



SUMMARY

1234 Main St. Katy Tx 77449

Buyer Name
09/20/2018 9:00AM

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2.2.1 B. Grading and Drainage

GUTTER MINOR LEAKS

NORTHWEST

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



Deficiency



2.2.2 B. Grading and Drainage

GUTTER DAMAGED

FRONT

Damaged guttering was observed.



Deficiency

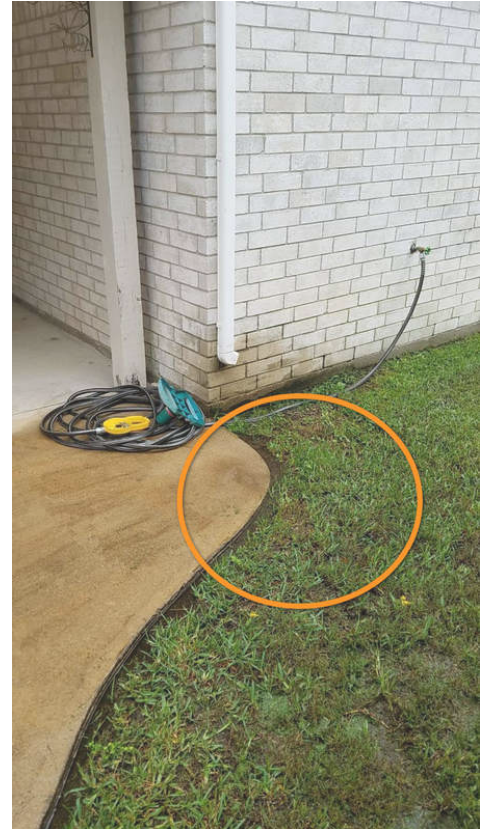


STANDING WATER

REAR

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

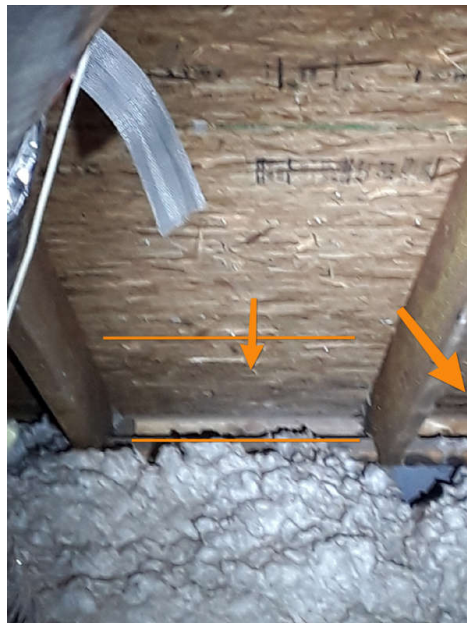
[Here is a resource](#) on dealing with standing water in your yard.



