



www.GreenSceneHomeInspections.com
Info@GreenSceneHomeInspections.com

Dallas
214-796-7707

Fort Worth
817-864-1789

Austin/San Antonio
512-375-3783

Watch Your Video Home Inspection Here



1234 Main St, Dallas, TX 75123

Prepared For: John Doe, January 1, 2023



BRIAN LINDLEY, Inspector - TREC#23368

Blindley@greenscenehomeinspections.com

Office 214-796-7707

Text 214-761-6130



PROPERTY INSPECTION REPORT FORM

John Doe <i>Name of Client</i>	01/01/2023 <i>Date of Inspection</i>
1234 Main St, Dallas, TX 75123 <i>Address of Inspected Property</i>	
Brian Lindley <i>Name of Inspector</i>	23368 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

Inspection Time In: **9:00 am** Time Out: **12:00 pm** Property was: **Occupied**
Building Orientation (For Purpose Of This Report Front Faces): **East**
Weather Conditions During Inspection: **Sunny**
Outside temperature during inspection: **80 to 90 Degrees**
Parties present at inspection: **Buyer, Buyer's Agent**

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY John Doe. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy;
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
- (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or
- (vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;

(F) designate conditions as safe;

(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. *This report is not to be used by or for any property and/or home warranty company.*

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

This report may place deficiencies into three categories;

 **ACTION ITEM**

Items with this label are considered deficient according to today's building standards, specifically because they are either broken, unsafe or causing damage to the property. These items likely will need further evaluation by a licensed, qualified and/or certified technician or specialist to determine if repairs or replacement are necessary, and it is recommended these items be addressed before the end of the option period.

 **MAINTENANCE AND/OR REPAIR**

Items with this label are also considered deficient according to today's building standards. It is recommended that these items be evaluated by the client and/or Realtor and addressed in order of priority within the option period

 **BUYER'S NOTE**

Items with this label are noted for informational purposes and/or to notify the client of a condition that was compliant at the time the house was built, but is no longer current with today's building standards ("As-Built Conditions").

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:



Foundation Opinion

Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the first level floors. Any movement indicators observed, though, at the time of this inspection will be listed here in this section:

Movement Indicators

- Interior sheetrock cracks and/or stress indicators.

Additional Observations and/or Comments:



- **Note:** Poor site drainage was observed at the edge of the foundation. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.
- **Note:** The heavy foliage growing on, over or around the exterior foundation of the structure should be trimmed back at least 18-inches. The heavy foliage will limit the Inspector's visual observation of the exterior surfaces and is conducive for wood-destroying insect activity and/or wood rot.

Client Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. **The Inspector is not a state licensed engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

B. Grading and Drainage

Comments:

Grading & Drainage



- Marginal site drainage was observed on the south and west sides of the structure. Proper drainage is

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.



- Fill dirt is needed on the west side of the structure. The low spots in the finished grade (ground) adjacent to the foundation perimeter wall need to be filled in to help prevent water from standing and/or ponding next to the foundation area.



- Ground erosion was observed on the north side of the structure. Fill dirt is needed against the foundation perimeter wall where the soil line is too low to help support the foundation footer properly.
- The soil line is too high on the east side of the structure. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer.

Gutter & Downspout System



- The gutter downspouts should discharge water at least thirty-six inches (36") away from the foundation perimeter beam. Storm water should be encouraged to flow away from the structure at the points of discharge.
- The guttering system is draining to the roof on multiple sides of the structure.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

C. Roof Covering Materials

Types of Roof Covering: Composition

Viewed From: Walked on roof.

Comments:

ACTION ITEM

Notice: You are strongly encouraged to have a properly certified roofing contractor to physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

Roof Covering

- The roofing material was observed to have **impact damage** in one or more locations. The impact damage may have been caused by a previous hailstorm and should be further evaluated.
- The felt paper was observed to be installed under or not reach the lower metal drip edge flashing detail. The manufacturer installation requires the felt paper to be installed over the top of the metal drip edge flashing, in shingle like fashion, to help prevent water intrusion and/or damage to occur behind the fascia board and soffit/eave areas.



Flashing Details

- The roof flashing material was observed to have **impact damage** in one or more locations. The impact damage may have been caused by a previous hailstorm and should be further evaluated.

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

D. Roof Structures and Attics

Viewed From: Attic decked space.

