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## YOUR HOME INSPECTION

1234 Main St.  
Garland, Texas 75043

Buyer Name  
01/26/2020 9:00AM



Inspector  
Kenneth Halford  
Trec#20720  
817-714-6118  
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Agent  
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# PROPERTY INSPECTION REPORT

Prepared For:Buyer Name

(Name of Client)

Concerning:1234 Main St. Fort Worth Tx 76137

(Address or Other Identification of Inspected Property)

By:Kenneth Halford - Trec#20720

(Name and License Number of Inspector)

01/26/2020 9:00AM

(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](http://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. It 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

*Visible Limitations:*

The inspection is limited to visible and accessible components and areas only.

Due to insurance restrictions, we are not permitted to operate any main shutoff valves (water or gas) or switch on any circuit breakers that may be shut off. We also can not move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. We also cannot allow you, the buyer, to move any items or operate any shutoff valves or breakers in the home during the inspection. No disassembly of equipment, opening of walls, moving of furniture, appliances or

stored items, or excavation was performed. Some items or areas may not be inspected if they are blocked by furniture or stored items. Please note that we have made every effort possible including emails and text messages to the Listing Agent in order to ensure that the property was ready for inspection, and that all necessary areas were accessible. The property was inspected regardless of limitations or hindrances. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

*In Attendance:* Buyer, Seller

*Weather Conditions:* Clear

*Temp (approx):* Below 60

*Front Faces:* South -

M

*Orientation and Locations:*

For the purpose of this report all directions are given as if you are standing facing the front of the house. Items listed as Multiple Locations may not directly reference all effected locations. Examples may be given that should not be construed as the only affected areas. Further evaluation will need to take place to determine every effected location.

*Present Conditions:*

The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Homes and attics that were dry at the time of the inspection can be damp or leak in later weeks or months. This report reflects the condition of the premises at the time of the inspection.

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## I. STRUCTURAL SYSTEMS

**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).

*Trees Too Close:*

**Note:**

Tree(s) in close proximity of the foundation was observed. Client should consider the installation of a root barrier to reduce the possibility of damage to the foundation from tree roots and moisture removal.



*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.

**I NI NP D**

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.

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

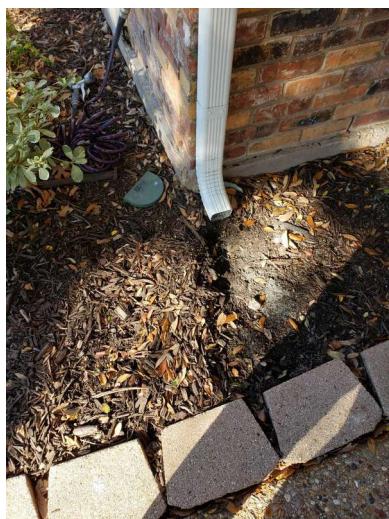
*Comments:*

*Downspout 36 inches:*

**Note:**

The gutter downspouts should discharge water at least thirty-six inches (36) away from the foundation perimeter beam.

Storm water should be encouraged to flow away from the structure at the points of discharge.



*Surface Drainage System:*

**Notice:**

There is an underground and/or surface drainage system in place. The inspector cannot and will not be able to verify the operation, sizing, efficiency or adequacy of the underground and/or surface drainage

system. If there are any questions or concerns with this system or the effectiveness of the system, you should consult with the current homeowner or the appropriate specialist related to this type of system.



*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 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 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: Clean gutters**

**Observation and Maintenance Items**

The gutters require cleaning

Recommendation: Contact a qualified professional.

### **2: Negative Grading**

**Major Deficiency, Essential and Safety Items**

Back

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading. There have been previous repairs in what appears to be an attempt to resolve water intrusion into the home. Further evaluation is recommended.

Recommendation: Contact a qualified grading contractor.

**3: High Soil****⊖ Minor Deficiency and Cosmetic Items**

Front &amp; Back

The soil line is too high on the Exterior Locations of the structure. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer.

Recommendation: Contact a qualified grading contractor.

**4: Low Soil****⊖ Minor Deficiency and Cosmetic Items**

Left Side

The soil line is low. Under current building standards there should be 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer. It is recommended that fill dirt be added around the structure in the noted areas.

Recommendation: Contact a qualified grading contractor.

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**C. Roof Covering Materials**

*Types of Roof Covering:* Composition

*Viewed From:* Roof



*Water Penetrations:* None Noted

*Prior Repairs:* None Noted

*Comments:*

*Trees need Trimed:*

**I NI NP D**

Tree and shrub branches need to be trimmed away from the roofing material at all times to help prevent damage to the roofing material. It is the opinion of this Inspector that there are some branches too close to the roofing material at this time and corrective measures are needed.



