



PROPERTY INSPECTION REPORT

Prepared For: Mr. Residential Customer
Mrs. Residential Customer

Concerning: 12345 Residential Property
Any City, TX

Inspected By: National Property Inspections
Joe Inspector

Inspection Date:

Real Estate Agent:

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC). The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:



Front View

Date:	Time: 9:00 AM	Report ID: 2007-03-21-6399-R-B-12345
Property: 12345 Residential Property Any City, TX	Customer: Mr. Residential Customer Mrs. Residential Customer	Real Estate Professional:

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

Style of Property: 2-Story Single-Family	Age of Property: Less Than 1 Year	Property Faces: Mostly West
Client Is Present: Yes	Weather: Light Rain	Temperature: Over 60
Rain in Last 3 Days: Yes	NPI Warranty (II.A. Service Entrance & Panels): Some Components EXCLUDED from NPI Warranty (See Report Section II.A)	NPI Warranty (II.B. Branch Circuits - Connected Devices & Fixtures): Some Components EXCLUDED from NPI Warranty (See Report Section II.B)
NPI Warranty (III.A. Heating Equipment): All Components INCLUDED in NPI Warranty	NPI Warranty (III.B. Cooling Equipment): Some Components EXCLUDED from NPI Warranty (See Report Section III.B)	NPI Warranty (III.C. Ducts & Vents): All Components EXCLUDED from NPI Warranty (See Report Section III.C)
NPI Warranty (IV.A. Water Supply System & Fixtures): All Components INCLUDED in NPI Warranty	NPI Warranty (IV.B. Drains/Wastes/Vents): All Components INCLUDED in NPI Warranty	NPI Warranty (IV.C. Water Heater Equipment): All Components INCLUDED in NPI Warranty
NPI Warranty (IV.D. Hydro-Therapy Equipment): None	NPI Warranty (V.A. Dishwasher): All Components INCLUDED in NPI Warranty	NPI Warranty (V.B. Food Waste Disposer): All Components INCLUDED in NPI Warranty
NPI Warranty (V.C. Range Hood): None (Built-in microwave provides this function)	NPI Warranty (V.D. Ranges/Ovens/Cooktops): All Components INCLUDED in NPI Warranty	NPI Warranty (V.E. Microwave Cooking Equipment): All Components INCLUDED in NPI Warranty
NPI Warranty (V.F. Trash Compactor): None	NPI Warranty (V.G. Bathroom Exhaust Fans and/or Heaters): All Components EXCLUDED from NPI Warranty (See Warranty Documentation)	NPI Warranty (V.H. Whole House Vacuum Systems): None
NPI Warranty (V.I. Garage Door Operators): All Components INCLUDED in NPI Warranty	NPI Warranty (V.J. Door Bell & Chimes): All Components INCLUDED in NPI Warranty	NPI Warranty (V.K. Dryer Vents): All Components EXCLUDED from NPI Warranty (See Warranty Documentation)
NPI Warranty (V.L. Other Built-In Appliances): Only Primary Refrigerator INCLUDED in NPI Warranty	NPI Warranty (VI.I. Fire Protection Equipment): All Components EXCLUDED from NPI Warranty (See Report Section VI.I)	

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in this property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

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I.. STRUCTURAL SYSTEMS

A. Foundations (If all crawlspace areas are not inspected, provide an explanation.)

Foundation Composition: Monolithic Post-Tensioned Slab

Comments:

(An opinion on performance is mandatory.)

Slab Foundation Inspection Addendum

The foundation inspection performed by National Property Inspections is limited to visual observations of the accessible interior and exterior components on the structure at the time of the inspection. No geotechnical, drainage, flood plane, or materials studies have been performed, nor have any other measurements been taken.

This residence has a monolithic concrete slab foundation. Such foundations are the most modern, but they can vary considerably from older ones that have no moisture barrier beneath them and no reinforcing steel within them, to newer ones that have moisture barriers beneath them and adjustable reinforcing steel within them. This type is called a post-tension slab, but is often impossible to distinguish one slab type from another in which even the size and spacing of the bolts can vary, although most are concealed.

Our inspection of slabs conforms to regulatory and industry standards. We examine the visible portion of the stem walls on the exterior of the structure for any evidence of significant cracks or structural deformation. However, we do not move furniture or lift carpeting and padding to look for cracks, and we do not use any specialized tools or measuring devices to establish relative elevations or determine any degree of differential settling. Significantly, many slabs are built or move out of level, but the average person would not realize this until there is a difference of more than one inch in twenty feet, which most authorities describe as being tolerable. Interestingly, many slabs are found to contain cracks when the carpet and padding are removed, but there is no absolute standard for evaluating them. However, those that are less than 1/4" in width and which exhibit no significant vertical or horizontal displacement are not regarded as being structurally threatening. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, adverse soil conditions, and poor drainage. If they are not sealed they can allow moisture to enter a residence, particularly if the residence is surcharged by a hill or a slope, or if downspouts discharge adjacent to the slab.

Symptoms of foundation movement that are concealed by patching and/or repair work may prevent an accurate assessment of the structural condition of the property. Other factors that limit the ability to fully assess the structural condition of the property include:

- a. floor coverings that prevent visual inspection of the slab surfaces,
- b. wall coverings and furnishings that limit visual inspection of interior surfaces, and
- c. soil, decking, flatwork, shrubbery, etc., that limit visual inspection of the foundation perimeter grade beam surface.

It has been our experience that most homes exhibit some symptoms of foundation movement. The majority of these symptoms (i.e., sheetrock joint cracks, door jamb misalignments, slab cracks, flooring unlevelness, etc) are minor and do not indicate any substantial foundation deformation or loss of structural integrity. However, while these movement-induced systems may not indicate any substantial foundation movement, they may cause serious concern and anxiety to the potential

homebuyer. And while a licensed real-estate inspector or structural engineer should be qualified to diagnose foundation problems, ultimately your feelings about the systems caused by that movement are just as important as any engineering standard in determining what constitutes an acceptable or "normal" amount of movement. For this reason we suggest you consult with a qualified structural engineer for a more in-depth foundation inspection if any of our observations cause you concern or raise any questions about the structural integrity of the property.

The visible portion of the Foundation appears to be functioning as intended.

B. Grading and Drainage

Comments:

C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Roof Covering Inspection Method: Walked Roof

Roof Covering Composition: Composition Shingle

Comments:

The following list outlines the roof covering issues that require further investigation and/or repair:

1. South Face: There is a plumbing vent that is too short, and does not extend above the top of the roof jack (pictures #1-3). Recommend a qualified plumber cut & extend the vent no less than 6 inches above the lip of the roof jack to prevent water penetration around the vent pipe.



