MADE TO LAST TREC #20255
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YOUR HOME INSPECTION

1234 Main St.
Garland, Texas 75043

Buyer Name
04/23/2020 9:00AM

Inspector
Jim Adams
TREC License 20255
4694759906
jim@mtlinspect.com

Agent
Agent Name
555-555-5555
agent@spectora.com

PROPERTY INSPECTION REPORT

Prepared For: Buyer Name
(Name of Client)

Concerning: 1234 Main St. Garland Texas 75043
(Address or Other Identification of Inspected Property)

By: Jim Adams - TREC License 20255 04/23/2020 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. If 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

Type of Building: Single Family
Occupancy: Furnished, Occupied
In Attendance: Buyer
Weather Conditions: Clear
Temp (approx): Over 90
Front Faces: Northeast -
M

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I	NI	NP	D

I. STRUCTURAL SYSTEMS

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

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab on Grade

Crawl space viewed from: No crawl space

Comments:

Performance Opinion:

Slab Foundation OK:

Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st 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).

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.

Because some structural movement is tolerated in the DFW area, 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.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

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.

☒ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

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.

No Gutters:

The home had no roof drainage system to channel roof drainage away from the foundation. Excessive moisture levels in soil near the foundation can result in structural failure due to foundation movement or moisture intrusion with the potential to cause structural damage from decay. Moisture intrusion can also cause the development of unhealthy conditions in indoor air related to microbial growth such as mold fungi. The Inspector recommends installation of a roof drainage system to help protect the home structure and occupants.

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 visal 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: Ground Errosion

Maintenance Item

Right

Ground erosion was observed. Fill dirt is needed against the foundation perimeter wall where the soil line is to low to help support the foundation footer properly.

Recommendation: Contact a qualified landscaping contractor

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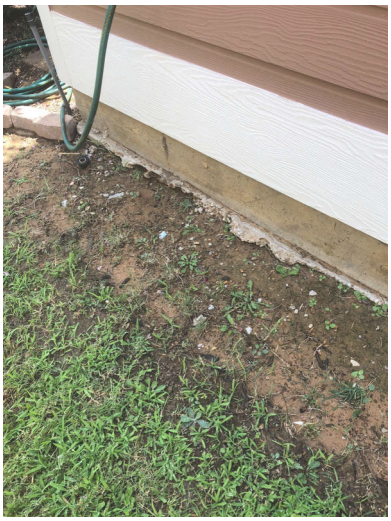


☒ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: Composition

Viewed From: Drone

Water Penetrations: Not Present

Prior Repairs: Not Present

Comments:

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 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.

☒ ☐ ☐ ☐ **D. Roof Structure & Attic**

Viewed From: Decked space only, heavy storage.

I	NI	NP	D

Average Attic Floor Insulation Depth: 11-13
Water Penetrations: Not Present
Comments:
Framing Type: Conventional Wood Frame
Vertical Insulation Thickness: NA
Insulation Type: Loose Fill
Code for Ventilation :
Roof Ventiltion
R806.2 Minimum area. The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted, provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm-in-winter side of the ceiling.

R806.3Vent and insulation clearance. Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.

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: Poor Ventilation
Deficiency

The roof structure attic space does not appear to be adequately ventilated. It is recommended to increase the amount of lower and upper ventilation to help prevent heat buildup in the attic space area. This condition should be further evaluated and corrected as necessary.

Recommendation: Contact a qualified roofing professional.

☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**
Comments:
Material: Wood or Wood Type covering, Fiber Cement Board
Method:

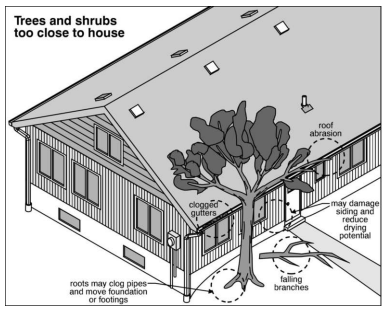
The inspection of interior and exterior walls focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas within finished walls and concealed flashing 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.)

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 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.

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.

Heavy Foliage :
The heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least 18-inches. The heavy foliage will limit the Inspectors visual observation of the exterior surfaces. It is advised that any foliage over three feet tall be at least three feet from the foundation.



