficiency. An anti-tilt device should be installed prior to use.



9 ANTI-TIP DEVICE INSTALLATION

An **Anti-Tip bracket** is supplied with instructions for installation in a variety of locations. The instructions include all necessary information to complete the installation. Read the **Safety Instructions** and the instructions that fit your situation before beginning installation.

Typical installation of anti-tip bracket attachment to wall

! WARNING:

- Range must be secured by **Anti-Tip bracket** supplied.
- If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.
- See instructions to install (supplied with bracket).
- Unless properly installed, the range could be tipped by stepping or sitting on the door. Injury may result from spilled hot liquids or from the range itself.

ANTI-TIP DEVICE

! WARNING — To reduce the risk of tipping, the appliance must be secured by properly installed Anti-Tip bracket packed with this appliance.

If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.

! WARNING —

- All ranges can tip
- Injury to persons could result
- Install Anti-Tip bracket packed with range
- See Installation Instructions

If you pull the range out and away from the wall for any reason, make sure the Anti-Tip bracket is engaged when the range is pushed back against the wall.

6.7.1 G. Garage Door Operators
LIGHT BULB

Observation and Maintenance Items

Light bulb is out on one side.

