

Expert Home Inspections

Mark Serrioz
TREC # 20867



606 W Nash Street
Terrell, TX 75160

PROPERTY INSPECTION REPORT

Prepared For: Jay Thompson
(Name of Client)

Concerning: 606 W Nash Street, Terrell, TX 75160
(Address or Other Identification of Inspected Property)

By: Mark Serrioz, Lic #20867 07/10/2020
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

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. The 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 any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or 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, bathroom, 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 licensees 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 requires 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

Present at Inspection: Buyer Buying Agent Listing Agent Occupant
Building Status: Vacant Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain Temp: 97E
Utilities On: Yes No Water No Electricity No Gas
Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

- Sub Flooring
 - Floors Covered
 - Walls/Ceilings Covered or Freshly Painted
 - Behind/Under Furniture and/or Stored Items
 - Attic Space is Limited - Viewed from Accessible Areas
 - Plumbing Areas - Only Visible Plumbing Inspected
 - Siding Over Older Existing Siding
 - Crawl Space is limited - Viewed From Accessible Areas
- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.
- NOTICE:** No stored items, personal items, furnishings or window coverings inside or outside the structure will be touched, moved or repositioned to gain access or vantage point of any system or component.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier & Beam - Crawlspace

Comments:

- The following movement indicators were observed indicating that some degree of foundation settlement has occurred. Some degree of foundation settlement is normal for every home. The degree or seriousness of settlement cannot be determined at a one time general home inspection. If there are any further concerns, an evaluation by a structural engineer is recommended. Doors binding, Sloping floors
- Vantage point from where the crawl space was viewed: Portions were crawled, some areas inaccessible



- A 1X6 is being used as a pier support. Cement or 4x4 is recommended.



- Moisture and damp soil was observed in the crawlspace. A white substance was observed on more than one floor joist. A substantial amount of air

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conditioned was blowing in the crawlspace creating condensation and the crawlspace ventilation appears inadequate. 1 square feet of ventilation for every 350 square feet of crawlspace is recommended. Further evaluation is recommended.

B. Grading and Drainage

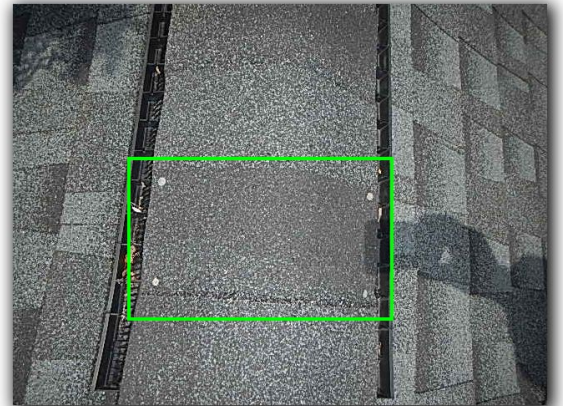
Comments: Note: Any area where the ground or grade does not slope away six inches in ten feet from the structure is considered marginal or improper drainage.

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: Walked Roof

Comments: Any time a deficiency is noted in the section of the report, a full roof evaluation by a qualified roofer is recommended.



- Exposed nail heads were observed on the roof shingles. All exposed nail heads should be sealed with roofing caulk or sealant.

D. Roof Structures and Attics

Viewed From: Scuttle Entrance

Approximate Average Depth of Insulation: 6"

Approximate Average Thickness of Vertical Insulation: 4"

Comments: Portions of the attic were not visible or accessible due to insulation in place and or lack of a decked walkway and could not be inspected. Deficiencies may exist that were not visible from accessible areas.

- All components were found to be performing and in satisfactory condition

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on the day of the inspection.

E. Walls (Interior and Exterior)

Comments: Home was occupied at time of inspection. Most walls were obscured with furnishings, wall treatments, heavy, fragile, or stored items. Walls could not be fully viewed.

Interior Walls:

- All components were found to be performing and in satisfactory condition on the day of the inspection.