*Remove Debris:*

All debris, such as leaf's and branches, should be removed from the roof surface.



*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

**I NI NP D**

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.

**1: Damaged Coverings****● Minor Deficiency and Cosmetic Items**

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.

   **D. Roof Structure & Attic**

*Viewed From:* Decked space only

*Average Attic Floor Insulation Depth:* 4-8



*Water Penetrations:* None Noted

*Comments:*

*Framing Type:* Conventional Wood Frame

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*Vertical Insulation Thickness: 4-8*



*Insulation Type: Loose Fill, Batt or Blanket*

*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: Debris in attic**

**▲ Major Deficiency, Essential and Safety Items**

Debris in attic should be removed for safety reasons

Recommendation: Contact a qualified professional.

**I    NI    NP    D****2: Attic Insulation Missing****⊖ Minor Deficiency and Cosmetic Items**

The attic floor insulation was observed to be missing in some areas.

Recommendation: Contact a qualified insulation contractor.

**3: Sidewall Insulation Missing****⊖ Minor Deficiency and Cosmetic Items**

The sidewall insulation was observed to be missing in the attic area. This condition should be further evaluated and corrected as necessary.

Recommendation: Contact a qualified insulation contractor.

**I    NI    NP    D**

**E. Walls (Interior and Exterior)**

*Comments:*

*Material:* Brick, Wood or Wood Type covering

*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, brick ties, etc.) are not visibly accessible and are 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.)

*Minor Cracks:*

There are a few mortar cracks in the exterior walls that are considered to be cosmetic and average for age. No attempt is made to discover or document an exhaustive list of every crack or anomaly in the exterior. These deficiencies should be repaired to avoid water intrusion.



*Vines on Wall:*

**I NI NP D**

Vines growing on the exterior walls may introduce insects, pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. Over time, vine tendrils may damage wall covering materials. Watering this vegetation will introduce moisture to the soil which may eventually reach the foundation. Moisture in soil supporting the foundation can affect the ability of the foundation to support the weight of the structure above and can cause damage from soil heaving or settling, depending on soil composition and other conditions. The Inspector recommends removal of the vegetation from exterior walls.



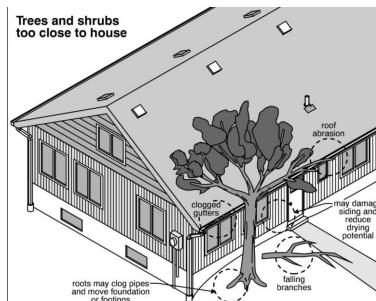
*General Limitations:*

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.

**I NI NP D**

*Prior Repairs Interior:*

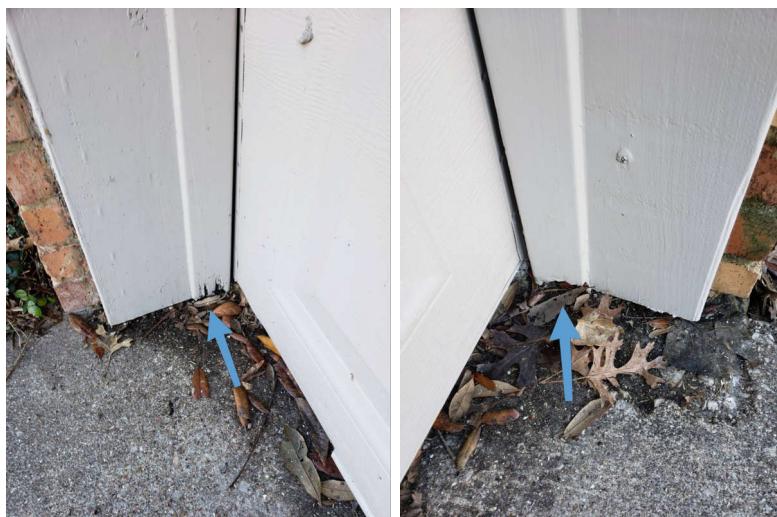
There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

### 1: Garage Trim

#### 🔧 Observation and Maintenance Items

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

Recommendation: Contact a handyman or DIY project



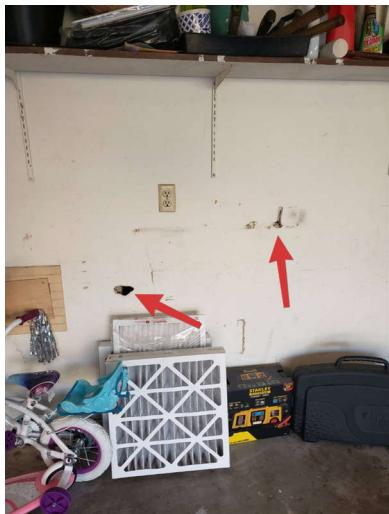
### 2: Garage Wall Damage

#### ⚠ Major Deficiency, Essential and Safety Items

Garage

Damage was noted to the garage walls, this damage may affect the firewall between the garage and the living space, and should be further evaluated and corrected as necessary.