C. Picture 1



C. Picture 2



C. Picture 3

D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.)

Attic Inspection Method: Walked Part of the Attic Space, Some Spaces Too Restrictive for Comprehensive Inspection

Pre-Engineered Roof Structure Components: Beams

Site-Built Roof Structure Components: Beams, 2x6 Rafters, 2x8 Rafters, 2x10 Rafters

Roof Rafter Support: Lateral Rafter Supports (Purlins), Vertical Roof Supports, "T" Bracing

Roof Sheathing Composition: Reflective Oriented Strand Board (OSB)

Roof Sheathing Thickness: 7/16 Inch

Attic Ventilation: Continuous Soffit, Powered Ventilator, Static

Attic Insulation Composition: Blown Fiberglass, Fiberglass Batt

Attic Blown Insulation Thickness: More than 12 Inches, More than R-30

Attic Batt Insulation Thickness: More than 6 Inches, More than R-21

Comments:

The following list outlines the roof structure & attic issues that require further investigation and/or repair:

1. Powered Attic Ventilator: There is a thermostatically controlled powered ventilator installed. The temperature setting was at only 80 Deg F. This is too low, and will cause the fan to run unnecessarily. The inspector changed the setting to 110 Deg F. Additionally, the inspector is skeptical about the usefulness of these appliances, and does not recommend their use. For more information, see the following website:

http://www.askthebuilder.com/236_Powered_Attic_Fans_-_Attic_Insulation_Facts.shtml

E. Walls (Interior and Exterior)

Wall Structure: 2x4 Wood, Some Wall Structures Not Visible

Exterior Siding Style: Brick Veneer - Running Bond, Lap, Stone Veneer - Uncoursed

Exterior Materials Composition: Brick, Cement Fiber (e.g. Hardie Products), Stone

Comments:

(1) **+ INTERIOR WALLS:**

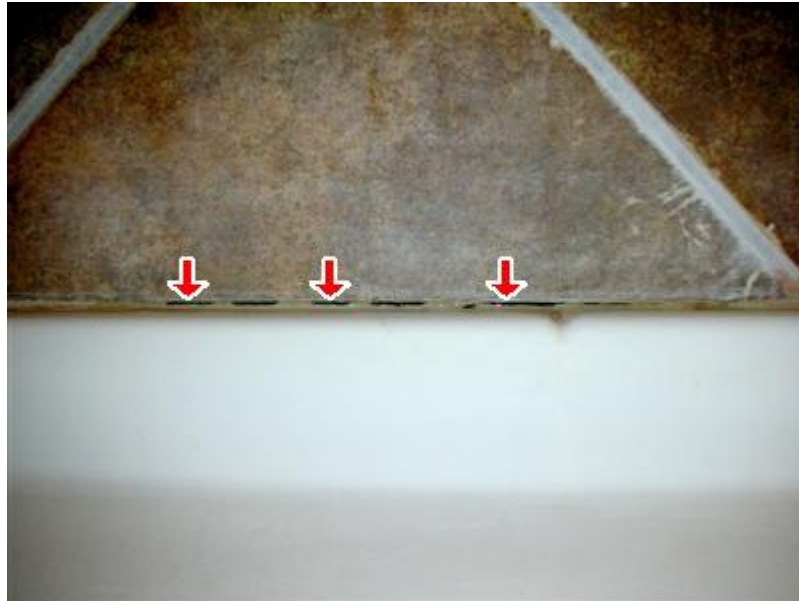
The following list outlines the interior wall issues that require further investigation and/or repair:

1. Master Shower - Right Side: There is deteriorated caulk along the bottom edge of the tile (picture #1). Recommend re-caulking wherever necessary to prevent water penetration.

2. Upstairs - North Shared Bath - Back Right Corner of Tub/Shower Tile Surround: There is a hole and a sheetrock joint crack above the tile (picture #2). Recommend a qualified tradesperson evaluate and make any necessary repairs to prevent water penetration.

+ INTERIOR WALLS - COSMETIC:

Generally speaking, there are various COSMETIC "fit and finish" issues around the interior wall surfaces. These may include, but are not limited to: caulking deterioration where there is no chance of water penetration, sheetrock settlement & shrinkage cracks, sheetrock fastener blemishes, and joinery & molding cracks. Recommend correction of these cosmetic issues at the homeowners convenience.



E. Picture 1



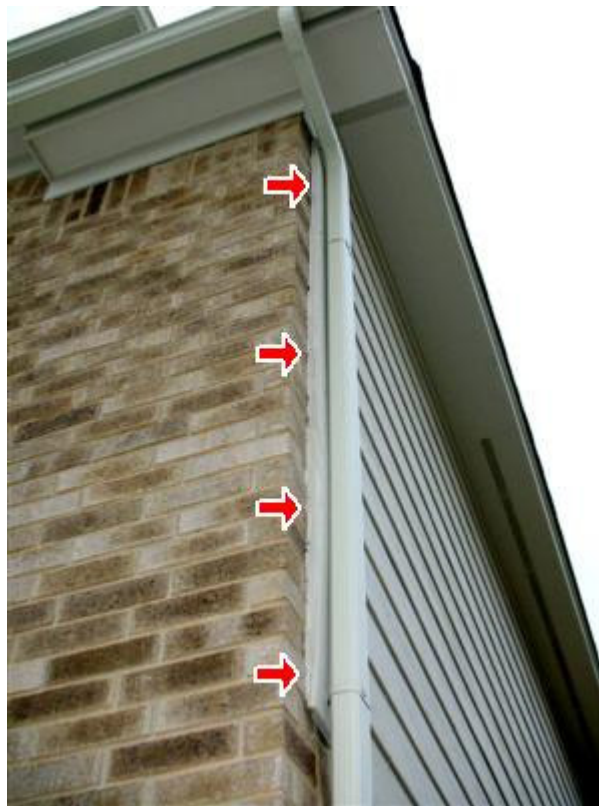
E. Picture 2

(2) + EXTERIOR WALLS:

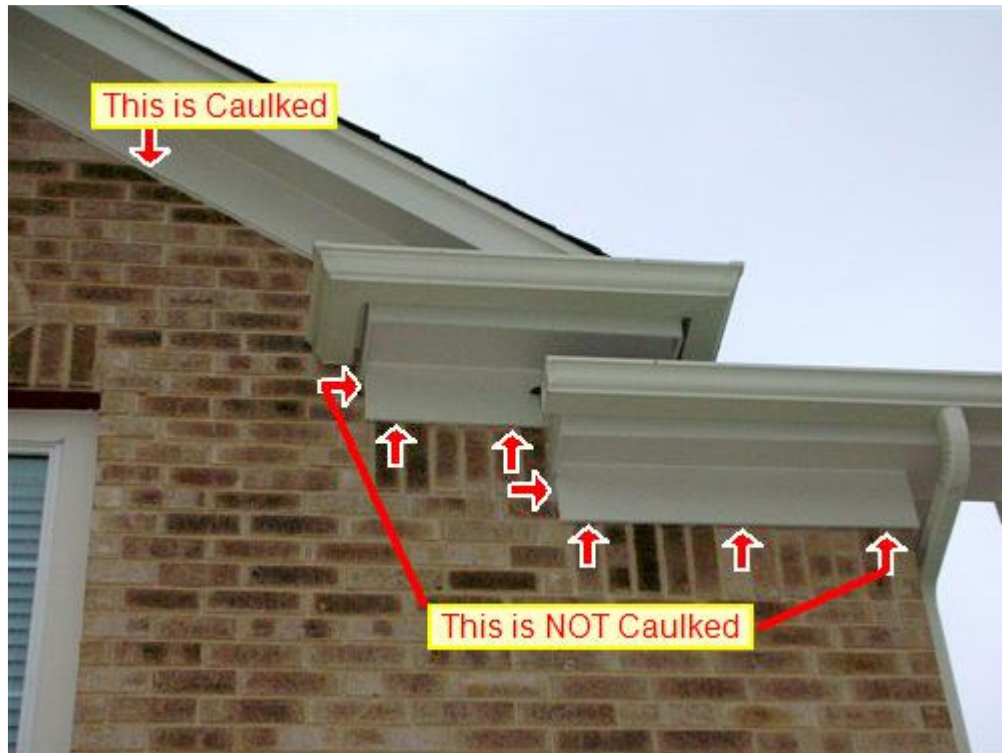
Generally speaking, there are various NON-COSMETIC "fit and finish" issues around the exterior wall surfaces. These may include, but are not limited to: caulking deterioration, mortar deterioration and cracking, settlement and shrinkage cracks, fastener blemishes, joinery cracks, interface cracks, underpinning cracking, and wall penetration sealant integrity. Some of the more notable exterior wall issues are:

1. South-West Corner: There is deteriorated caulk along the interface trim board (picture #3). Recommend re-caulking/re-painting wherever necessary to prevent water penetration.

- 2. Frieze Trim - Inconsistent Caulking:** Some frieze trim sections are caulked, and others are not (example pictures #4-6). Recommend caulking ALL of the frieze trim for consistency, and to prevent moisture penetration.
- 3. Garage:** There is a typical non-structural crack in the veneer mortar near the north light fixture (picture #7). Recommend a qualified masonry professional evaluate and tuck-point this crack to prevent water penetration.
- 4. North-West Corner:** The lower deco shutters are not adequately sealed (picture #8). Recommend sealing & painting wherever necessary to prevent water penetration.
- 5. South Side:** The A/C coolant lines are not adequately sealed where they enter the home (picture #9). Recommend a qualified HVAC professional evaluate and properly seal the wall penetration against water penetration. If expansive foam sealant is used, it MUST be listed for exterior exposure and weatherproof.



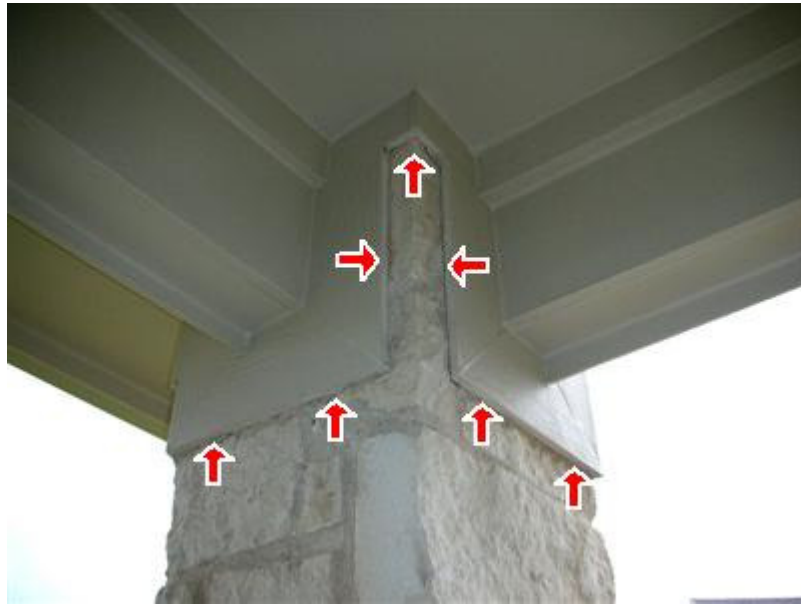
E. Picture 3



E. Picture 4



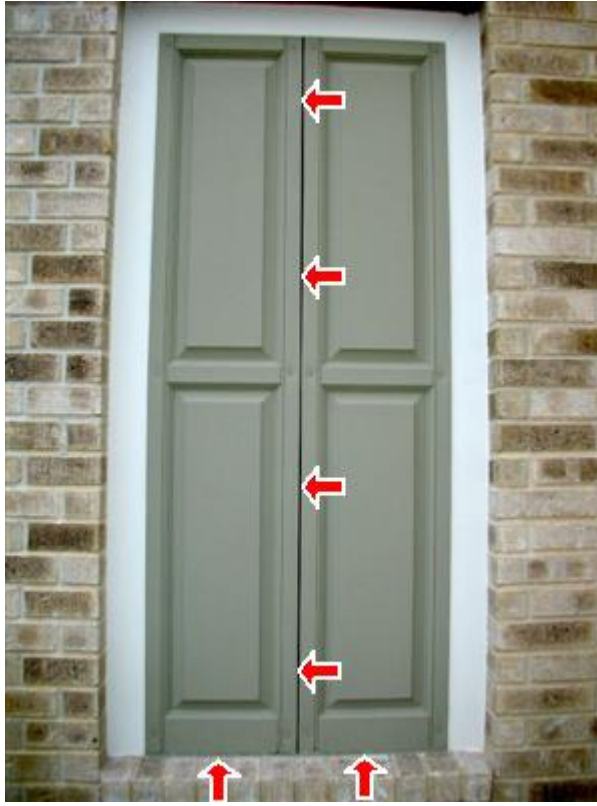
E. Picture 5



E. Picture 6



E. Picture 7



E. Picture 8



E. Picture 9

**F. Ceilings and Floors**

Floor Structure: Slab, 2nd Floor Structure is Not Visible

Comments:

(1) + **CEILINGS - COSMETIC:**

Generally speaking, there are various COSMETIC "fit and finish" issues around the interior ceiling surfaces. These may include, but are not limited to: caulking deterioration where there is no chance of water penetration, sheetrock settlement & shrinkage cracks, sheetrock fastener blemishes, and joinery & molding cracks. Recommend correction of these cosmetic issues at the homeowners convenience.