Exterior Walls:

- Siding Materials:
- | | | | |
|---------------------------------------|--------------------------------|--|--|
| <input type="checkbox"/> Brick | <input type="checkbox"/> Stone | <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Wood byproducts |
| <input type="checkbox"/> Stucco | <input type="checkbox"/> Vinyl | <input type="checkbox"/> Aluminum | <input type="checkbox"/> Asbestos |
| <input type="checkbox"/> Cement Board | <input type="checkbox"/> Other | | |



- Paint or water resistant materials and coatings are needed to protect wood from water damage in the following location(s) exterior siding, exterior window trim, exterior door trim, rear door , facia boards, Exterior trim

F. Ceilings and Floors

Comments:

- All components were found to be performing and in satisfactory condition on the day of the inspection.

G. Doors (Interior and Exterior)

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Interior Doors

- Door(s) will not latch properly. This is usually a simple repair by adjusting the door latch assembly and or strike plate.

Exterior Doors



- Paint is needed to protect wood from water damage in the following location(s) rear door



- Damaged or non-functional door hardware should be repaired.

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H. Windows

Comments: Home was occupied at time of inspection. Most windows were blocked or obscured by, window treatments, heavy, fragile, and stored items. The majority of windows could not be operated or inspected closely. NOTICE: Signs of lost seals in thermal pane windows, (fogged windows), may appear or disappear as temperature and humidity change. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend having them rechecked by a window specialist for further evaluation prior to closing.



- The window(s) are painted shut. Improvement should be undertaken to allow normal operation of the window. All windows should be operative for quick egress in the event of a fire.
- Broken and or cracked window(s) were observed. Repair is recommended.

I. Stairways (Interior and Exterior)

Comments:

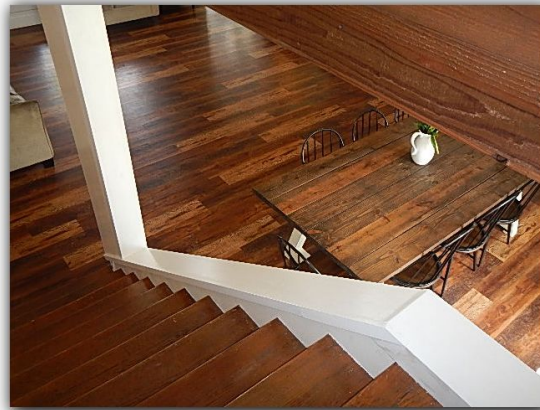
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- The stairs should have a rail on both sides.

J. Fireplaces and Chimneys

Comments:

Type of Fireplace:

Factory

Masonry

Free Standing



- The fire place is missing or has a damaged spark screen. Spark screens can keep sparks and or logs from coming out of the fireplace. They also may keep a child from falling into the fireplace. A fixed or attached spark screen should be in place. This is recognized as a safety hazard.
- It appears that gas logs are in place but the gas is not connected. All gas fired appliances should be vented to the exterior.

K. Porches, Balconies, Decks, and Carports

Comments:

- All components were found to be performing and in satisfactory condition on the day of the inspection.

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L. Other

Comments:



- Added structures such as detached garages, patio covers, porches, decks, carports, pergolas, out-buildings, storage buildings, storage sheds, barns and pool houses are not included in a general home inspection.

II. ELECTRICAL SYSTEMS

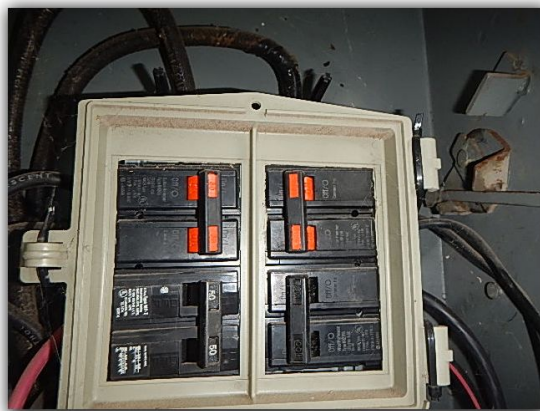
A. Service Entrance and Panels

Comments:

Overhead Service Underground Service

Grounding Electrode Visible YES NO The grounding electrode was observed in the following location(s) In the ground near service entrance