Approximate Average Depth of Insulation: 7" to 9"

(**Note:** Recommended depth of attic floor insulation is approx. 10+ inches to achieve a R30 rating.)

Approximate Average Thickness of Vertical Insulation: 2" - 4"

Insulation Type: Batt or Blanket, Loose Filled

Description of Roof Structure: Rafter Assembly

Attic Accessibility: Partial

Comments:

Roof Structure

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

BUYER'S NOTE

- **Note:** I was unable to inspect the attic completely due to personal effects and/or large, heavy or fragile storage at the time of this inspection which impede both view and access.
- **Note:** Not all of the attic flooring is secured in place. Extra care should be taken when walking in the attic.

Attic Ventilation

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

Attic Insulation

MAINTENANCE AND/OR REPAIR

- The attic floor insulation needs to be redistributed in one or more locations.
- The sidewall insulation was observed to be pulling loose in the attic area and should be corrected as necessary.



BUYER'S NOTE

- **Note:** Recommend 6 to 10 inches of insulation be added to achieve an R-38 insulation depth to maximize your heating and cooling efficiency.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

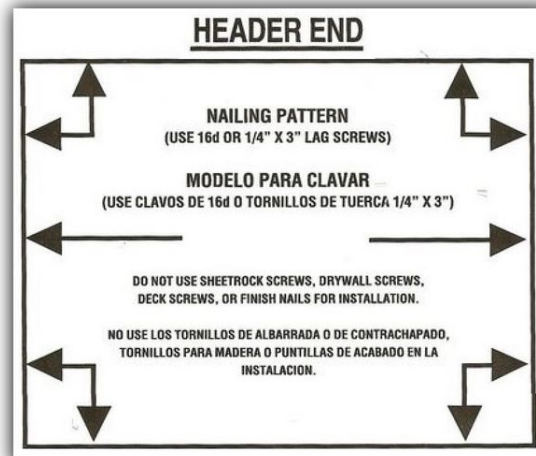
Roof Sheathing/Decking

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

Attic Ladder(s)



- There is inadequate fireblocking with the garage ceiling mounted attic entry door.. Under current building standards, the entry door between the garage and the attic should have a minimum of a 20-minute fire block rating.
- The attic ladder was observed to be fastened incorrectly and/or with improper fasteners. The attic ladder should be secured in place with 16d nails or 3-inch lag bolts. This condition should be further evaluated and corrected as necessary.



E. Walls (Interior and Exterior)

Comments:

Description of Exterior Cladding: Brick Veneer, Fiber Cement Board

Exterior Walls & Surfaces



- Caulking improvements are recommended for the area between the exterior veneer and the door frames. It is recommended to use elastomeric caulking.
- There were no weepholes observed in the low course of the exterior masonry veneer over the window and door steel lintels. This condition does not meet current building standards and should be corrected as necessary.
- The wall expansion joint(s) need to be properly sealed on the north side of the structure. It is recommended to use elastomeric caulking.

Interior Walls & Surfaces



- Wall surface damage was observed in the: garage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- One or more cabinets is loose at the hinges in the: laundry room, kitchen.

 **BUYER'S NOTE**

- **Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspector's visual observations and ability to render accurate opinions as to the performance of the structure.
- **Note:** I was unable to inspect the interior walls in various locations throughout the house completely due to personal effects and/or large, heavy or fragile storage at the time of this inspection which impede both view and access.

F. Ceilings and Floors

Comments:

Ceilings

 **MAINTENANCE AND/OR REPAIR**

- Interior ceiling stress cracks were observed in the following areas, but not limited to: the garage.

 **BUYER'S NOTE**

- **Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspector's visual observations and ability to render accurate opinions as to the performance of the structure.

Floors

 **MAINTENANCE AND/OR REPAIR**

- The floor tile(s) were observed to be cracked and/or damaged in the breakfast area.

 **BUYER'S NOTE**

- **Note:** I was unable to inspect the flooring in various locations throughout the house completely due to personal effects and/or large, heavy or fragile storage at the time of this inspection which impede both view and access.
- **Note:** Some cracking of the garage concrete floor finish was observed.

G. Doors (Interior and Exterior)

Comments:

Exterior Doors

 **MAINTENANCE AND/OR REPAIR**

- The front entry door hardware is loose.
- Weather-stripping improvements are recommended for the exterior doors.