Recommendation: Contact a handyman or DIY project

**3: Old Water Stain****⊖ Minor Deficiency and Cosmetic Items**

Garage

Water stains were observed on the walls. The cause and remedy should be further evaluated and corrected as necessary. It does 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.

Recommendation: Contact a qualified drywall contractor.

**4: Drywall Damage****⊖ Minor Deficiency and Cosmetic Items**

1st Floor water heater Closet & Stairwell Closet & Master Bedroom Closet  
Drywall wall damage was observed.

Recommendation: Contact a qualified professional.

**I    NI    NP    D**

**F. Ceilings and Floors**

*Comments:*

*Ceiling Type:* Drywall

*Floor Type:* Carpet, Tile, Wood

*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.

*Prior Repairs:*

There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

**1: Damaged Texture**

➡ Minor Deficiency and Cosmetic Items

Garage

The ceiling texture has some deterioration and/or damage.

Recommendation: Contact a qualified drywall contractor.



**I NI NP D****2: Damaged Ceiling****● Minor Deficiency and Cosmetic Items**

Stairwell Closet &amp; 2nd Floor HVAC Closet

The ceiling was observed to be damaged.

Recommendation: Contact a qualified drywall contractor.

**3: Water Stain****● Minor Deficiency and Cosmetic Items**

Garage

Water stains were observed on the ceiling finish. The cause and remedy should be further evaluated and corrected as necessary.

Recommendation: Contact a handyman or DIY project

**4: Water Stain at WH Flue****● Minor Deficiency and Cosmetic Items**

1st Floor Closet

Water stains observed on the ceiling at and/or around the water heater flue area. The sealant at the flue roof level storm collar needs to be further investigated and corrected as necessary.

Recommendation: Contact a qualified drywall 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.

**1: Door No Latch****● Minor Deficiency and Cosmetic Items**

2nd Floor Jack &amp; Jill Bathroom &amp; Back Right Bedroom

Door(s) not latching properly.

Recommendation: Contact a qualified door repair/installation contractor.

**2: Hardware Damage****● Minor Deficiency and Cosmetic Items**

2nd Floor Hall Closet

The door hardware is damaged and/or is not functioning properly.

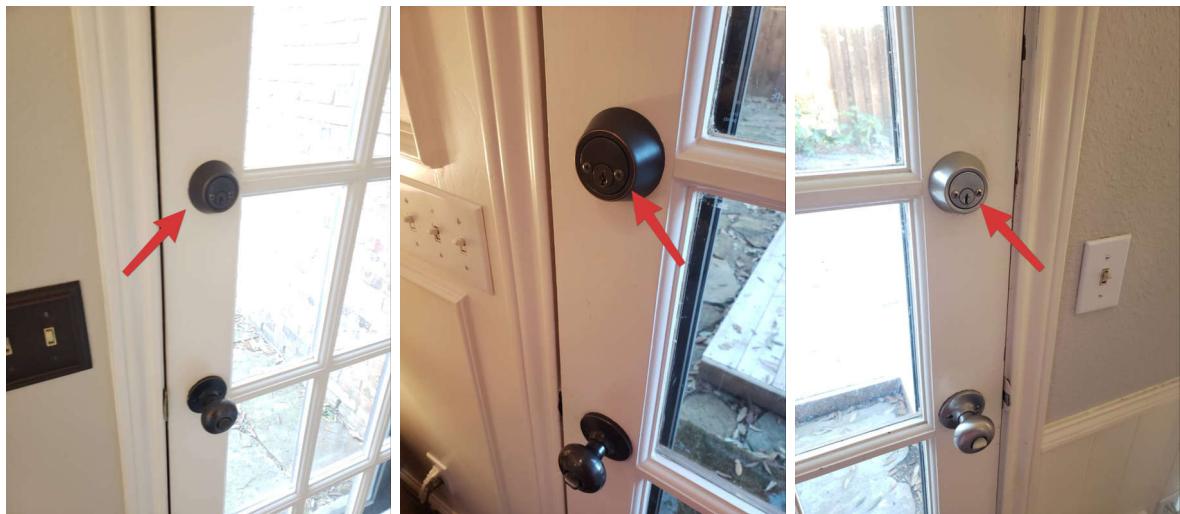
Recommendation: Contact a qualified door repair/installation contractor.