(2) + **FLOORS - COSMETIC:**

Generally speaking, there are various COSMETIC "fit and finish" issues around the interior floor surfaces. These may include, but are not limited to: caulking & grout deterioration where there is no chance of water penetration, misaligned joinery & molding, dirt, stains, and discoloration that is not moisture related. Recommend correction of these cosmetic issues at the homeowners convenience.

I	NI	NP	R	Inspection Items
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G. Doors (Interior and Exterior)

Exterior Door Composition: Solid Core, Composite Material, Steel, Wood, Tempered Safety Glass

Comments:

+ EXTERIOR DOORS:

The following list outlines the exterior door issues that require further investigation and/or repair:

1. Front Door: Daylight is visible at the bottom and top corners on the latch side (pictures #1 & #2). Recommend a qualified door installation professional evaluate and adjust/repair/replace the weather-stripping wherever necessary for energy efficiency.



G. Picture 1



G. Picture 2

H. Windows

Window Style: Thermal Insulated, Single Hung

Window Make: Unknown (Unmarked)

Comments:

(1) + INTERIOR WINDOWS - COSMETIC:

Generally speaking, there are various COSMETIC "fit and finish" issues around the interior windows. These may include, but are not limited to: caulking deterioration where there is no chance of water penetration, sheetrock settlement & shrinkage cracks, sheetrock fastener blemishes, joinery & molding cracks, and window hardware misalignment. Recommend correction of these cosmetic issues at the homeowners convenience.

(2) + EXTERIOR WINDOWS:

The following list outlines the exterior window issues that require further investigation and/or repair:

1. Not Adequately Sealed: There is deteriorated and/or missing caulk/grout around various exterior window frames and trim joinery (example picture #1). Recommend re-caulking/re-grouting/re-painting wherever necessary to prevent water penetration.



H. Picture 1

-

I. Fireplace/Chimney

Number of Operable Fireplaces: None

Comments:

-

J. Porches, Decks and Carports (Attached)

Appurtenance: Patio, Porch

Comments:

-

K. Other

Comments:

The following list outlines the other issues that require further investigation and/or repair:

1. Driveway: There are cracks in the driveway (example picture #1). Recommend sealing these cracks to prevent water penetration that can corrode the reinforcement steel and cause spalling.

2. Kitchen: The trim section on the left side of the dishwasher opening is not finished (picture #2). Recommend finishing.

I	NI	NP	R	Inspection Items
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K. Picture 1

The structure of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unobserved. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Report Identification 12345 Residential Property Report# 2007-03-21-6399-R-B-12345

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Entrance Configuration: Underground Service, 3-Wire - 120/240 Volts

Electrical Service Conductors Composition: Copper Service Conductors

Electrical Service Conductors Capacity: CU - AWG 1 - 150 Amps

Main Service Panel Capacity: 200 Amp

Main Service Panel Disconnect: 150 Amp Panel Disconnect

Main Service Panel Labeling: Adequate

Garage Sub-Panel Capacity: 150 Amp

Garage Sub Panel Disconnect: 60 Amp Main Service Panel Sub Breaker

Garage Sub Panel Labeling: Adequate

Panel Types: Circuit Breakers

Electrical Panel Manufacturer(s): Cutler Hammer

Sub-Panel Capacity: 150 Amp

Sub Panel Disconnect: 60 Amp Main Service Panel Sub Breaker

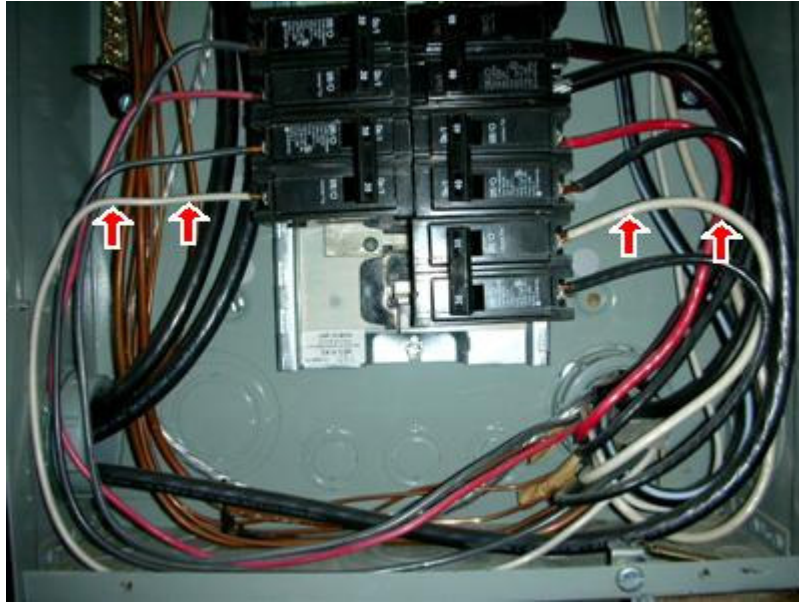
Sub Panel Labeling: Adequate

Comments:

The following list outlines the service entrance & panels issues that require further investigation and/or repair:

1. South-West - Main Exterior Service Panel: There are current-carrying WHITE wires present in this panel (picture #1). Recommend a qualified electrician tape these wires RED for safety.

Note: The garage sub-panel cable entrance is OK.



A. Picture 1

- B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)**
Branch Conductor Composition: Copper
Wiring Methods: Nonmetallic-Sheathed Cables (Types NM & NMC & NMS), Liquidtight Flexible Nonmetallic Conduit (Type LFNC)

Comments:

The following list outlines the branch circuit issues that require further investigation and/or repair:

- 1. Exterior:** Some of the exterior fixtures are not adequately sealed around at the wall (example picture #1). Recommend sealing around all fixtures to prevent water penetration.
- 2. Upstairs - North Shared Bath:** The bathroom lights are on the GFCI circuit, and lose power when the GFCI protected outlet is tripped (picture #1). Recommend a qualified electrician evaluate and rewire the lights to be on a non-GFCI circuit.