Main Disconnect Panel



I=Inspected

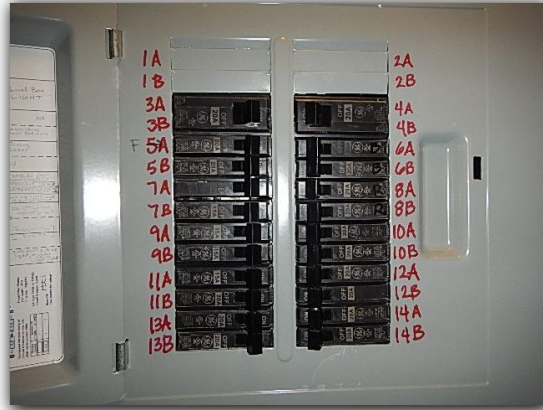
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Sub Panel Wire Type: Copper Aluminum



- The Sub-Panel should be able to be turned off with no more than 6 throws or movements.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum Conduit

Comments: Home was occupied at time of inspection. Most outlets were blocked or obscured by, wall treatments, heavy, fragile, and stored items. The majority of outlets could not be tested or inspected closely.

Outlet and Switches



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- Outlet(s) are indicating a "Bad or Open Ground". Further evaluation is recommended.
- The dryer outlet and wall switches are not grounded. This is considered normal on homes built before 1999. However, TREC requires that this be reported as deficient.
- A ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. This receptacle should be replaced.

Ground/ARC Fault Circuit Interrupt Safety Protection

Kitchen: Yes No Partial Bathrooms: Yes No Partial

Exterior: Yes No Partial

- Exterior, garage, counter top, kitchen peninsula, island outlets and outlets within 36" of water were not the GFCI type. It is possible that this was an "as-built" condition and is common for a home of this age. Any 110V outlet may be converted to a GFCI outlet. GFCI outlets are missing in the following locations Kitchen Countertops, Bathrooms, Exterior outlets

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Fixtures

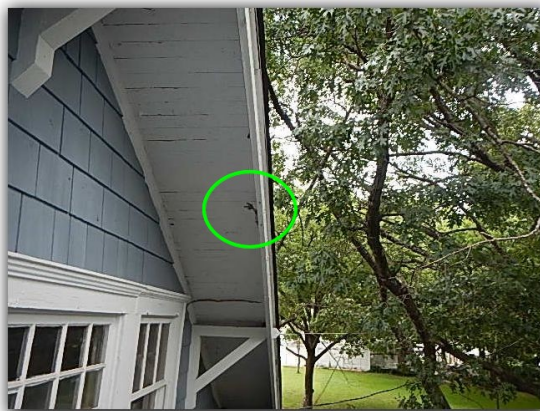


- Ceiling fan(s) are noisy and or out of balance. Balancing or replacing the ceiling fan(s) may be desirable.
- Light fixture(s) were missing a protective globe. All light fixtures within 12" of combustibles should have a globe.

Smoke and Fire Alarms

- Smoke detectors were missing in one or more sleeping rooms. Smoke / CO2 detectors should be in every sleeping room and outside every sleeping room. **THIS IS CONSIDERED A SAFETY HAZARD.** Smoke detectors were missing or inoperative in one or more of the following location(s). Multiple Bedrooms, Outside of Bedrooms, Living Area(s)

Other Electrical System Components



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- Abandoned wiring should be replaced or appropriately terminated with wire nuts and protected in a junction box.



- The Gas meter or line should be grounded to the earth. (see EXAMPLE)

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central and Zoned

Energy Source: Natural Gas

Comments:

- It appears that there may be Heat Pump units in place. When the outside temperature is over 70° F, damage can occur to the Heat Pumps. The Furnace could not be tested.

B. Cooling Equipment

Type of System: Central and Zoned

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Comments:

A temperature differential,(Delta-T), of 14° to 21° is considered normal

☑ Unit #1:

Temp. Differential: 12°F

☑ Unit #2:

Temp. Differential: 0 °F

- The AC temperature differential is inadequate on both units. The air cooling the rooms should be 14° to 21° cooler than the air entering the system. Further evaluation and repair is by a qualified HVAC company is recommended.



- The coil cover / louvers are missing and the supply and return ducts should be covered.



- AC vents should be suspended from the floor joists and not be positioned on the ground. A substantial amount of cold air was entering the crawlspace. This is indicative of air duct leaks. Further evaluation and repair is

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recommended.