**I NI NP D****3: Double cylinder deadbolt lock****▲ Major Deficiency, Essential and Safety Items**

Various Locations

One or more deadbolt locks are double cylinder requiring a key on the inside and outside. This is considered a safety hazard since special knowledge or tools are required to operate the door lock.

Recommendation: Contact a handyman or DIY project

**4: Weather Stripping****● Minor Deficiency and Cosmetic Items**

Various Locations

Weather-stripping improvements are recommended for the exterior doors.

Recommendation: Contact a qualified handyman.

**I NI NP D****5: Damaged Garage Door****⊖ Minor Deficiency and Cosmetic Items**

Some damage to the overhead garage door was observed.

Recommendation: Contact a qualified garage door contractor.



**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.

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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**

#### **● Minor Deficiency and Cosmetic Items**

Master Bathroom

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:*



**I    NI    NP    D***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.



**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.).

**1: Patio Cracks**

⊖ Minor Deficiency and Cosmetic Items

Right Side

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

Recommendation: Contact a qualified concrete contractor.

**2: Minor Driveway Cracks****⊖ Minor Deficiency and Cosmetic Items**

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

Recommendation: Contact a qualified concrete contractor.

**3: Deck has wood to ground contact****⊖ Minor Deficiency and Cosmetic Items**

The deck has been built with wood to ground contact. This may cause premature wood rot in most cases.

Recommendation: Contact a qualified professional.



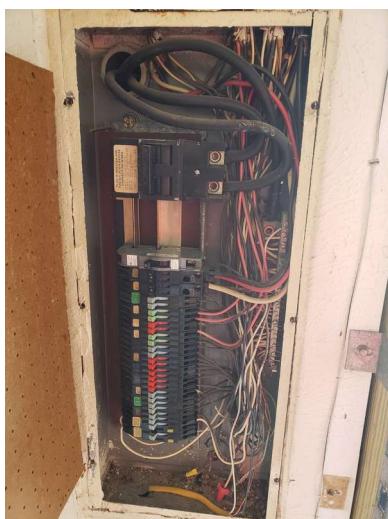
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## II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**

*Comments:*

*Electric Panel Rating:* 200



*Electric Panel location:* Garage

*Needs Evaluation:*

The electrical system needs to be further evaluated by a licensed electrician and all recommended repairs completed.

*Sylvania:*

The main electrical service panel was made by Sylvania. Sylvania service panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution.

The Inspector recommends that before the expiration of your Option Period, you consult with a qualified electrical contractor concerning the necessity for replacing this service panel.

Information about defective Sylvania service panels is widely available on the internet.

*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: Not Labeled Properly**

#### **Observation and Maintenance Items**

The breakers (overcurrent devices) in the electrical panel are not properly labeled. Every circuit shall be **legibly identified** as to its clear, evident, and specific purpose or use. The identification shall include sufficient detail to allow each circuit to be distinguished from all others.

Recommendation: Contact a qualified electrical contractor.

**I NI NP D****2: Cover Screw Missing****🔧 Observation and Maintenance Items**

One or more of the cabinet cover plate screws are missing and need to be replaced.

Recommendation: Contact a qualified electrical contractor.

**3: Protect Wires From Cabinet****⚠ Major Deficiency, Essential and Safety Items**

The wires entering the electrical cabinet are not properly secured or protected from the sharp edges of the cabinet. Non-metallic cable passed through knock-outs in the main electrical service panel which had no bushing installed. Bushings are electrical connectors designed to protect conductors where they pass through sheet metal. Without bushings, the sharp edges of sheet metal may damage the conductors. Bushings also include clamps which prevent any pressure on conductors from being transferred to circuit breaker connections.

This condition is a potential a shock/electrocution or fire hazard.

The Inspector recommends that bushings approved for this purpose be installed by a qualified electrical contractor.

Per TREC standards of practice we are required to report this condition as a deficiency.

Recommendation: Contact a qualified electrical contractor.