B. Picture 1



B. Picture 2

The electrical systems of the property were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unobserved. Outlets were not removed and any outlet not accessible (behind the refrigerator for example) was not inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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III.. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Heating Equipment Type: Forced Air
Heating Equipment Energy Source: Natural Gas
Heating Equipment Manufacturer: Goodman
Number of Heating Systems: 2

Comments:

An ambient air test was performed by using thermometers on the air handler of the heating equipment to determine if the temperature differential between the supply and return air is within the manufacturer's specified range for normal heating.

The difference between the return and supply air temperature across the downstairs-serving furnace was 31-35 Deg F. This indicates that the unit is heating properly.

The difference between the return and supply air temperature across the upstairs-serving furnace was 36-40 Deg F. This indicates that the unit is heating properly.

B. Cooling Equipment

Cooling Equipment Type: Central A/C (Split System)
Cooling Equipment Energy Source: Electricity
Condenser Equipment Manufacturer: Goodman
Evaporator Equipment Manufacturer: Goodman
Number of Cooling Systems: 2

Comments:

An ambient air test was performed by using thermometers on the air handler of the cooling equipment to determine if the temperature differential between the supply and return air is between 14 and 22 Deg F which is the range for normal cooling.

The difference between the return and supply air temperature across the upstairs-serving evaporator was 16 Deg F. This indicates that the unit is cooling properly.

The following list outlines the cooling equipment issues that require further investigation and/or repair:

1. Attic - West: The difference between the return and supply air temperature across the downstairs-serving evaporator was **more than 22 Deg F**. This indicates that the unit is NOT cooling properly. Recommend a qualified HVAC professional evaluate and determine a course of corrective action.

2. Attic - West: The downstairs-serving evaporator is leaking cold air and moisture is condensing on the side of the unit (picture #1). Recommend a qualified HVAC professional evaluate and make any necessary repairs.



B. Picture 1

C. Ducts And Vents**Ductwork:** Insulated**Number of Filters:** 4**Filter Type:** Disposable**Filter Size:** Correct Size**Filter Condition:** Good*Comments:*

The following list outlines the HVAC ductwork issues that require further investigation and/or repair:

1. Study: There is a return air duct located in this room (picture #1). This is not a good place for a duct because air must pass through the doorway. Additionally, the homeowner indicated that the HVAC system is not providing adequate comfort, and there seems to be significant temperature differentials between rooms. According to the homeowner, the builder has attempted more than a few "adjustments" in order to correct the problems, without success ... and this has been a significant source of discouragement.

Recommend a qualified **3rd party HVAC professional** evaluate the home's HVAC requirements using the following procedure:

1. Determine room-by-room loads and air-flows using **ACCA Manual J** calculation procedures (or substantially equivalent);
2. Size duct system according to **ACCA Manual D** calculation procedures (or substantially equivalent). Note: The principal function of Manual D is to assure that a given duct layout delivers the appropriate air flows to each room, based upon the room-by-room loads calculated with Manual J. Thus, if the total load seen by the duct run to a given room is not correct, the size of the ductwork leading to that zone will not be correct, resulting in poorly designed system (i.e., one that does not provide uniform heating or cooling, and which is difficult or impossible to balance).

Based on the results of the above procedure, the HVAC pro should be able to offer and implement meaningful solutions to the comfort issues experienced by the homeowner.

See the attachment "**Criteria for a Quality HVAC System**" to this report for more in-depth information.



C. Picture 1

The HVAC systems of this property were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unobserved. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service doors, nor dismantling that would otherwise reveal something only a licensed HVAC professional would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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IV.. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Water Source: Public
Water Meter Location: South-West Corner of Property
Visible Plumbing Supply: Copper
Visible Plumbing Distribution: Copper

Comments:

The following list outlines the water supply system & fixtures issues that require further investigation and/or repair:

1. Garage: The water softener supply loop does not have an electrical bonding jumper installed. This will only become an issue if the homeowner installs a water softener. Since most water softener connections are non-conductive, they interrupt the electrical continuity of the plumbing supply system. Although the plumbing supply system is properly bonded to the main panel, there will be no continuous path for electricity to travel back to the main panel should the plumbing supply system become energized. This represents an electrical safety hazard. If the homeowner installs a water softener, then recommend a qualified electrician install a bonding jumper at the water softener loop to ensure electrical continuity for the plumbing supply system (picture #1).



A. Picture 1

B. Drains, Wastes, Vents

Visible Plumbing Waste: PVC
Washer Drain Size: 2" Diameter
Comments:

C. Water Heater Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC Rules.)

Location: Attic - East, Attic - West
Energy Source: Natural Gas
Capacity: Two Units, 2 x 40 Gallons (Plenty)
Manufacturer: Rheem
Comments:

The following list outlines the water heater equipment issues that require further investigation and/or repair:

1. Hot Water Takes Too Long: The homeowner indicated that it takes a long time for hot water to get to the master bath. Recommend a qualified plumber install an undersink hot water circulating system to decrease time, money, and wasted water. There are many such products on the market. The inspector recommends that the homeowner purchase one that has a timer so that the circulating

system is running only during periods of peak hot water use. Click [here](#) to see what Home Depot has to offer.

2. Hot Water is Too Hot: The hot water was about **155 Deg F**. This is **extremely dangerous**, and can cause 2nd & 3rd degree scald burns on adult skin in less than 1 second. The inspector turned the water heaters' temperatures down to the normal range for safety.

Note: Increasing the temperature of the water heaters will not make hot water get to a fixture any faster, and will only serve to make the water dangerously hot, and decrease the service life of the water heaters. Recommend keeping the temperature settings in the safe range.

D. Hydro-Therapy Equipment

Comments:

The plumbing systems in this property were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unobserved. For example, the washing machine drain line cannot be checked for leaks or the ability to handle the volume during the drain cycle. Older properties with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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V.. APPLIANCES

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. Dishwasher
Dishwasher: GE
<i>Comments:</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. Food Waste Disposer
Food Waste Disposer: In Sink Erator, 1/3 Horsepower
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | C. Range Hood
Range Hood: Built-In Microwave Provides this Function
<i>Comments:</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | D. Ranges/Ovens/Cooktops
Ranges/Ovens/Cooktops: GE, Gas Range
<i>Comments:</i>
The range oven temperature was measured at 360 Deg F while set at 350 Deg F. Though slightly warm, this is acceptable. Refer to the owner's manual for instructions on how to calibrate the range oven temperature. Recommend periodically checking the range oven temperature with a quality oven thermometer to ensure proper operation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. Microwave Cooking Equipment
Built-In Microwave: GE, Also serves as vented range exhaust
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Trash Compactor
Trash Compactor: None
<i>Comments:</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | G. Bathroom Exhaust Fans and/or Heaters
Exhaust Fan Types: Fan
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | H. Whole House Vacuum Systems
<i>Comments:</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I. Garage Door Operators
Garage Door Operators: Chamberlain, Chain Drive, 1/3 Horsepower
<i>Comments:</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | J. Door Bell and Chimes
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | K. Dryer Vents
Dryer Power Source: 240V Electric, 120V Electric (Dedicated Outlet), But No Gas Supply Line
Dryer Vents: Flexible Foil, Metal, Terminates at Exterior Wall
<i>Comments:</i> |