WATER STAINS ON DECKING

REAR

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

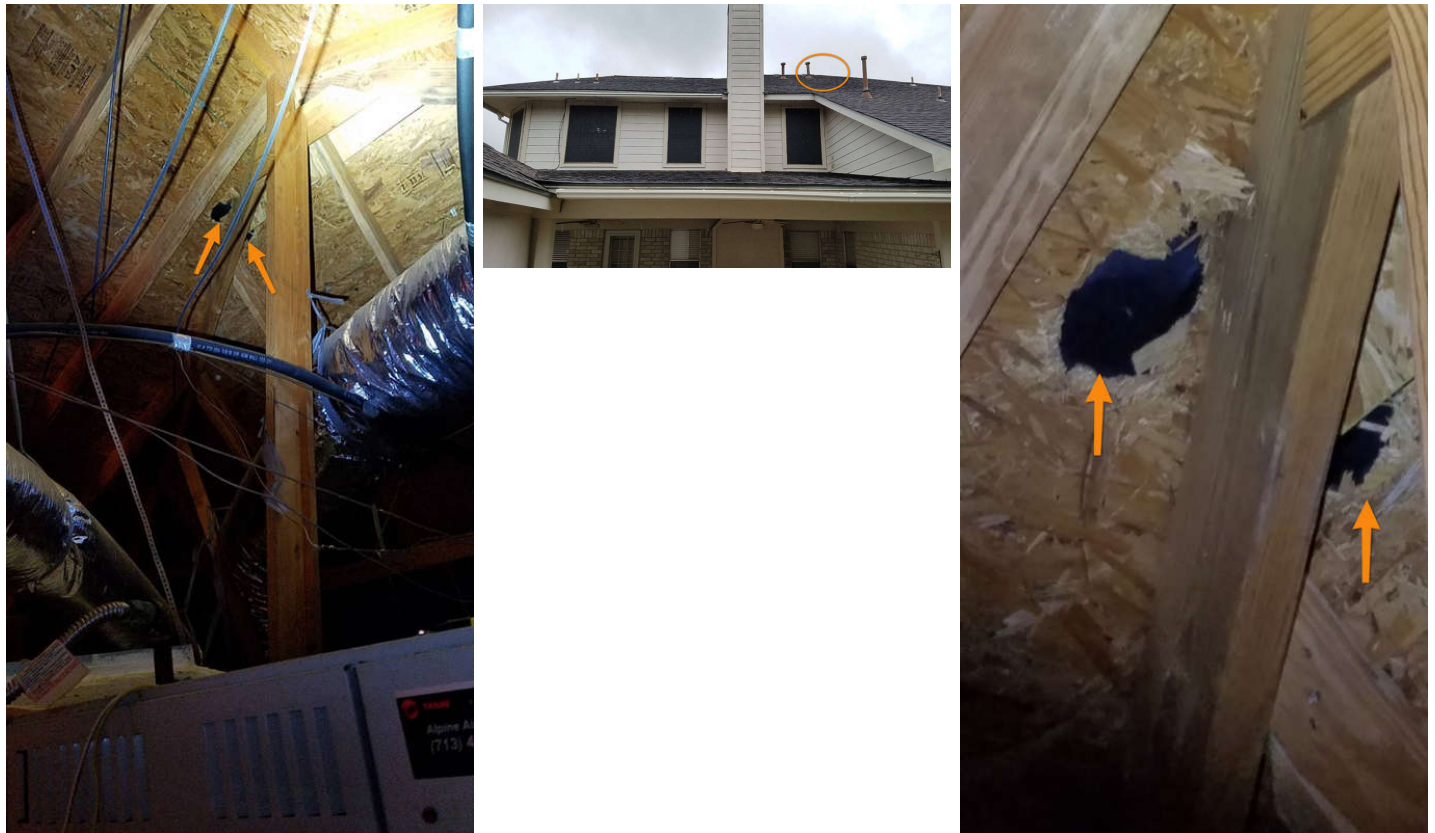


2.4.2 D. Roof Structure & Attic

DECKING DAMAGED

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



Deficiency

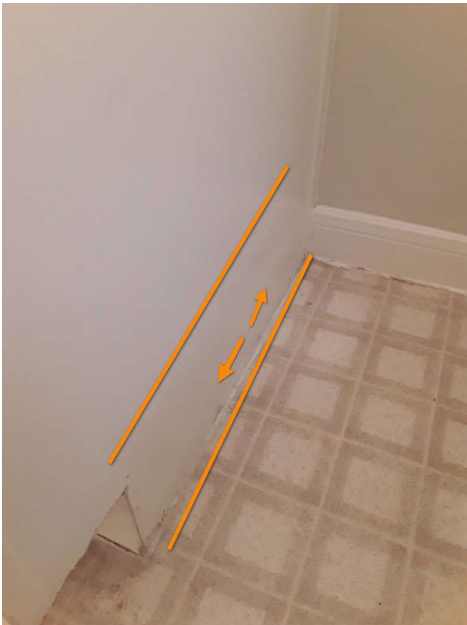
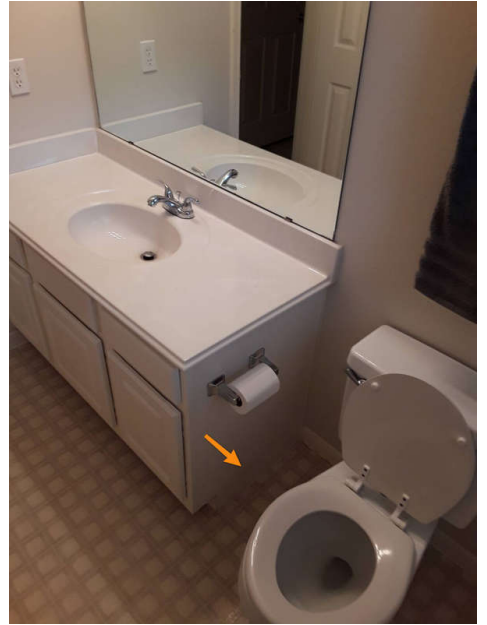
2.5.2 E. Walls (Interior and Exterior)