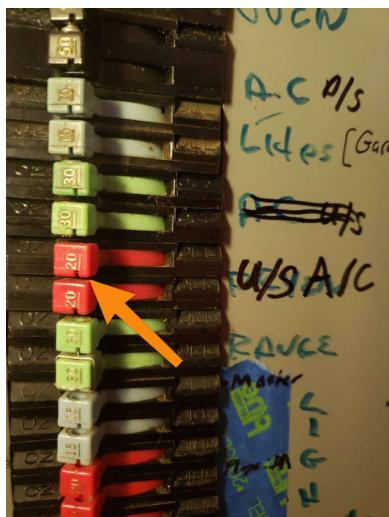
#### 4: Missing Trip Tie

⊖ Minor Deficiency and Cosmetic Items

Garage

One or more of the breaker trip-ties appear to be missing. The split overcurrent devices (breakers) servicing 240V appliances should be connected together by trip-ties.

Recommendation: Contact a qualified electrical contractor.



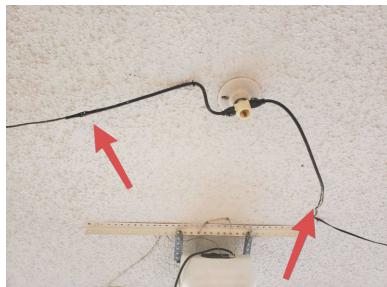
#### 5: Spliced Wires

⚠ Major Deficiency, Essential and Safety Items

Garage

Spliced wires were observed. The spliced wires need to be properly enclosed in an electrical junction box for reasons of safety.

Recommendation: Contact a qualified electrical contractor.

**I NI NP D**

**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.

*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.

*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.

*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.

**I NI NP D***Unable to determine switch operation:*

I was unable to determine the operation end of one or more of the switches.

**1: GFCI Missing****⊖ Minor Deficiency and Cosmetic Items**

Not all of the receptacles in the wet/damp areas appear to have ground fault circuit interrupter (GFCI) protection. Under current electrical standards all of the exterior receptacles, all kitchen receptacles, all bathroom receptacles, wet bar countertop receptacles, laundry room receptacles, garage non-appliance dedicated receptacles and pool lighting should have GFCI protection. This is an as-built condition, but Per TREC standards of practice we are required to report this condition as a deficiency. Some items reported as Deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

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Recommendation: Contact a qualified electrical contractor.

**2: Open Ground****⊖ Minor Deficiency and Cosmetic Items**

Stairwell Closet

One or more of the receptacles were observed to have an open ground connection.

Recommendation: Contact a qualified electrical contractor.



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**3: Switch cover****⊖ Minor Deficiency and Cosmetic Items**

2nd Floor Jack & Jill Bathroom

The switch cover plate is missing or damaged.

Recommendation: Contact a qualified electrical contractor.

**4: Closet light no cover****⊖ Minor Deficiency and Cosmetic Items**

Various Locations

One or more of the closet light fixtures appear to be installed without globes and/or covers. Safety precautions should be taken around these light fixtures. This is an as built condition however we are required by TREC to note this as a deficiency.

Recommendation: Contact a handyman or DIY project



**I NI NP D****5: Seal exterior fixture****⊖ Minor Deficiency and Cosmetic Items**

Back

The exterior fixtures should be properly sealed to the wall to avoid water intrusion behind the fixture.

Recommendation: Contact a handyman or DIY project

**6: Bulb?****⊖ Minor Deficiency and Cosmetic Items**

Garage

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.

Recommendation: Recommended DIY Project

**I NI NP D****7: Not interconnected****⊖ Minor Deficiency and Cosmetic Items**

One or more of the smoke alarms do not appear to be interconnected together. Under today's building standards: When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Recommendation: Contact a handyman or DIY project

**8: No CO****⊖ Minor Deficiency and Cosmetic Items**

No Carbon Monoxide detectors were provided in the home.

The Inspector recommends installation of 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.