The following list outlines the dryer vent issues that require further investigation and/or repair:

- 1. North Side:** There are birds nesting in the dryer vent (picture #1). Recommend a qualified dryer-vent cleaning professional remove the nest to prevent heat build-up. Also, recommend careful repair or replacement of of the vent hood so that the flap closes properly. **DO NOT INSTALL A SCREEN ON THE VENT HOOD.**

Dryer Fire Fact Sheet

Statistics and Implications

- Dryer exhaust fires now surpass creosote (chimney) fires in frequency on a national level. In 1998, the most recent statistics available, the Consumer Product Safety Commission reports that over 15,600 dryer fires occurred, killing 20 people, injuring 370 more and causing over \$75.4 million in property damage. According to the CPSC, in most of these cases the culprit was lint getting into the machine's heating element, sparking and fueling a fire. In response to this growing trend, many dryer manufacturers now employ a device that shuts the appliance down when airflow is obstructed. However, these safeguards are subject to wear and have been known to fail. Not surprisingly, some fire departments and insurance companies now require that dryer vents be inspected and cleaned regularly.
- With gas dryers, there is also concern of carbon monoxide (CO) poisoning. Since lint and flue gases use the same avenue of exit from the house, a blocked vent can cause CO fumes to back up into the house. These fumes are colorless and odorless and they can be fatal. Low-level CO poisoning mimics flu symptoms (without the fever): headache, weakness, nausea, disorientation and deep fatigue. At higher levels, occupants can fall asleep, lapse into a coma and die.

Anatomy of a Dryer Fire

Dryer fires usually start beneath the dryer when the motor overheats. Overheating is caused by a build-up of lint in the duct that increases the drying time and blocks the flow of air, just like cholesterol in your arteries can build up and block the flow of blood to your heart. Naturally, any lint that has collected under the dryer will burn and the draft from the dryer will pull that fire up into the duct. Since the duct is coated or even blocked with lint, many times a house fire will result. Other contributing conditions may include failure of the thermostat and limit switches in the dryer, lint inside the dryer, a missing or damaged lint screen, a crushed hose behind the dryer, or a bird's nest or other debris blocking the vent.

Higher Risk Situations

- **Residential dryer vent lengths may not have an equivalent length greater than 25 feet.** Five additional feet for each 90-degree bend must be added to the actual physical length to compute the vent's equivalent length. This will determine the vent's actual resistance to the airflow.
- **Homes with larger families or where dryer use is heavy are at greater risk.**
- **Flexible plastic duct is no longer code-approved for clothes dryers.** It is normally one of the first things burning lint will ignite, having been shown to flame in as little as 12 seconds. Lower cost and high flexibility often make it attractive to unadvised homeowners installing their own machines.
- **Flexible duct made of thin foil is not recommended for clothes dryers.** It's tendency to "kink" and stop airflow makes it dangerous to use.

Warning Signs

- Dryer is still producing heat, but taking longer and longer to dry clothes, especially towels and jeans.
- Clothes are damp or hotter than usual at the end of the cycle.
- Outdoor flapper on vent hood does not open when dryer is on.

Additional Benefits to Dryer Vent Cleaning

- Allows your dryer to operate more efficiently, using less energy and saving you money.
- Protects your dryer from excess wear and premature malfunction.
- Helps clothes dry faster—a time savings for busy families.
- Reduces excess household dust and humidity
- Helps preserve clothing, as the life of many fabrics is damaged by excessive high heat.

Inspection Frequency

Most vents need cleaning every two to three years. Some dryer vents need attention more often. If it is the first time that a dryer vent has been cleaned, having it re-checked again in a year can help to make a reasonable judgment. Determining factors include:

- The frequency of dryer use.
- The length and composition of dryer vent. Shorter vents usually perform better.
- The age and type of dryer used. Full size dryers perform better than smaller stack dryers or older dryers.
- The design of the vent. Those with a lot of turns and elbows perform poorly and build up more lint.



K. Picture 1

L. Other Built-in Appliances

Refrigerator: GE, Side-by-Side, with Dispenser

Comments:

The refrigerator temperature was measured at 34 Deg F. This is acceptable. The refrigerator temperature should be maintained at 33-40 Deg F for food safety.

The freezer temperature was measured at 2 Deg F. This is acceptable. The freezer temperature should be maintained at -10-10 Deg F for food safety.

The following appliances were not inspected because they are outside the scope of a standard home inspection as outlined by the Texas Real Estate Commission's standards of practice for professional inspectors:

1. Water softener & water conditioning system.
2. Laundry equipment.

The built-in appliances of the property were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unobserved. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or In Need of Repair	Inspection Items
I	NI	NP	R			

VI.. OPTIONAL SYSTEMS

- | | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. Lawn Sprinklers
<i>Comments:</i>
The Lawn Sprinkler System was NOT inspected. Recommend a qualified irrigation professional perform annual maintenance to ensure the system operates properly. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | B. Swimming Pools and Equipment
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | C. Outbuildings
<i>Comments:</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | D. Outdoor Cooking Equipment
<i>Comments:</i>
The Outdoor Cooking Equipment was NOT inspected. Recommend periodic maintenance to ensure the equipment operates properly. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. Gas Lines
<i>Comments:</i>
All visible and accessible gas equipment connections were tested for leaks. None were found. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Water Wells (A coliform analysis is recommended.)
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | G. Septic Systems
<i>Comments:</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | H. Security Systems
<i>Comments:</i>
The Security System was NOT inspected. Recommend a qualified security systems professional perform annual maintenance to ensure the system operates properly. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | I. Fire Protection Equipment
<i>Comments:</i>
Smoke/Fire/CO Detectors:

There were 9 smoke detectors observed. They were not tested because of the security system. Recommend testing every 6 months and changing the batteries at the same time.

Smoke detectors more than 10 years old should be replaced.