Interior Doors

 **MAINTENANCE AND/OR REPAIR**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- The master bathroom commode closet door opens and/or closes by itself due to previous foundation movement.

Overhead Garage Door

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

Garage Entry Door



- A self-closing device was not observed at the garage entry door. Under current building standards , two spring-loaded hinges are required in garage entry doors. This is a safety issue with gas fired appliances in the garage
- The door is loose at the hinges in the garage entry.

H. Windows

Comments:

Windows

Notice: I was unable to inspect the operation of some of the windows due to window treatments, personal effects, large, heavy or fragile storage and/or furniture.

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

Window Screens

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



- **Note:** There were solar screens in place on one or more of the windows at the time of this inspection. I was not able to completely view the integrity of these windows due to this condition.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:



- The fireplace would not come on at the time of this inspection when the switch was engaged.
- When artificial gas logs are installed in a firebox with a damper; the damper should be permanently blocked open with a damper clamp to prevent accidental spillage of carbon monoxide into the living

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

space.

BUYER'S NOTE

- **Note:** There are gas logs installed in the firebox at the time of this inspection. I was unable to view the floor of the firebox at the time of this inspection.

K. Porches, Balconies, Decks, and Carports

Comments:

Porches / Patio

MAINTENANCE AND/OR REPAIR

- Some deflection and/or cracking of the patio concrete flatwork was observed.
- Ground erosion was observed under the patio on the west side of the structure. Fill dirt is needed to help support the patio properly.

Sidewalk(s)

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

Driveway

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

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

ACTION ITEM

Notice: The buyer should have the electrical system checked by a qualified, licensed electrician. The observations made to support the rendering of this opinion are listed but not limited to the following:

Notice: There is a solar panel system in place in the home. This is a system outside the scope of the home inspection. If there are any concerns as to the operation of this system, then the equipment installer and/or seller should be consulted as to its use and upkeep.

Main Disconnect Box

BUYER'S NOTE

- No readily accessible exterior main disconnect properly labeled as "Emergency Disconnect" was observed at the time of the inspection. This accessible and properly labeled "Emergency Disconnect" is required to allow first responder emergency access. This may be an "as-built" condition but *per TREC standards of practice we are required to report this condition as a deficiency.*

Panel Box

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

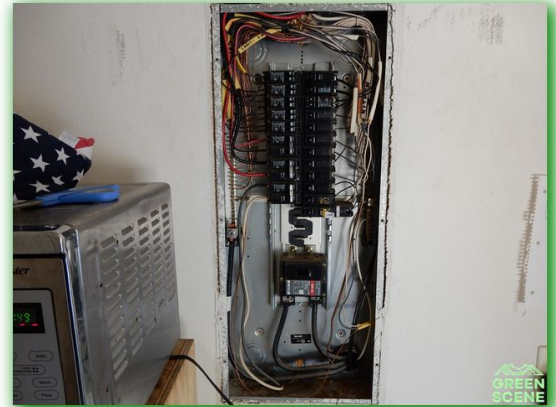
I NI NP D

Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: Garage

Cabinet Manufacturer: EATON/Cutler-Hammer

Type of Wiring: Copper



- The wires are entering the electrical cabinet through one bundle instead of multiple knockouts.
- One or more white wires is entering a breaker in the panel box where only black or red wires should be used. Recommend labeling these wires with black marker or black tape to distinguish them from being neutral wires.
- One or more of the breakers do not match the panel box manufacturer's brand. This can lead to issues within the panel box and should be further evaluated and corrected as necessary by a licensed, qualified electrician.
- One or more of the arc-fault circuit interrupter (AFCI) devices in the electrical cabinet did not trip and/or respond properly when tested. This condition should be further evaluated and corrected as necessary.



i BUYER'S NOTE

- There were no line-side barriers present on the incoming lines to the panel box at the time of this inspection, which prevents inadvertent contact with uninsulated service terminals. This may be an “as-built” condition but *per TREC standards of practice we are required to report this condition as a deficiency.*
- There was no surge protection device (SPD) present either at the meter or visible in the area of the panel at the time of this inspection, which prevents damage to sensitive modern electronics including

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

smoke and/or carbon monoxide detectors. This may be an “as-built” condition but *per TREC standards of practice we are required to report this condition as a deficiency.*