Recommendation: Contact a handyman or DIY project

### **III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS**

**A. Heating Equipment**

*Type of System:* Forced Air

*Energy Source:* Natural Gas

*Comments:*

*Furnace Location:* Upstairs unit

*Furnace Manufacturer:* Rheem

*Furnace Age:* 2018

**I    NI    NP    D**

**A. Heating Equipment**

*Type of System:* Forced Air

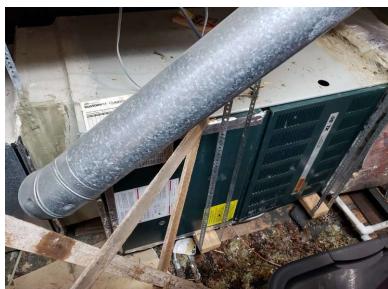
*Energy Source:* Natural Gas

*Comments:*

*Furnace Location:* Downstairs unit

*Furnace Manufacturer:* Trane

*Furnace Age:* 2000 or older



**B. Cooling Equipment**

*Type of System:* Central

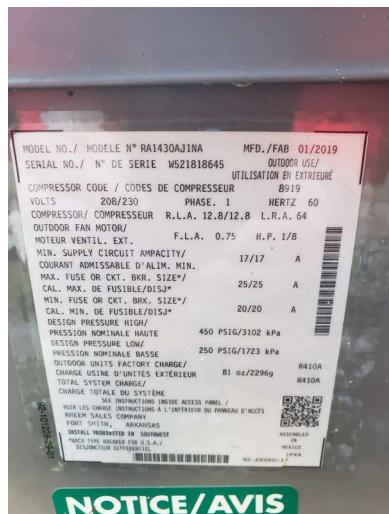
*Comments:*

*AC Unit Location:* Upstairs unit

*AC Unit Manufacturer:* Rheem

*AC Unit Size:* 2.5 Ton

*AC Unit Age:* 2019

**I NI NP D****AC Refrigerant Type:** 410**AC Max Breaker Size:** 25 Amp**AC Filter Location:** Filter located at unit in closet**AC Filter Size:** Filter size 16 x 25**Temperature Differential :** Unable to determine**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 though 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.

**Too Cold:**

The operation of the cooling system was not checked due to the outside ambient temperature being below 60 Degrees. If any concerns exist about the future operation of the cooling 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 this time, a limited visual survey will be performed and if any defects are found they will be listed in

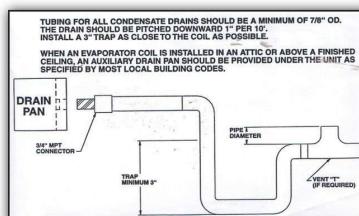
**I    NI    NP    D**

this section.

**1: No p-trap****● Minor Deficiency and Cosmetic Items**

The primary condensate drain line is not equipped with a p-trap. Under current mechanical installation standards, the manufacturer requires a p-trap be installed in the primary condensate drain line within 6-inches of the coil housing.

Recommendation: Contact a qualified professional.



**B. Cooling Equipment**

*Type of System:* Central

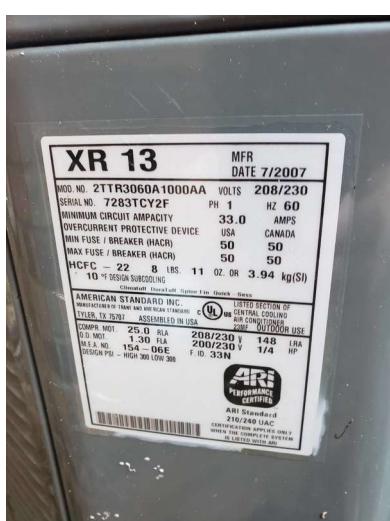
*Comments:*

*AC Unit Location:* Downstairs unit

*AC Unit Manufacturer:* Trane

*AC Unit Size:* 5 Ton

*AC Unit Age:* 2007



*AC Refrigerant Type:* R22

*AC Max Breaker Size:* 50 Amp

*AC Filter Location:* Filter located at unit in attic

*AC Filter Size:* Filter size 20x20

*Temperature Differential :* Unable to determine

**I NI NP D***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 though 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.

*Too Cold:*

The operation of the cooling system was not checked due to the outside ambient temperature being below 60 Degrees. If any concerns exist about the future operation of the cooling 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 this time, a limited visual survey will be performed and if any defects are found they will be listed in this section.

**1: Rust in pan****⊖ Minor Deficiency and Cosmetic Items**

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.

Recommendation: Contact a qualified professional.

**I NI NP D****2: Damaged outside****⊖ Minor Deficiency and Cosmetic Items**

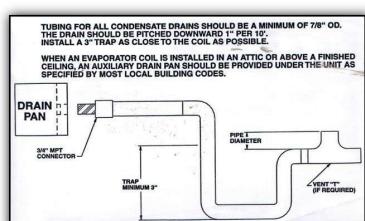
Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.

Recommendation: Contact a qualified professional.

**3: No p-trap****⊖ Minor Deficiency and Cosmetic Items**

The primary condensate drain line is not equipped with a p-trap. Under current mechanical installation standards, the manufacturer requires a p-trap be installed in the primary condensate drain line within 6-inches of the coil housing.

Recommendation: Contact a qualified professional.