Since the home is equipped with gas-fired equipment and gas-fired appliances, it is advisable to install Carbon Monoxide detector(s) in the hallway(s) as well. |

The optional systems of the property were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unobserved. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



National Property Inspections

Any City, TX 999-999-9999 (bus)

Customer

Mr. Residential Customer

Mrs. Residential Customer

Property Address

12345 Residential Property

Any City, TX

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Not Functioning or In Need of Repair

The following list outlines the roof covering issues that require further investigation and/or repair:

1. South Face: There is a plumbing vent that is too short, and does not extend above the top of the roof jack (pictures #1-3). Recommend a qualified plumber cut & extend the vent no less than 6 inches above the lip of the roof jack to prevent water penetration around the vent pipe.

E. Walls (Interior and Exterior)

Not Functioning or In Need of Repair

(1) + INTERIOR WALLS:

The following list outlines the interior wall issues that require further investigation and/or repair:

1. Master Shower - Right Side: There is deteriorated caulk along the bottom edge of the tile (picture #1). Recommend re-caulking wherever necessary to prevent water penetration.

2. Upstairs - North Shared Bath - Back Right Corner of Tub/Shower Tile Surround: There is a hole and a sheetrock joint crack above the tile (picture #2). Recommend a qualified tradesperson evaluate and make any necessary repairs to prevent water penetration.

+ INTERIOR WALLS - COSMETIC:

Generally speaking, there are various COSMETIC "fit and finish" issues around the interior wall surfaces. These may include, but are not limited to: caulking deterioration where there is no chance of water penetration, sheetrock settlement & shrinkage cracks, sheetrock fastener blemishes, and joinery & molding cracks. Recommend correction of these cosmetic issues at the homeowners convenience.

(2) + EXTERIOR WALLS:

Generally speaking, there are various NON-COSMETIC "fit and finish" issues around the exterior wall surfaces. These may include, but are not limited to: caulking deterioration, mortar deterioration and cracking, settlement and shrinkage cracks, fastener blemishes, joinery cracks, interface cracks, underpinning cracking, and wall penetration sealant integrity. Some of the more notable exterior wall issues are:

1. South-West Corner: There is deteriorated caulk along the interface trim board (picture #3). Recommend re-caulking/re-painting wherever necessary to prevent water penetration.

2. Frieze Trim - Inconsistent Caulking: Some frieze trim sections are caulked, and others are not (example pictures #4-6). Recommend caulking ALL of the frieze trim for consistency, and to prevent moisture penetration.

3. Garage: There is a typical non-structural crack in the veneer mortar near the north light fixture (picture #7). Recommend a qualified masonry professional evaluate and tuck-point this crack to prevent water penetration.

4. North-West Corner: The lower deco shutters are not adequately sealed (picture #8). Recommend sealing & painting wherever necessary to prevent water penetration.

5. South Side: The A/C coolant lines are not adequately sealed where they enter the home (picture #9). Recommend a qualified HVAC professional evaluate and properly seal the wall penetration against water penetration. If expansive foam sealant is used, it **MUST** be listed for exterior exposure and weatherproof.

G. Doors (Interior and Exterior)

Inspected, Not Functioning or In Need of Repair

+ EXTERIOR DOORS:

The following list outlines the exterior door issues that require further investigation and/or repair:

1. Front Door: Daylight is visible at the bottom and top corners on the latch side (pictures #1 & #2). Recommend a qualified door installation professional evaluate and adjust/repair/replace the weather-stripping wherever necessary for energy efficiency.

H. Windows

Inspected, Not Functioning or In Need of Repair

(2) + EXTERIOR WINDOWS:

The following list outlines the exterior window issues that require further investigation and/or repair:

1. Not Adequately Sealed: There is deteriorated and/or missing caulk/grout around various exterior window frames and trim joinery (example picture #1). Recommend re-caulking/re-grouting/re-painting wherever necessary to prevent water penetration.

K. Other

Not Functioning or In Need of Repair

The following list outlines the other issues that require further investigation and/or repair:

1. Driveway: There are cracks in the driveway (example picture #1). Recommend sealing these cracks to prevent water penetration that can corrode the reinforcement steel and cause spalling.

2. Kitchen: The trim section on the left side of the dishwasher opening is not finished (picture #2). Recommend finishing.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Not Functioning or In Need of Repair

The following list outlines the service entrance & panels issues that require further investigation and/or repair:

1. South-West - Main Exterior Service Panel: There are current-carrying WHITE wires present in this panel (picture #1). Recommend a qualified electrician tape these wires **RED** for safety.

Note: The garage sub-panel cable entrance is OK.

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)

Not Functioning or In Need of Repair

The following list outlines the branch circuit issues that require further investigation and/or repair:

- 1. Exterior:** Some of the exterior fixtures are not adequately sealed around at the wall (example picture #1). Recommend sealing around all fixtures to prevent water penetration.
- 2. Upstairs - North Shared Bath:** The bathroom lights are on the GFCI circuit, and lose power when the GFCI protected outlet is tripped (picture #1). Recommend a qualified electrician evaluate and rewire the lights to be on a non-GFCI circuit.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Not Functioning or In Need of Repair

An ambient air test was performed by using thermometers on the air handler of the cooling equipment to determine if the temperature differential between the supply and return air is between 14 and 22 Deg F which is the range for normal cooling.

The difference between the return and supply air temperature across the upstairs-serving evaporator was 16 Deg F. This indicates that the unit is cooling properly.

The following list outlines the cooling equipment issues that require further investigation and/or repair:

1. Attic - West: The difference between the return and supply air temperature across the downstairs-serving evaporator was more than 22 Deg F. This indicates that the unit is NOT cooling properly. Recommend a qualified HVAC professional evaluate and determine a course of corrective action.

2. Attic - West: The downstairs-serving evaporator is leaking cold air and moisture is condensing on the side of the unit (picture #1). Recommend a qualified HVAC professional evaluate and make any necessary repairs.

C. Ducts And Vents

Not Functioning or In Need of Repair

The following list outlines the HVAC ductwork issues that require further investigation and/or repair:

1. Study: There is a return air duct located in this room (picture #1). This is not a good place for a duct because air must pass through the doorway. Additionally, the homeowner indicated that the HVAC system is not providing adequate comfort, and there seems to be significant temperature differentials between rooms. According to the homeowner, the builder has attempted more than a few "adjustments" in order to correct the problems, without success ... and this has been a significant source of discouragement.

Recommend a qualified 3rd party HVAC professional evaluate the home's HVAC requirements using the following procedure:

1. Determine room-by-room loads and air-flows using **ACCA Manual J** calculation procedures (or substantially equivalent);

2. Size duct system according to **ACCA Manual D** calculation procedures (or substantially equivalent). Note: The principal function of Manual D is to assure that a given duct layout delivers the appropriate air flows to each room, based upon the room-by-room loads calculated with Manual J. Thus, if the total load seen by the duct run to a given room is not correct, the size of the ductwork leading to that zone will not be correct, resulting in poorly designed system (i.e., one that does not provide uniform heating or cooling, and which is difficult or impossible to balance).