OLD WATER STAIN

UPSTAIRS NORTH BATHROOM, DOWNSTAIRS SOUTH BATHROOM

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

Deficiency



2.5.3 E. Walls (Interior and Exterior)

LOOSE BRICK

SOUTH

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



Deficiency



2.8.1 H. Windows

PLASTIC GLAZING ON WINDOWS

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



Deficiency



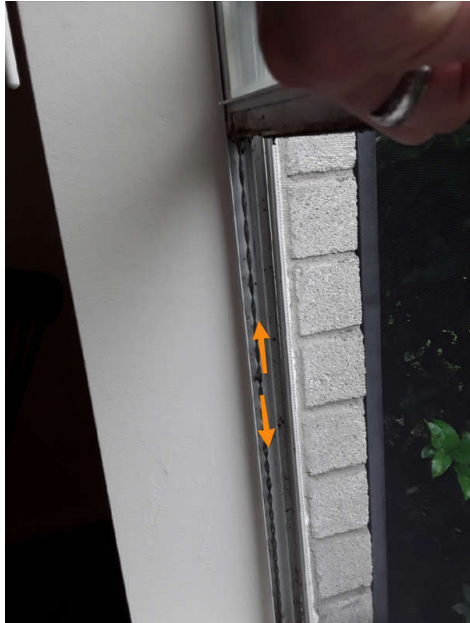
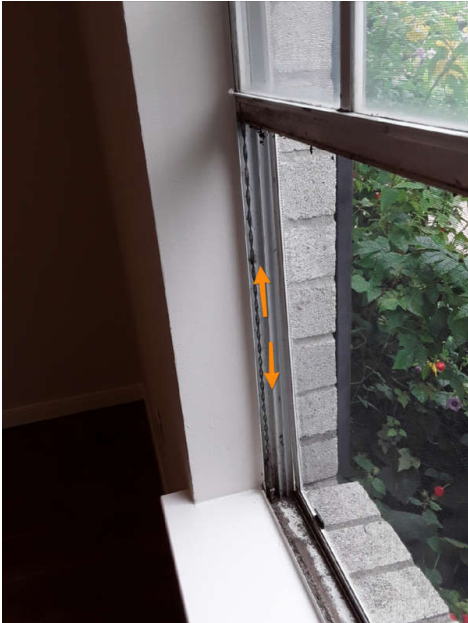
2.8.2 H. Windows

WINDOW GUIDE

DINING ROOM, LIVING ROOM

 Deficiency

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



2.8.3 H. Windows

MISSING / DAMAGED SCREEN

NORTH, SOUTH

 Deficiency

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



2.11.1 K. Porches, Balconies, Decks, and Carports

MINOR SIDEWALK CRACKS

FRONT

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



Deficiency



2.11.2 K. Porches, Balconies, Decks, and Carports

MINOR DRIVEWAY CRACKS

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

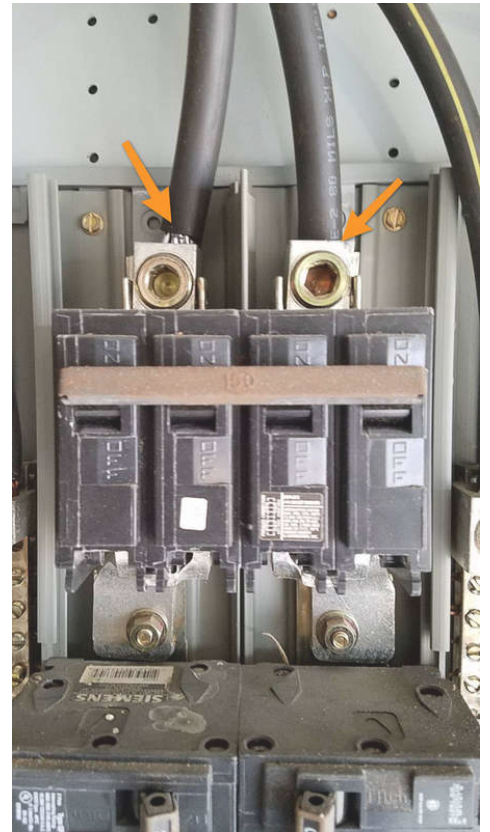
 Deficiency



3.2.1 A. Service Entrance and Panels

NO ANTI-OXIDANT ALUMINUM

There was no anti-oxidant gel observed on the exposed aluminum conductor terminations.