**4: Disconnect behind unit****⊖ Minor Deficiency and Cosmetic Items**

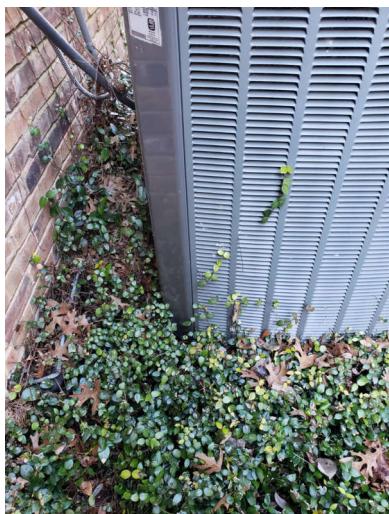
The electrical service disconnect is installed behind the outside condenser/coil. This does not meet the clearance requirements of the National Electrical Code or the International Residential Code and should be corrected as necessary.

Recommendation: Contact a qualified professional.

**5: Trim foliage****⊖ Minor Deficiency and Cosmetic Items**

The heavy foliage at and around the outside condenser/coils should be trimmed back a minimum of 18-inches to help improve air circulation.

Recommendation: Contact a qualified professional.

**I    NI    NP    D****6: 3" clearance to ground needed****⊖ Minor Deficiency and Cosmetic Items**

Recommendation: Contact a qualified professional.

    **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.

**1: Damaged insulation****⊖ Minor Deficiency and Cosmetic Items**

Ductwork insulated covering was observed to be damaged and/or pulling loose.

Recommendation: Contact a qualified professional.

**I    NI    NP    D**

## IV. PLUMBING SYSTEMS

- A. Plumbing Supply, Distribution Systems, and Fixtures**

*Comments:*

**1: High pressure over 80**

⊖ Minor Deficiency and Cosmetic Items

The water pressure was observed to be above 80 psi at the time of this inspection. Under current plumbing standards the maximum water pressure should be 80 psi. This condition should be further evaluated and corrected as necessary.

Recommendation: Contact a qualified plumbing contractor.



**2: Handle damaged**

⊖ Minor Deficiency and Cosmetic Items

Master Bathroom Bathtub

The faucet handle is damaged.

Recommendation: Contact a qualified plumbing contractor.

**3: Seal tub spout****⊖ Minor Deficiency and Cosmetic Items**

2nd Floor Jack &amp; Jill Bathroom Bathtub

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

Recommendation: Contact a handyman or DIY project

**4: Shower spout leaks****⊖ Minor Deficiency and Cosmetic Items**

2nd Floor Jack &amp; Jill Bathroom Bathtub

The shower spout is leaking at the neck connection. This condition could result in water intrusion into the wall cavity.

Recommendation: Contact a qualified plumbing contractor.

**I NI NP D****5: Vacuum breaker damaged****⊖ Minor Deficiency and Cosmetic Items**

Left Side

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.

**I    NI    NP    D****1: Slow drain = Sink****⊖ Minor Deficiency and Cosmetic Items**

2nd Floor Jack &amp; Jill Bathroom Right Sink

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

Recommendation: Contact a qualified plumbing contractor.

**2: Flex plumbing material****⊖ Minor Deficiency and Cosmetic Items**

Laundry room

Although available at most home-improvement stores, flexible drain material is not intended for permanent use.

Recommendation: Contact a qualified plumbing contractor.

    **C. Water Heating Equipment***Water Heater:* Energy Type: Gas, Capacity 40 Gallon, GE, Manufacturer year 2011, Located in Garage closet

***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.

**1: Blue Grey Connector****● Minor Deficiency and Cosmetic Items****Garage**

There is a blue/gray gas supply connector in use for the water heater. This is no longer an acceptable material to be used as a gas supply connector and should be replaced with an approved gas supply flex connector. These connectors have been recalled by the Consumer Product Safety Commission.

Recommendation: Contact a qualified plumbing contractor.

**I NI NP D****2: No sediment trap****⊖ Minor Deficiency and Cosmetic Items**

Garage

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.

**3: Flue not mounted properly top****⚠ Major Deficiency, Essential and Safety Items**

Garage

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.

**I NI NP D****4: mechanical attach flue****▲ Major Deficiency, Essential and Safety Items**

Garage

The water heater 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.

**5: No pan****● Minor Deficiency and Cosmetic Items**

Garage

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.

**I    NI    NP    D**

**C. Water Heating Equipment**

*Water Heater:* Energy Type: Gas, Capacity 40 Gallon, Rheem, Manufacturer year 2004, Located in Interior Closet



*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.

**I    NI    NP    D****1: No sediment trap****⊖ Minor Deficiency and Cosmetic Items**

1st Floor Closet

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: Fire stop collar****⊖ Minor Deficiency and Cosmetic Items**

1st Floor Closet

The fire stop collar on the water heater flue is loose or missing. This condition should be corrected for reasons of safety.