C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: Flex Ducting Duct Board Metal

- The upstairs bathroom does not have HVAC ventilation.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Could not locate

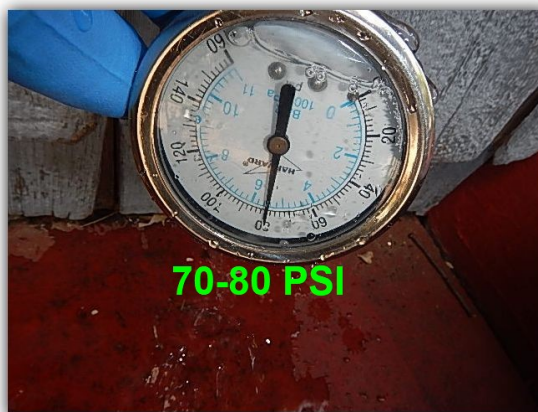
Location of main water supply valve: Could not locate

Static water pressure reading: 79 psi observed, Less than 80 psi is considered normal.

Functional Flow Inadequate

Comments: NOTICE: Cast iron plumbing was used until approximately 1980. On homes built prior to this, and anytime large trees are present, a hydro-static, pressure test and or bore scope evaluation is recommended.

- Appliances were in place at the time of inspection. Water line, gas connections, and electrical connections could not be observed.



Water Source: Public Private

Sewer Type: Public Private

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Sinks

Comments: _____



- The kitchen faucet is labeled for hot on the right and the hot is on the right. National Plumbing Code states hot should be on the left.
- Sink stopper(s) are missing or not adjusted properly. This is usually a simple repair by adjusting the stopper rod assembly underneath the faucet.

Bathtubs and Showers

Comments: _____



- The shower head in the down stairs bathroom has inadequate flow.

Commodes

Comments: _____

- The master toilet fill valve squeals when filling. Repair may be desirable.

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Washing Machine Connections

Comments: _____

ADVISORY NOTICE: Washing machine hot / cold faucets and the drain are not tested during a general home inspection due to the unknown condition of faucet valve integrity and drain capacity. When a washer is installed, it is recommended to monitor connections for leaks and the drain cycle during the first few loads for an overflow condition.

Exterior Plumbing

Comments: _____

- One or more exterior hose bibs were blocked by vegetation or stored items and could not be tested or inspected.

Plumbing Other

Comments: _____



- Plumbing Clean-Out covers are damaged or missing. These should be replaced to prevent rodent, insect and reptile intrusion.



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- Exterior hose bib(s) are missing anti-siphon devices.

B. Drains, Wastes, and Vents

Comments:



- The vent stack that penetrates the roof should extend at least 6 inches above the roof and should be at least 2 inches in diameter. Repairs should be undertaken.

C. Water Heating Equipment

Energy Source: Natural Gas

Capacity: Tankless

Comments:

- All components were found to be performing and in satisfactory condition on the day of the inspection.

Water heater Temperature and Pressure Relief Valve

- All components were found to be performing and in satisfactory condition on the day of the inspection.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

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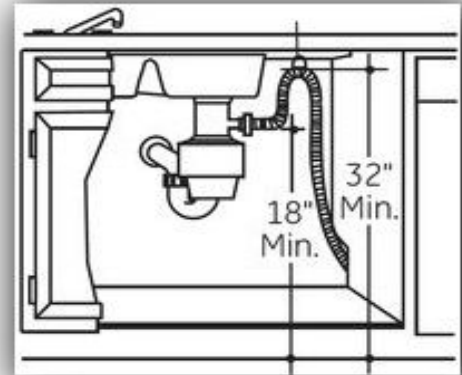
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V. APPLIANCES

A. Dishwashers

Comments:



- The dishwasher drain should be elevated to at least 32" off of the floor to prevent cross-contamination (water from the disposal draining back into the dishwasher). This is recognized as a safety hazard.

B. Food Waste Disposers

Comments:

- All components were found to be performing and in satisfactory condition on the day of the inspection.