- Not all of the lights and readily accessible receptacles appear to be connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all of the lighting and readily accessible receptacle outlets shall be connected to an arc-fault circuit interrupter (AFCI) device. This may be an “as-built” condition but *per TREC standards of practice we are required to report this condition as a deficiency.*

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

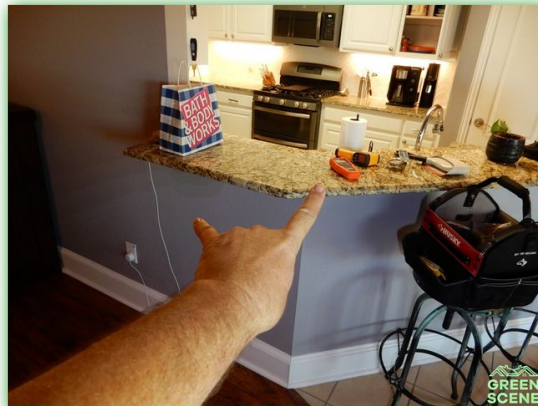
Comments:



Receptacle Outlets

Notice: Some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.

- One or more of the receptacles were observed to be loose at the wall mount in the: south hall bathroom, master bathroom.
- The laundry area receptacle(s) do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all laundry area receptacles should have GFCI protection.
- Not all of the kitchen **area** receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen area receptacles should have GFCI protection.



- **Note:** GFCI receptacles should be tested for proper functioning at least once a month. These receptacles can unexpectedly trip if not regularly tested.

Switches

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Fixtures

- One or more of the closet and/or attic light fixtures appear to be installed without globes, covers and/or cages. Safety precautions should be taken around these light fixtures.

BUYER'S NOTE

- **Note:** We cannot confirm the operation of the exterior security lights, as it is daytime and the lights are likely on a timer or motion-activation system.

Smoke Alarms

Notice: Due to location, height or conditions outside the control of the inspector, one or more of the smoke alarms were inaccessible and could not be tested at the time of this inspection

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

BUYER'S NOTE

- **Note:** It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

Carbon Monoxide Alarms

Notice: Due to location, height or conditions outside the control of the inspector, one or more of the carbon monoxide alarms were inaccessible and could not be tested and/or verified at the time of this inspection

- I was unable to locate a working carbon monoxide alarm in the immediate vicinity of the bedrooms.

BUYER'S NOTE

- **Note:** It is recommended to replace the batteries in all of the CO detectors once a year for reasons of safety.

Doorbell/Chimes

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

Notice: The inspection company did not consent to being recorded by Audio or Video during the course of the inspection. It is the intention of the inspection company to not reveal any of the inspection findings to the seller via a Smart Home Device.

BUYER'S NOTE

- **Note:** It is recommended that the seller and buyer have a transfer of technology ownership agreement at/or before closing. It is recommended to do a factory reset on the device at or before the time of closing. *Below is a picture of the device on the day of the inspection.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

-
-
-
-

A. Heating Equipment

Type of System:

Energy Source:

Comments:



Notice: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

Central Heating System – Energy Source: Gas

Brand Name: Rheem



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

Samples of correct sediment trap installation.

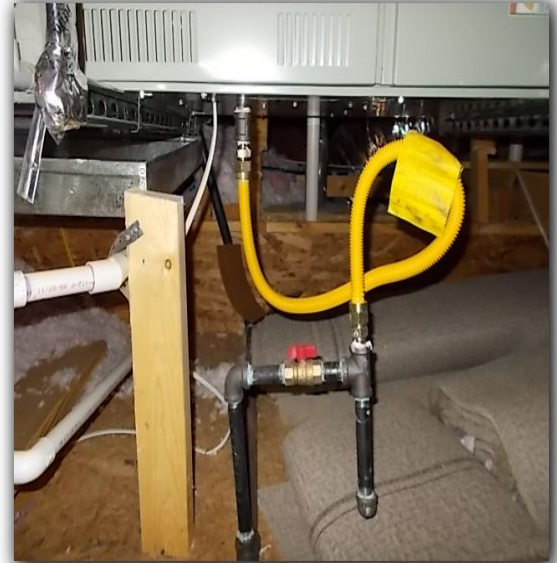
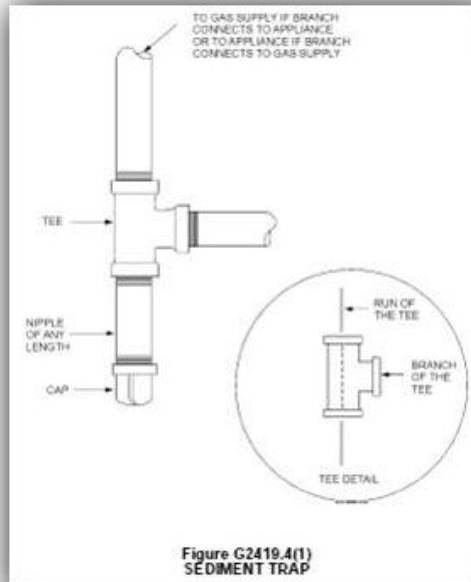
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