Recommendation: Contact a handyman or DIY project

**3: Flue not mounted properly top****▲ Major Deficiency, Essential and Safety Items**

1st Floor Closet

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.

**4: mechanical attach flue****▲ Major Deficiency, Essential and Safety Items**

1st Floor Closet

The water heater 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.

**I    NI    NP    D****5: No pan****⊖ Minor Deficiency and Cosmetic Items**

1st Floor Closet

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:*

**I    NI    NP    D****1: No GFCI****⊖ Minor Deficiency and Cosmetic Items**

Master Bathroom

I was unable to locate a ground fault circuit interrupter (GFCI) receptacle or breaker for the hydro-massage therapy equipment. The homeowner should be consulted on the location of this GFCI device. If there is no GFCI device installed on the hydro-massage therapy equipment circuit, a GFCI receptacle or breaker should be installed for reasons of safety. 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.

**V. APPLIANCES**    **A. Dishwashers***Comments:**Brand:* Kenmore*Normal:*

The dishwasher is operated in the NORMAL mode.

**1: Soap door****⊖ Minor Deficiency and Cosmetic Items**

The dishwasher soap dispenser door does not appear to be functioning properly.

Recommendation: Contact a qualified appliance repair professional.

I    NI    NP    D



**B. Food Waste Disposers**

*Comments:*



**C. Range Hood and Exhaust Systems**

*Comments:*

*Exhaust Hood Type:* Vented, Updraft



*performance:*

**I NI NP D**

Vents are operated with the switch. Actual performance level is not evaluated.

**1: Light inop****⊖ Minor Deficiency and Cosmetic Items**

The light at the range hood is inoperative.

Recommendation: Contact a qualified appliance repair professional.

**2: Attic Term****⊖ Minor Deficiency and Cosmetic Items****Attic**

Range hoods shall discharge to the outdoors through a single-wall duct. The duct serving the hood shall have a smooth interior surface, shall be air tight, shall be equipped with a back-draft damper, and shall be independent of all other exhaust systems. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building. Single-wall ducts serving range hoods shall be constructed of galvanized steel, stainless steel or copper.

Recommendation: Contact a handyman or DIY project



Possible old duct work not in use.

**I NI NP D****3: Flex duct****▲ Major Deficiency, Essential and Safety Items**

"Incorrect type of duct material (flex duct) used to vent range hood. Range hoods shall discharge to the outdoors through a single-wall duct. The duct serving the hood shall have a smooth interior surface, shall be air tight, shall be equipped with a back-draft damper, and shall be independent of all other exhaust systems. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building. Single-wall ducts serving range hoods shall be constructed of galvanized steel, stainless steel or copper.

Recommendation: Contact a qualified appliance repair professional.


    **D. Ranges, Cooktops, and Ovens**
*Comments:*

*Range, Cook Top, Oven:* Cook Top, Fisher & Paykel

**1: Gas Shutoff Poor Location****▬ Minor Deficiency and Cosmetic Items**

The gas shutoff valve is in a poor location and is hard to reach.

Recommendation: Contact a qualified plumbing contractor.



**I    NI    NP    D**

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- 
- D. Ranges, Cooktops, and Ovens**

*Comments:**Range, Cook Top, Oven: Oven, Kenmore*

- 
- 
- 
- 
- E. Microwave Ovens**

*Comments:**Brand: NA*

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- 
- F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:***1: Noisy Vent Fan****Minor Deficiency and Cosmetic Items**

Master Bathroom

The mechanical exhaust vent fan was unusually noisy.

Recommendation: Contact a qualified handyman.



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- 
- 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.

**I    NI    NP    D****1: Latch****⊖ Minor Deficiency and Cosmetic Items**

When an automatic garage door opener is in use, the manual lock should be disabled or removed. Per TREC standards of practice we are required to report this condition as a deficiency.

Recommendation: Recommended DIY Project



**H. Dryer Exhaust Systems**

*Comments:*

**1: Dryer Vent Clogged****⊖ Minor Deficiency and Cosmetic Items**

The dryer vent termination appears to be clogged and should be cleared.

Recommendation: Contact a qualified professional.

**VI. OPTIONAL SYSTEMS**

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

*Comments:*

*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.



8 Zones

### **1: Control Box damaged**

#### **● Minor Deficiency and Cosmetic Items**

Garage

The control Box for the sprinkler system is damage and unable to operate At time of The inspection. Further evaluation is recommended.

Recommendation: Contact a qualified professional.