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1: Seal Trim/ Penetrations

Maintenance Item

Various Locations

The area between the exterior veneer and any wall penetration needs to be properly sealed.

It is recommended to use elastomeric caulking.

Recommendation: Contact a handyman or DIY project



2: Trim Damaged

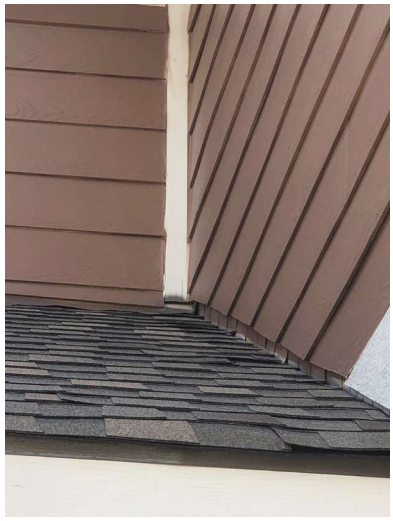
Deficiency

Front , Left & Back

The wood veneer trim has some deterioration or damage.

Recommendation: Contact a handyman or DIY project





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☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

Ceiling Type: Drywall

Floor Type: Tile, Carpet

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.

1: Subfloor Squeeks

Maintenance Item

Various Locations

The upstairs sub-floors (flooring) observed to squeak when walked over.

Recommendation: Contact a qualified flooring contractor

☒ ☐ ☐ ☐ **G. Doors (Interior and Exterior)**

Comments:

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.

☒ ☐ ☐ ☒ **H. Windows**

Comments:

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: Window Glass Broken
Deficiency
Breakfast
Cracked and/or broken window glass was observed.

Recommendation: Contact a qualified window repair/installation contractor.

☒ ☐ ☐ ☐ **I. Stairways (Interior and Exterior)**

Comments:

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.

☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

Comments:

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.

I	NI	NP	D

1: Damper Clamp
Deficiency

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.

Recommendation: Contact a qualified chimney contractor.

☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**

Comments:

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.).

II. ELECTRICAL SYSTEMS

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 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.

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

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I	NI	NP	D

Comments:
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: Double Tap Neutral / Ground
Maintenance Item

There are double tapped neutral and or ground wires on the bus bar. This may be an as-built condition but Per TREC standards of practice we are required to report this condition as a deficiency.

Recommendation: Contact a qualified electrical contractor.

2: Not Labeled Properly
Maintenance Item

The breakers (overcurrent devices) in the electrical panel are not properly labeled.

Recommendation: Contact a qualified electrical contractor.

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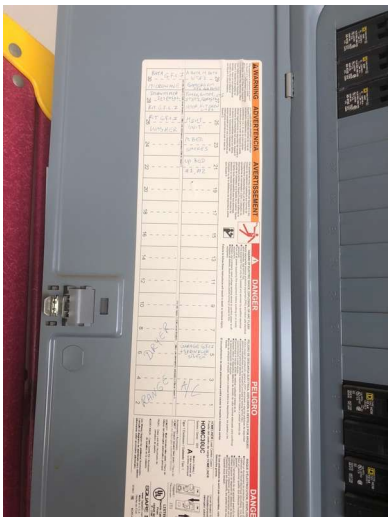
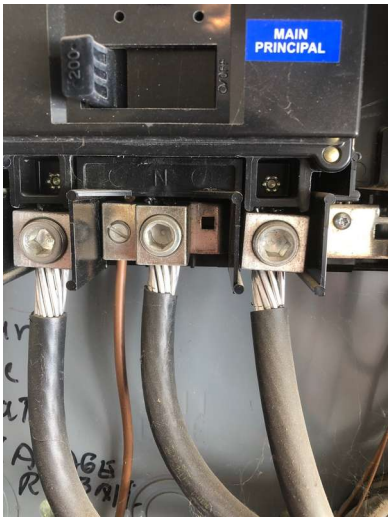


3: No Anti-Oxidant Aluminum

⚠ Safety

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

Recommendation: Contact a qualified electrical contractor.



☒ ☐ ☐ ☐ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments:

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 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: CO improper placement
⚠ Safety
The home contained a carbon monoxide detector located near heating or cooling equipment. This is not a good location. 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 sleeping areas where it can wake you if you are asleep. Additional detectors on every level and in every bedroom of a home will provide 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.