-
-
-
-

B. Cooling Equipment

Type of System:

Comments:



Notice: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

Central Cooling System

Today's Temperature Differential (Delta-T): **11 to 22 Degrees**

Approximate System Age: **2006**

Approximate System SEER: **13**

Approximate System Size: **4 ton**

Coolant Type: **R-HCFC-22 (R22)**

Filter Size: **20 x 20** Location: **Interior CEILING Mounted**

Brand Name: Rheem

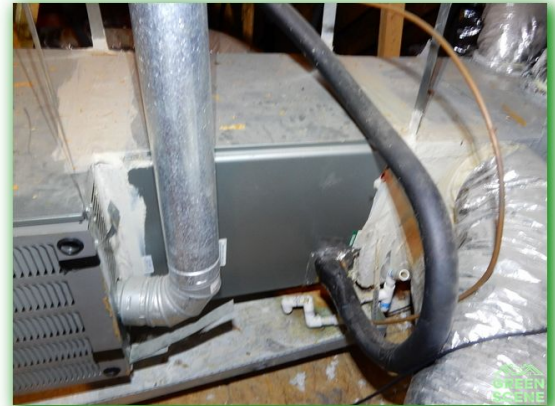
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



- The outdoor unit of the air conditioning system requires cleaning.

i BUYER'S NOTE

- **Note:** This cooling system uses R22, an older-type coolant. Due to its ozone-depleting properties, the production and import of R22 will be continually reduced by law until 2020; after which R22 will be available to service existing cooling systems in recycled form only.
- **Note:** The auxiliary/secondary drain pan under the coil housing has some water staining and/or a rust build-up. This would indicate that the pan has held water in the past and should be closely monitored.

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately **between 15 to 23 degrees F.** total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

C. Duct Systems, Chases, and Vents

wrench MAINTENANCE AND/OR REPAIR

- There is a dusty build-up observed on the vent(s) in the: various locations throughout the house. The ducts should be swept and the vents should be cleaned for better air quality and HVAC performance.

i BUYER'S NOTE

- **Note:** When checking the air flow at the vents, the temperature drop measured across the cooling system is uneven.

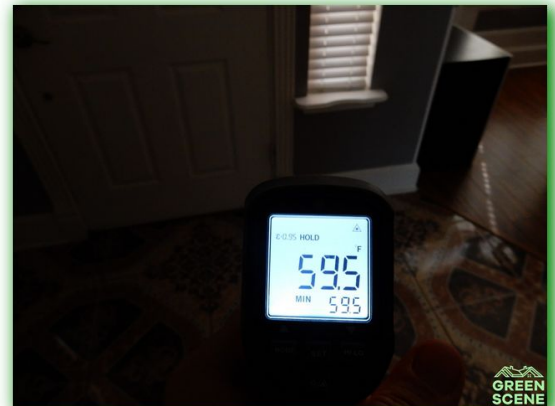
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



IV. PLUMBING SYSTEMS

-
-
-
-

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Within 5-feet of Front Curb

Location of main water supply valve: At Water Meter

Static water pressure reading: 70 to 80 psi

Type of supply piping material: PEX, Copper

Comments:



Water Supply System

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

Exterior Faucets/Fixtures

- Water was observed to be leaking back through the vacuum breaker on the east side of the structure. The vacuum breaker is not working as designed.

South Hall Bathroom

Bathtub

- The stopper does not appear to be functioning properly.

Commode / Toilet

- The commode is loose at the floor mount.