Based on the results of the above procedure, the HVAC pro should be able to offer and implement meaningful solutions to the comfort issues experienced by the homeowner.

See the attachment "Criteria for a Quality HVAC System" to this report for more in-depth information.

IV.. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Inspected, Not Functioning or In Need of Repair

The following list outlines the water supply system & fixtures issues that require further investigation and/or repair:

1. Garage: The water softener supply loop does not have an electrical bonding jumper installed. This will only become an issue if the homeowner installs a water softener. Since most water softener connections are non-conductive, they interrupt the electrical continuity of the plumbing supply system. Although the plumbing supply system is properly bonded to the main panel, there will be no continuous path for electricity to travel back to the main panel should the plumbing supply system become energized. This represents an electrical safety hazard. If the homeowner installs a water softener, then recommend a qualified electrician install a bonding jumper at the water softener loop to ensure electrical continuity for the plumbing supply system (picture #1).

C. Water Heater Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC Rules.)

Not Functioning or In Need of Repair

The following list outlines the water heater equipment issues that require further investigation and/or repair:

1. Hot Water Takes Too Long: The homeowner indicated that it takes a long time for hot water to get to the master bath. Recommend a qualified plumber install an undersink hot water circulating system to decrease time, money, and wasted water. There are many such products on the market. The inspector recommends that the homeowner purchase one that has a timer so that the circulating system is running only during periods of peak hot water use. Click [here](#) to see what Home Depot has to offer.

2. Hot Water is Too Hot: The hot water was about **155 Deg F**. This is **extremely dangerous**, and can cause 2nd & 3rd degree scald burns on adult skin in less than 1 second. The inspector turned the water heaters' temperatures down to the normal range for safety.

Note: Increasing the temperature of the water heaters will not make hot water get to a fixture any faster, and will only serve to make the water dangerously hot, and decrease the service life of the water heaters. Recommend keeping the temperature settings in the safe range.

V.. APPLIANCES

K. Dryer Vents

Not Functioning or In Need of Repair

The following list outlines the dryer vent issues that require further investigation and/or repair:

1. North Side: There are birds nesting in the dryer vent (picture #1). Recommend a qualified dryer-vent cleaning professional remove the nest to prevent heat build-up. Also, recommend careful repair or replacement of the vent hood so that the flap closes properly. **DO NOT INSTALL A SCREEN ON THE VENT HOOD.**

Dryer Fire Fact Sheet

Statistics and Implications

- Dryer exhaust fires now surpass creosote (chimney) fires in frequency on a national level. In 1998, the most recent statistics available, the Consumer Product Safety Commission reports that over 15,600 dryer fires occurred, killing 20 people, injuring 370 more and causing over \$75.4 million in property damage. According to the CPSC, in most of these cases the culprit was lint getting into the machine's heating element, sparking and fueling a fire. In response to this growing trend, many dryer manufacturers now employ a device that shuts the appliance down when airflow is obstructed. However, these safeguards are subject to wear and have been known to fail. Not surprisingly, some fire departments and insurance companies now require that dryer vents be inspected and cleaned regularly.
- With gas dryers, there is also concern of carbon monoxide (CO) poisoning. Since lint and flue gases use the same avenue of exit from the house, a blocked vent can cause CO fumes to back up into the house. These fumes are colorless and odorless and they can be fatal. Low-level CO poisoning mimics flu symptoms (without

the fever): headache, weakness, nausea, disorientation and deep fatigue. At higher levels, occupants can fall asleep, lapse into a coma and die.

Anatomy of a Dryer Fire

Dryer fires usually start beneath the dryer when the motor overheats. Overheating is caused by a build-up of lint in the duct that increases the drying time and blocks the flow of air, just like cholesterol in your arteries can build up and block the flow of blood to your heart. Naturally, any lint that has collected under the dryer will burn and the draft from the dryer will pull that fire up into the duct. Since the duct is coated or even blocked with lint, many times a house fire will result. Other contributing conditions may include failure of the thermostat and limit switches in the dryer, lint inside the dryer, a missing or damaged lint screen, a crushed hose behind the dryer, or a bird's nest or other debris blocking the vent.

Higher Risk Situations

- **Residential dryer vent lengths may not have an equivalent length greater than 25 feet.** Five additional feet for each 90-degree bend must be added to the actual physical length to compute the vent's equivalent length. This will determine the vent's actual resistance to the airflow.
- **Homes with larger families or where dryer use is heavy are at greater risk.**
- **Flexible plastic duct is no longer code-approved for clothes dryers.** It is normally one of the first things burning lint will ignite, having been shown to flame in as little as 12 seconds. Lower cost and high flexibility often make it attractive to unadvised homeowners installing their own machines.
- **Flexible duct made of thin foil is not recommended for clothes dryers.** It's tendency to "kink" and stop airflow makes it dangerous to use.

Warning Signs

- Dryer is still producing heat, but taking longer and longer to dry clothes, especially towels and jeans.
- Clothes are damp or hotter than usual at the end of the cycle.
- Outdoor flapper on vent hood does not open when dryer is on.

Additional Benefits to Dryer Vent Cleaning

- Allows your dryer to operate more efficiently, using less energy and saving you money.
- Protects your dryer from excess wear and premature malfunction.
- Helps clothes dry faster—a time savings for busy families.
- Reduces excess household dust and humidity
- Helps preserve clothing, as the life of many fabrics is damaged by excessive high heat.

Inspection Frequency

Most vents need cleaning every two to three years. Some dryer vents need attention more often. If it is the first time that a dryer vent has been cleaned, having it re-checked again in a year can help to make a reasonable judgment. Determining factors include:

- The frequency of dryer use.
- The length and composition of dryer vent. Shorter vents usually perform better.
- The age and type of dryer used. Full size dryers perform better than smaller stack dryers or older dryers.
- The design of the vent. Those with a lot of turns and elbows perform poorly and build up more lint.

VI. OPTIONAL SYSTEMS

I. Fire Protection Equipment

Inspected, Not Inspected, Not Functioning or In Need of Repair

Smoke/Fire/CO Detectors:

There were 9 smoke detectors observed. They were not tested because of the security system. Recommend testing every 6 months and changing the batteries at the same time.

Smoke detectors more than 10 years old should be replaced.

Since the home is equipped with gas-fired equipment and gas-fired appliances, it is advisable to install Carbon Monoxide detector(s) in the hallway(s) as well.

Property inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Property inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.