C. Range Hood and Exhaust Systems

Comments:



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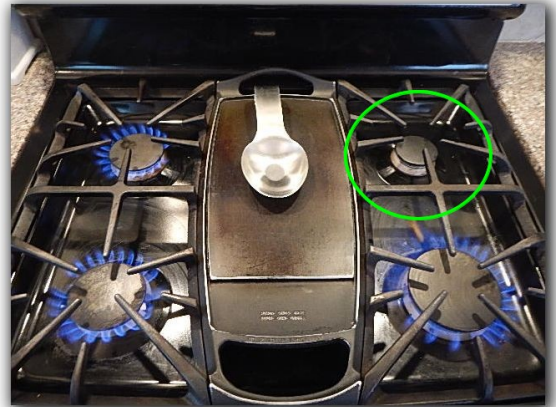
D=Deficient

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- The range hood exhaust fan is inoperative.

D. Ranges, Cooktops, and Ovens

Comments:



- The back left burner would not ignite.

Range Type: Electric Gas

Oven(s):

Unit #1: Electric Gas

Tested at 350°F, Variance noted: 14°F (max 25°F)

- **Anti-tip device missing from range. Anti-tip devices are simple L bracket devices that are available at any home improvement center and are inexpensive and easy to install. This is considered a safety hazard.**

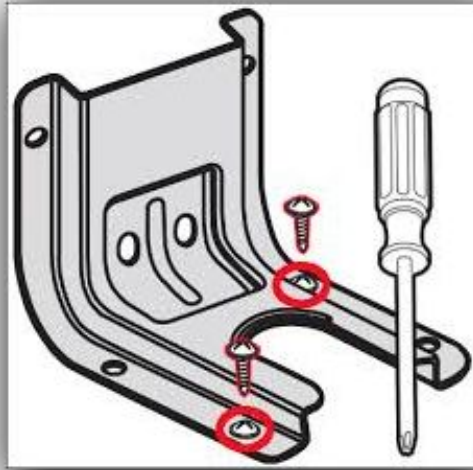
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E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:



- Gas Bathroom Wall Heaters are not vented to the exterior and should not be used. This is recognized as a safety hazard.

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G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

Advisory Notice: Dryer vents and ducts can become clogged with lint and debris through normal use. It is recommended that dryer vents and ducts be periodically inspected and cleaned. There are companies that specialize in dryer vent cleaning. Failure to do so can cause clothes to dry slower or not at all. Lint build up inside ducts can also be a fire hazard if not removed. Inspection of the dryer vent is limited to visibly exposed ends and connections, the interior of the duct cannot be inspected without specialized tools and is beyond the scope of this inspection.



- The dryer vents into the attic. This is a considerable fire hazard and should be corrected to vent to the exterior.

I. Other

Comments:

Inspection Report Quick Reference

NOTICE: READ THIS ENTIRE REPORT. The "Quick Reference" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED IN THE SHORT TERM.

The Report Quick Reference is intended to follow the flow of the main body of the Property Inspection Report and IS NOT a suggested priority repair list. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. **Further, this Quick Reference may not contain all items marked as "Deficient"**. Important notices and disclaimers are in the body of the report but not included in the Quick Reference. There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable. You should read and understand the entire Property Inspection Report prior to completing any repair request. This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the prior to the expiration of any time limitations such as option or warranty periods.

FOUNDATIONS

- The following movement indicators were observed indicating that some degree of foundation settlement has occurred. Some degree of foundation settlement is normal for every home. The degree or seriousness of settlement cannot be determined at a one time general home inspection. If there are any further concerns, an evaluation by a structural engineer is recommended. Doors binding, Sloping floors
- A 1X6 is being used as a pier support. Cement or 4x4 is recommended.
- Moisture and damp soil was observed in the crawlspace. A white substance was observed on more than one floor joist. A substantial amount of air conditioned was blowing in the crawlspace creating condensation and the crawlspace ventilation appears inadequate. 1 square feet of ventilation for every 350 square feet of crawlspace is recommended. Further evaluation is recommended.

ROOF COVERING MATERIALS

- Exposed nail heads were observed on the roof shingles. All exposed nail heads should be sealed with roofing caulk or sealant.

WALLS (INTERIOR AND EXTERIOR)

- Paint or water resistant materials and coatings are needed to protect wood from water damage in the following location(s) exterior siding, exterior window trim, exterior door trim, rear door , fascia boards, Exterior trim

DOORS (INTERIOR AND EXTERIOR)

- Door(s) will not latch properly. This is usually a simple repair by adjusting the door latch assembly and or strike plate.
- Paint is needed to protect wood from water damage in the following location(s) rear door
- Damaged or non-functional door hardware should be repaired.