Kitchen Sink

- The pull out spray faucet fixture does not retract back into its housing properly.

Master Bathroom



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- **Note:** This is the bathroom that contains the reset button for the GFCI receptacles.

Bathtub

- The stopper is missing.

Commode / Toilet

- The commode is loose at the floor mount.

Laundry Connections

All visible/accessible components were found in satisfactory condition on the day of the inspection.

i BUYER'S NOTE

- **Note:** There is a washer/dryer in place at the time of this inspection. This condition will limit the inspector's ability to completely inspect the laundry connections.

North Hall Bathroom

Lavatory / Sink

i BUYER'S NOTE

- **Note:** One of the primary condensate drain lines for the HVAC system terminates under this sink.

Bathtub

- The stopper is missing.
- Cracked, deteriorated and/or missing bathtub enclosure grout and/or caulking should be repaired or replaced as necessary.

Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

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

i BUYER'S NOTE

- **Note:** Plumbing yard cleanouts are present on the east side of the structure.

Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

conditions and not of absolute fact and are only good for the date and time of this inspection.

C. Water Heating Equipment

Energy Source:

Capacity:

Comments:



Notice: The buyer should have the water heater and associated components checked by a qualified, licensed plumber. The observations made to support the rendering of this opinion are listed but not limited to the following:

Water Heater – *Energy Source:* **Gas**

Location: **Garage**

Approximate Capacity: **50 Gallons**

Approximate Age: **2015**

Brand Name: **Bradford White**



- The TPR valve handle was stiff and hard to operate when spun. Repair or replacement is recommended. These valves are meant to be tested once a year and replaced every three years.
- The temperature and pressure relief (TPR) valve discharge pipe is undersized or not secured. The PEX TPR discharge pipe should be no smaller than 1-inch at any point and fastened in place. Prior to 2018, this may be an “as-built” condition but *per TREC standards of practice we are required to report this condition as a deficiency.*
- The hot water temperature was measured at 149 degrees on the day of the inspection. The temperature should be lowered to 120 degrees for reasons of safety.

D. Hydro-Massage Therapy Equipment

Location of GFCI: **In master closet area.**

The visible/accessible components appear to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Side Yard

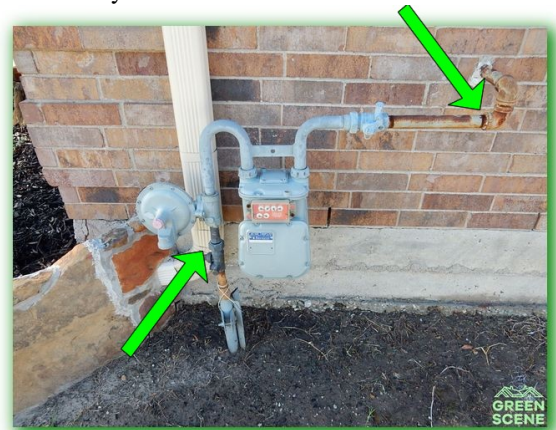
Type of gas distribution piping material: Black Steel, CSST

Comments:

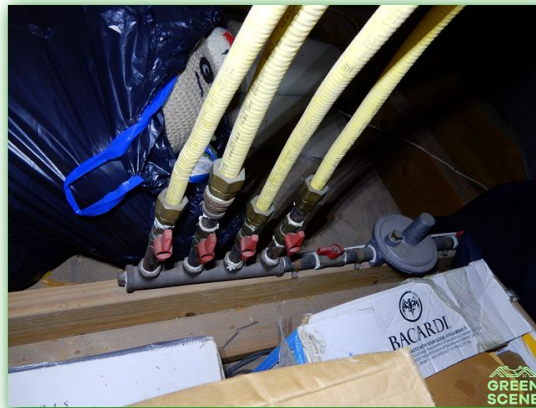
Gas Supply Lines & Distribution Systems

! ACTION ITEM

- Movement was detected in the gas meter at the time of the gas check. This indicates a **gas leak** is present and needs to be investigated and repaired as necessary by a Qualified Licensed Plumber. The observation made to support the rendering of this opinion are listed but not limited to the following:
- There was a gas leak detected at the gas meter. The inspector used a gas leak detector to locate the leak. This condition needs to be corrected for reason of safety.