Recommendation: Contact a handyman or DIY project

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

HVAC Inspection:
The inspector will identify the type of HVAC system present and what source(s) of energy is used. The HVAC system will be operated and checked for proper operation. The location of the HVAC system and clearances as required will also be identified. The flue pipe (if present) will be inspected for condition and proper clearances as required. Gas lines are checked for leaks at the connections and correct installation methods.

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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 .

Inspection Method:
This inspection is a visual observation of components present at the time of the inspection. We do not dismantle components. Current day heat exchangers are sealed units and are not visible for inspection. Heat Pumps are not operated when outdoor temperatures are above 60 degrees due to damage that may occur to the heat pump system

☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of System: Forced Air

Energy Source: Natural Gas

Comments:

Furnace unit: Main house unit, Arcoaire

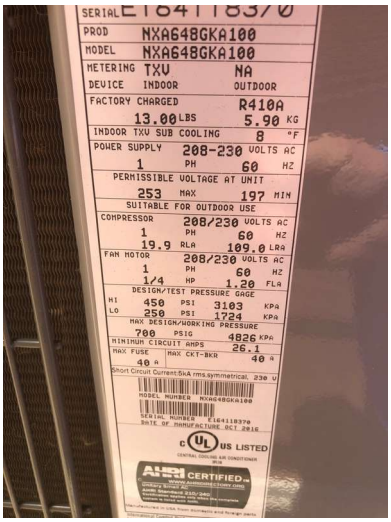
Too Hot:
The operation of the heating system was not checked due to the outside ambient temperature being above 90 Degrees. If any concerns exist about the future operation of the heating equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment.
At the time, a limited visual inspection will be performed and if any defects are found they will be listed in this section.

☒ ☐ ☐ ☐ **B. Cooling Equipment**

Type of System: Central

Comments:

AC Unit Information: Main House unit, 2016, 4 Ton, Max 40 amp breaker, Arcoaire, Filter located at unit in attic, Media Filter, 410, Temp differential 21



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.

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 .

Visual observation:
A visual observation of all accessible components are inspected. The cooling system will be checked for correct operation. A measurement of the Delta-T checked at the return and supply air vents only will be measured. The cooling equipment will not be operated when the outdoor temperatures fall below 60 degrees due to damage that may occur to the cooling equipment during operation.

☒ ☐ ☐ ☐ **C. Duct System, Chases, and Vents**

Comments:

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.

IV. PLUMBING SYSTEMS

Location of Main Water Supply Valve : Front of structure
Location of Water Meter: Within 3 ft of front curb
Static Water Pressure: 50-60

Comments:

General:
Laundry connection faucets and drains are visually inspected only. The faucets are not operated due to the damage that may occur during testing. The refrigerator water supply line and valve are not inspected. If the inspector finds the water supply valve shutoff to any appliance, no attempt is made to

turn the supply on.

☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems, and Fixtures**

Comments:

1: Seal tub spout

Maintenance Item

2nd Floor Hall Bathroom

Tub spout should be sealed to avoid water intrusion in the wall.

Recommendation: Contact a handyman or DIY project

2: Surface damage

Maintenance Item

2nd Floor Hall Bathroom

The bathtub surface has some damage.

Recommendation: Recommend monitoring.

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3: Commode loose

Maintenance Item

Master Bathroom

The commode is loose at the floor mount.

Recommendation: Contact a qualified plumbing contractor.

4: Vacuum breaker damaged

Maintenance Item

The hose bibb vacuum breaker was observed to be damaged

Recommendation: Contact a qualified plumbing contractor.

☒ ☐ ☐ ☒ **B. Drains, Wastes, & Vents**

Comments:

General:

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
Maintenance Item
Master Bathroom
The sink was observed to drain slowly, suggesting that an obstruction may exist.

Recommendation: Contact a qualified plumbing contractor.