WINDOWS

- The window(s) are painted shut. Improvement should be undertaken to allow normal operation of the window. All windows should be operative for quick egress in the event of a fire.
- Broken and or cracked window(s) were observed. Repair is recommended.

STAIRWAYS (INTERIOR AND EXTERIOR)

- The stairs should have a rail on both sides.

FIREPLACES AND CHIMNEYS

- The fire place is missing or has a damaged spark screen. Spark screens can keep sparks and or logs from coming out of the fireplace. They also may keep a child from falling into the fireplace. A fixed or attached spark screen should be in place. This is recognized as a safety hazard.
- It appears that gas logs are in place but the gas is not connected. All gas fired appliances should be vented to the exterior.

SERVICE ENTRANCE AND PANELS

- The Sub-Panel should be able to be turned off with no more than 6 throws or movements.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- Outlet(s) are indicating a "Bad or Open Ground". Further evaluation is recommended.
- The dryer outlet and wall switches are not grounded. This is considered normal on

homes built before 1999. However, TREC requires that this be reported as deficient.

- A ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. This receptacle should be replaced.
- Exterior, garage, counter top, kitchen peninsula, island outlets and outlets within 36" of water were not the GFCI type. It is possible that this was an "as-built" condition and is common for a home of this age. Any 110V outlet may be converted to a GFCI outlet. GFCI outlets are missing in the following locations Kitchen Countertops, Bathrooms, Exterior outlets
- Ceiling fan(s) are noisy and or out of balance. Balancing or replacing the ceiling fan(s) may be desirable.
- Light fixture(s) were missing a protective globe. All light fixtures within 12" of combustibles should have a globe.
- Smoke detectors were missing in one or more sleeping rooms. Smoke / CO2 detectors should be in every sleeping room and outside every sleeping room. **THIS IS CONSIDERED A SAFETY HAZARD.**
- Abandoned wiring should be replaced or appropriately terminated with wire nuts and protected in a junction box.
- The Gas meter or line should be grounded to the earth. (see EXAMPLE)

HEATING EQUIPMENT

- It appears that there may be Heat Pump units in place. When the outside temperature is over 70° F, damage can occur to the Heat Pumps. The Furnace could not be tested.

COOLING EQUIPMENT

- The AC temperature differential is inadequate on both units. The air cooling the rooms should be 14° to 21° cooler than the air entering the system. Further evaluation and repair by a qualified HVAC company is recommended.
- The coil cover / louvers are missing and the supply and return ducts should be covered.
- AC vents should be suspended from the floor joists and not be positioned on the ground. A substantial amount of cold air was entering the crawlspace. This is indicative of air duct leaks. Further evaluation and repair is recommended.

DUCT SYSTEMS, CHASES, AND VENTS

- The upstairs bathroom does not have HVAC ventilation.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- Sink stopper(s) are missing or not adjusted properly. This is usually a simple repair by adjusting the stopper rod assembly underneath the faucet.
- The shower head in the down stairs bathroom has inadequate flow.
- The master toilet fill valve squeals when filling. Repair may be desirable.
- Plumbing Clean-Out covers are damaged or missing. These should be replaced to prevent rodent, insect and reptile intrusion.
- Exterior hose bib(s) are missing anti-siphon devices.

DRAINS, WASTES, AND VENTS

- The vent stack that penetrates the roof should extend at least 6 inches above the roof and should be at least 2 inches in diameter. Repairs should be undertaken.

DISHWASHERS

- The dishwasher drain should be elevated to at least 32" off of the floor to prevent cross-contamination (water from the disposal draining back into the dishwasher). This is recognized as a safety hazard.

RANGE HOOD AND EXHAUST SYSTEMS

- The range hood exhaust fan is inoperative.

RANGES, COOKTOPS, AND OVENS

- The back left burner would not ignite.
- **Anti-tip device missing from range. Anti-tip devices are simple L bracket devices that are available at any home improvement center and are inexpensive and easy to install. This is considered a safety hazard.**

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

- Gas Bathroom Wall Heaters are not vented to the exterior and should not be used. This is recognized as a safety hazard.

DRYER EXHAUST SYSTEMS

- The dryer vents into the attic. This is a considerable fire hazard and should be corrected to vent to the exterior.