- The corrugated stainless steel tubing (CSST) gas supply line bonding/grounding wire was not observed or not bonded correctly. This wire should be a #8 AWG wire. This condition should be further evaluated by a licensed electrician.



Carbon Monoxide Evaluation

All visible/accessible components were found in satisfactory condition on the day of the inspection.

i BUYER'S NOTE

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- **Note:** Carbon monoxide levels of 0-3 parts per million (ppm) were detected within the interior of the home. If unsafe levels of 30 ppm or more occur, it is recommended to immediately vacate the interior and have the fuel-fired appliances checked for leaks by a licensed, qualified plumber.

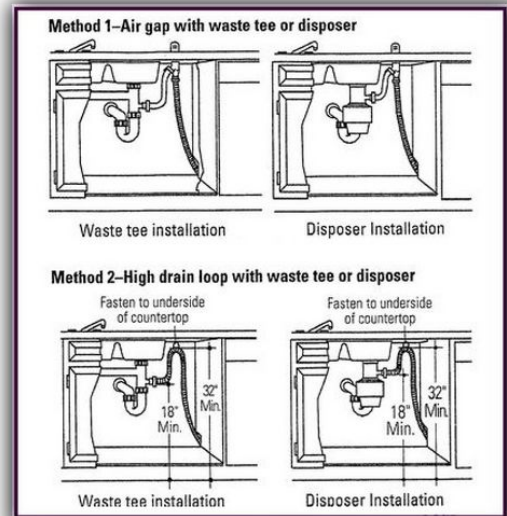
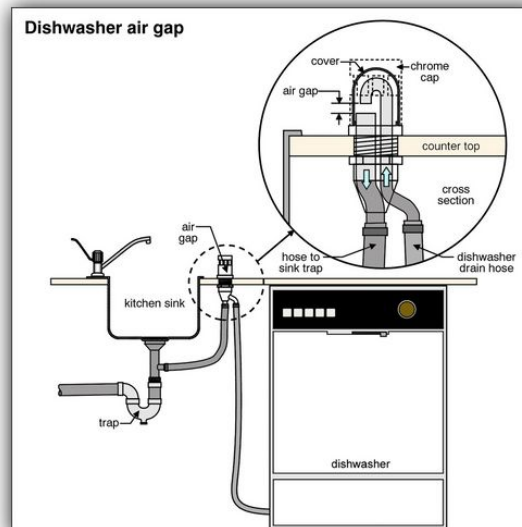
V. APPLIANCES

A. Dishwashers

Brand Name: General Electric – GE

MAINTENANCE AND/OR REPAIR

- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or 32" high drain loop be installed in the drain line.



B. Food Waste Disposers

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

C. Range Hood and Exhaust Systems

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

BUYER'S NOTE

- **Note:** When a gas cooktop is present, we recommend the exhaust system vent to the exterior and the installation of a CO detector for reasons of safety.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

D. Ranges, Cooktops, and Ovens

Range Brand Name: General Electric – GE (Gas)

ACTION ITEM

- One or more of the cooktop burners would not light by the pilot and should be further evaluated.
- The range can be easily tipped over and should be equipped with an anti-tip device, for safety.

ANTI-TIP DEVICE


⚠ WARNING — To reduce the risk of tipping, the appliance must be secured by properly installed Anti-Tip bracket packed with this appliance.

If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.



⚠ WARNING —

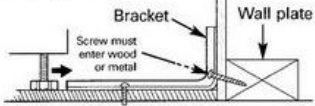
- All ranges can tip
- Injury to persons could result
- Install Anti-Tip bracket packed with range
- See Installation Instructions



If you pull the range out and away from the wall for any reason, make sure the Anti-Tip bracket is engaged when the range is pushed back against the wall.

9 ANTI-TIP DEVICE INSTALLATION

An **Anti-Tip bracket** is supplied with instructions for installation in a variety of locations. The instructions include all necessary information to complete the installation. Read the **Safety Instructions** and the instructions that fit your situation before beginning installation.



Typical installation of anti-tip bracket attachment to wall

⚠ WARNING:

- Range must be secured by **Anti-Tip bracket** supplied.
- If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.
- See instructions to install (supplied with bracket).
- Unless properly installed, the range could be tipped by stepping or sitting on the door. Injury may result from spilled hot liquids or from the range itself.