2: Laundry drain
Deficiency
Laundry drain is wrapped. This indicates previous issues. Recommend that you request disclosure.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☐ **C. Water Heating Equipment**
Water Heater: Energy Type: Gas, Capacity: 50 Gallon, Craftmaster

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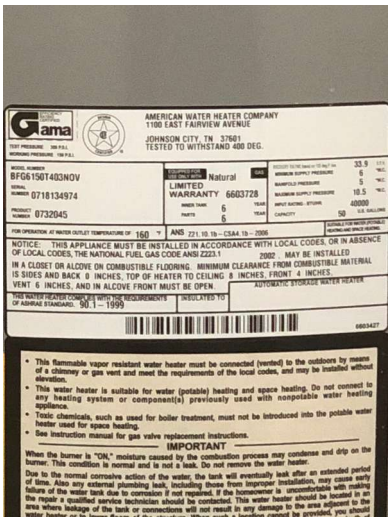


Comments:

general:

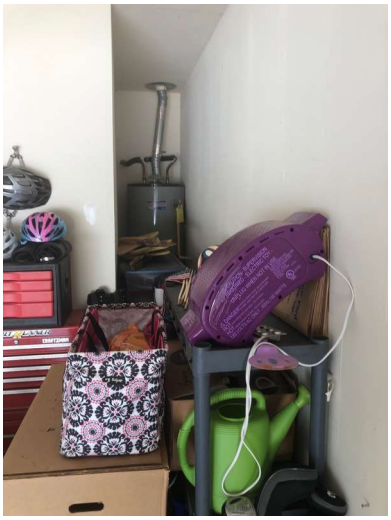
Water Heaters should be flushed every year or as recommended by the manufacturer to remove sediments that collect at the bottom of the tank. This can be accomplished by attaching a garden hose to the drain valve at the bottom of the heater, directing the discharge water to a safe location and turning 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.

Not accessible :

What are heater was an accessible due to heavy storage.



1: No sediment trap
⚠ Safety

There is no sediment trap / drip leg present. Per the TREC SOP I am required to note this as a deficiency.

Recommendation: Contact a qualified plumbing contractor.

2: Flue not mounted properly top
⚠ Safety

The draft hood is not properly mounted on the water heater. This configuration will emit Carbon Monoxide into the heater compartment, which is a known safety hazard

Recommendation: Contact a qualified plumbing contractor.

3: mechanical attach flue
⚠ Safety

The water flue should be mechanically attached to the draft hood with a minimum of three sheet metal screws. Improperly attached flue can come loose and emit carbon monoxide.

Recommendation: Contact a qualified plumbing contractor.

4: No pan
Maintenance Item
There is no pan installed under the water heater. This may be an as-built condition but Per TREC standards of practice we are required to report this condition as a deficiency.

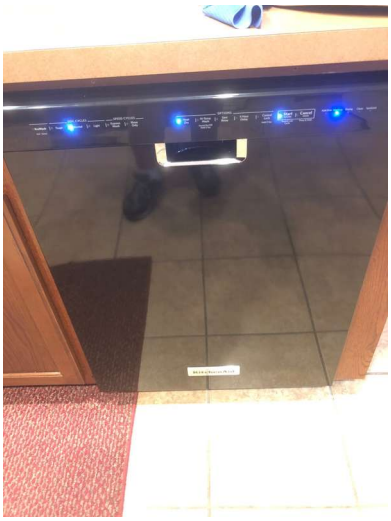
Recommendation: Contact a qualified plumbing contractor.

☐ ☒ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
Comments:

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**
Comments:
Brand: Kitchenaid

I	NI	NP	D



Normal:
The dishwasher is operated in the NORMAL mode.

☒ ☐ ☐ ☐ **B. Food Waste Disposers**
Comments:

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**
Comments:
Exhaust Hood Type: Re-circulate, Updraft
performance:
Vents are operated with the switch. Actual performance level is not evaluated.

☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**
Comments:
Range, Cook Top, Oven: Range, Whirlpool

☒ ☐ ☐ ☐ **E. Microwave Ovens**
Comments:
Brand: Whirlpool

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☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

Close pressure:

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

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

VI. OPTIONAL SYSTEMS

☐ ☒ ☐ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Operated:

Made to Last Inspections does not inspect sprinkler systems.
We are happy to "Operate" the system to the best of our ability, and will make comments in this section regarding our observations.

For a full evaluation of the sprinkler system and associated components we recommend that you contact a Licensed Irrigation Technician.

Needs Tune Up:

The sprinkler system should be "tuned up". Currently several of the heads are spraying the house, windows, and concrete flatwork.