3.3.1 B. Branch Circuits, Connected Devices, and Fixtures

DAMAGED RECEPTACLE

UPSTAIRS GAME ROOM

One or more of the receptacles were observed to be damaged



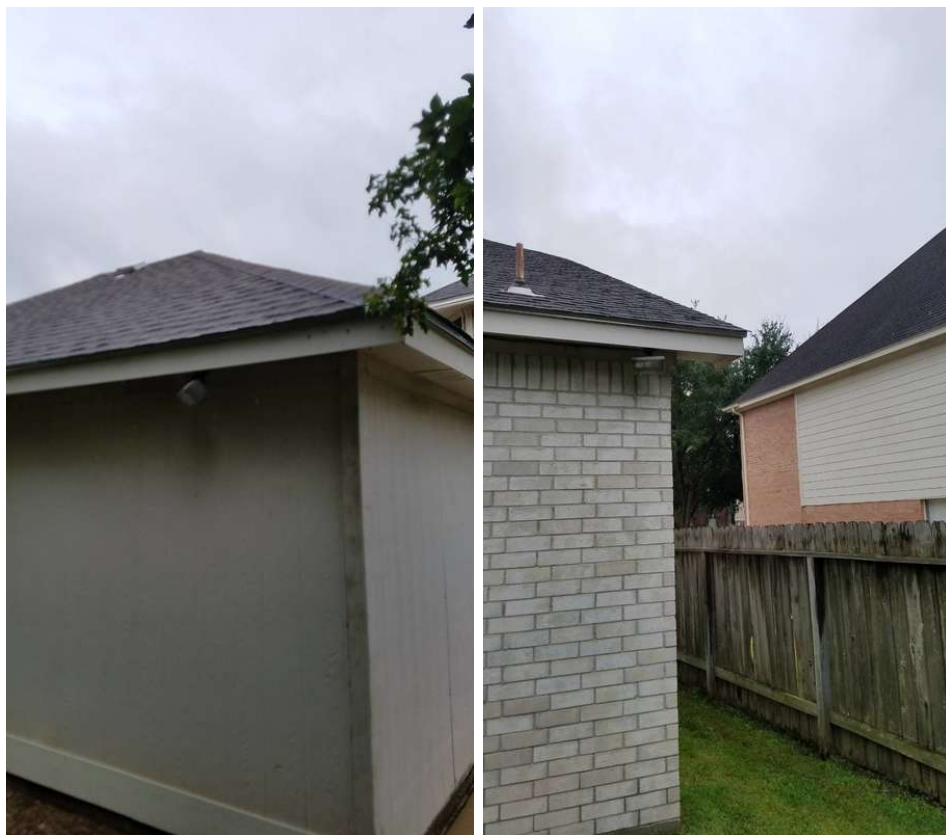
3.3.2 B. Branch Circuits, Connected Devices, and Fixtures

EXTERIOR LIGHT INOP

GARAGE, REAR



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



3.3.3 B. Branch Circuits, Connected Devices, and Fixtures

BULB?