E. Microwave Ovens

Brand Name: Whirlpool

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

F. Mechanical Exhaust Vents and Bathroom Heaters

MAINTENANCE AND/OR REPAIR

- The mechanical exhaust vents were observed to be venting to the soffits and not **THROUGH** the soffits. The soffit vents are intended to bring fresh air into the structure and may not allow hot moist air out to the exterior. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an **“as-built”** condition.
- The mechanical exhaust vent fan was unusually noisy in the: south hall bathroom, master bathroom.
- The mechanical exhaust vent fan is loose from the ceiling in the master bathroom.

G. Garage Door Operators

I=Inspected

NI=Not Inspected

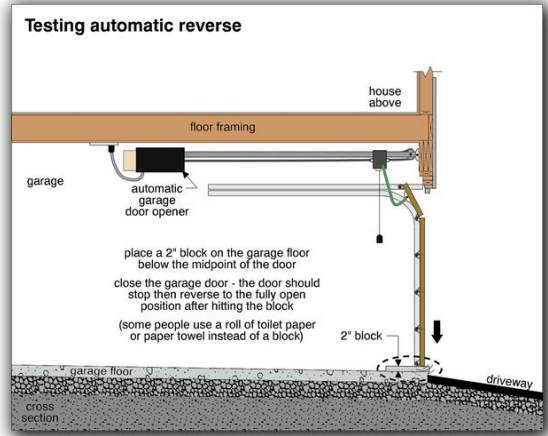
NP=Not Present

D=Deficient

I NI NP D

ACTION ITEM

- When an automatic garage door opener is in use, the manual lock should be disabled or removed.
- The garage door opener ***DID NOT*** automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.



H. Dryer Exhaust Systems

ACTION ITEM

- The dryer exhaust duct (vent pipe) is dirty and needs to be cleaned.

BUYER'S NOTE

- **Note:** The inspector could not view the interior dryer vent at the time of the inspection due to appliances in place.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

MAINTENANCE AND/OR REPAIR

When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

Note: Some municipalities now require moisture (rain/freeze) sensors to be installed on all new installation and existing sprinkler systems. Our company does not maintain a list of municipalities that require the

I=Inspected

NI=Not Inspected

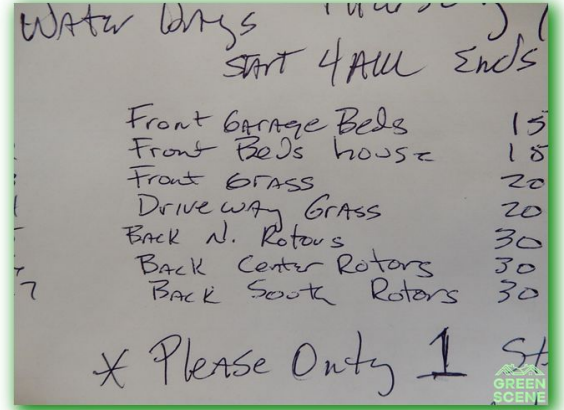
NP=Not Present

D=Deficient

I NI NP D

installation of a moisture sensor. Please check with your municipality for moisture sensor requirements. Sprinkler system equipped with a moisture (rain/freeze) sensor Yes or No.

Total Number of Zones Wired: 7



Sprinkler System and Associated Components

- The irrigation wire conduit does not appear to have the proper UV coating to prevent premature deterioration from the sun.
- One or more of the sprinkler heads need to be adjusted so not to spray water onto the exterior walls, surfaces, fences or windows in station(s); 7.

INSPECTION AGREEMENT

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. Scope of Services

- A. In exchange for the Inspection Fee paid by the Client "John Doe", the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.
- B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.
- C. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
 1. The item is performing its intended function at the time of the inspection;
 2. The item is in need of replacement or repair; or
 3. Further evaluation by an expert is recommended.

II. Inspection Report

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
- B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and/or market value of the Property.
- C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. Disclaimer of Warranties

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

By signing this Agreement, Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. Client acknowledges being given the opportunity to have this Agreement reviewed by counsel of his or her own choosing and further acknowledges the opportunity of hiring a different Inspector to perform the Inspection. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

V. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to

disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

VI. Attorney's Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

VII. Exclusivity

The Inspection Report is to be prepared exclusively for John Doe and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Real Estate Agent.