MASTER BATHROOM

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



Deficiency



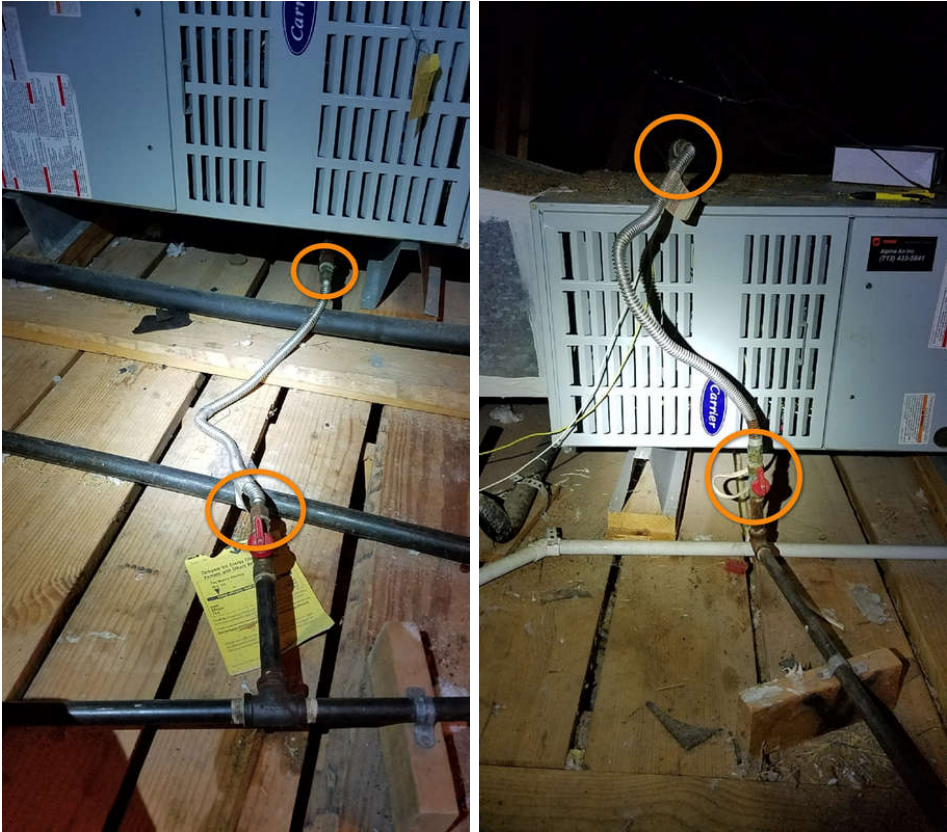
4.1.1 A. Heating Equipment

NO SEDIMENT TRAP



Safety

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



4.2.1 B. Cooling Equipment

RUST IN PAN

Deficiency

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



4.2.2 B. Cooling Equipment

DEBRIS IN PAN



Deficiency

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



4.2.3 B. Cooling Equipment

DISCONNECT BEHIND UNIT



Deficiency

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



5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

Deficiency

DISSIMILAR METALS

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



5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

HOT COLD REVERSED

Deficiency

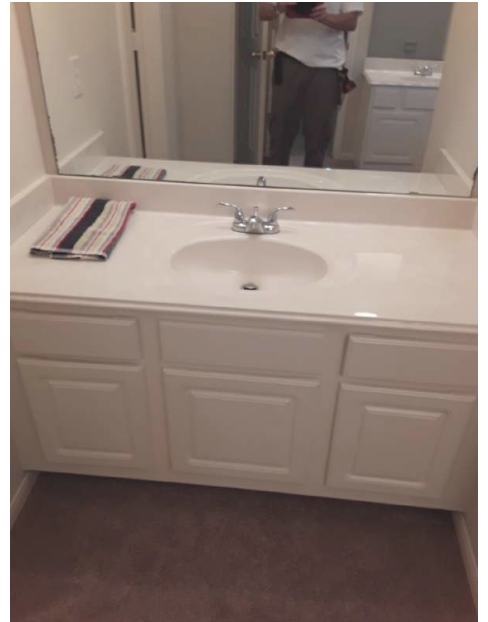
The faucets hot/cold water orientation is reversed.



5.2.1 B. Drains, Wastes, & Vents

SLOW DRAIN = SINK

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



5.3.1 C. Water Heating Equipment

CORROSION

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

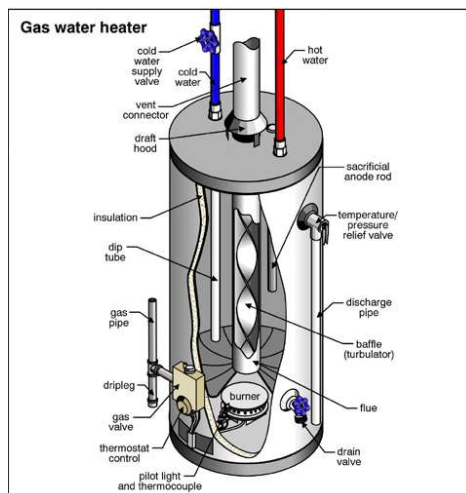




5.3.2 C. Water Heating Equipment

NO DRIP LEG

There is no sediment trap / drip leg present.



5.3.3 C. Water Heating Equipment

DEBRIS IN PAN

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





6.4.1 D. Ranges, Cooktops, and Ovens

NO ANTI-TIP



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

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 —

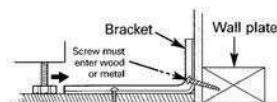
- All ranges can tip
- Injury to persons could result
- Install Anti-Tip bracket packed with range
- See Installation Instructions



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.

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.