



## GREEN SCENE HOME INSPECTIONS

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INSPECTED FOR

# Green Scene Home Inspections

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## PROPERTY INSPECTION REPORT

Prepared For: \_\_\_\_\_  
(Name of Client)

Concerning: \_\_\_\_\_  
(Address or Other Identification of Inspected Property)

By: \_\_\_\_\_  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Inspection Time In: **8:30 am** Time Out: **1 pm** Property was: **Vacant**  
Building Orientation (For Purpose Of This Report Front Faces): **South**  
Weather Conditions During Inspection: **Cloudy Overcast & Raining**  
Outside temperature during inspection: **60 or Below Degrees**  
Parties present at inspection: **Buyer, General Contractor**

**THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Amy Loughridge. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.**

**THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.**

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**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;

Report Identification: \_\_\_\_\_

- (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.

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Report Identification: \_\_\_\_\_

I=Inspected

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## I. STRUCTURAL SYSTEMS

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### A. Foundations

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

*Comments:*

*Description of supporting piers:* **Concrete**

*Viewed From:* **Interior of Crawl Space**

*Crawl Space Accessibility:* **Partial**

#### **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.

The following movement indicators were observed, though, at the time of this inspection:

- Frieze board separations were observed.
- Interior sheetrock cracks and/or stress indicators.

#### **Additional Observations and/or Comments:**

- **Note:** Tree(s) in close proximity of the foundation was observed. Client should consider the installation of a root barrier to reduce the possibility of damage to the foundation from tree roots and moisture removal.
- **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.
- All wood debris and/or trash should be removed from the crawl space. This condition is conducive for wood-destroying insect activity.
- Obstructed crawl space wall vents should be cleared and/or opened to help improve ventilation.



- There was an unknown dark substance observed in the crawl space area. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommended further evaluation by a professional in the Air Quality sampling field.

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- The sub-floor material has some deterioration and/or damage under the furnace. This is a conducive condition for wood destroying insects and should be further evaluated and corrected as necessary.
- All wood debris and/or trash should be removed from the crawl space. This condition is conducive for wood-destroying insect activity.

**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 structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

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## B. Grading and Drainage

Comments:

### Grading & Drainage

- The soil line is too high on the east and west sides 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.
- Marginal site drainage was observed on multiple sides of the structure. 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.

### Gutter & Downspout System

- Damaged guttering was observed on the north side of the roof structure.

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### C. Roof Covering Materials

*Type(s) of Roof Covering:* Composition

*Viewed From:* Walked on roof

*Comments:*

**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

- **Note:** The tree and shrub branches should be trimmed away from the roofing material at all times.
- **Note:** All debris, such as leaves and branches, should be removed from the roof structure.
- The shingles are thinning on multiple sides of the roof structure.



- Damaged shingles were observed on multiple sides of the roof structure.



- Damaged drip edge shingles were observed on the east and west sides of the roof structure.



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#### Flashing Details

- The roof level chimney flashing details is corroded.

**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.

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#### D. Roof Structures and Attics

*Viewed From:* Attic Decked Space Only

*Approximate Average Depth of Insulation:* 4" to 6"

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

*Approximate Average Thickness of Vertical Insulation:* N/A

*Insulation Type:* Loose Filled

*Description of Roof Structure:* Rafter Assembly

*Attic Accessibility:* Partial

*Comments:*

#### Roof Structure

- The fascia board material has some deterioration and/or damage on multiple sides of the roof structure.

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- The soffit material has some water intrusion observed on the east and west sides of the roof structure.



#### **Attic Ventilation**

- The roof structure attic space ventilation appears to be marginal at the time of this inspection. It is recommended to increase the amount of lower and upper ventilation to help prevent heat buildup in the attic space area.

#### **Attic Insulation**

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

#### **Roof Sheathing/Decking**

- **Note:** There are visible water stains on the roof sheathing (decking) in one or more locations.

#### **Attic Ladder(s)**

- The attic ladder was observed to be installed 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.

Report Identification: \_\_\_\_\_

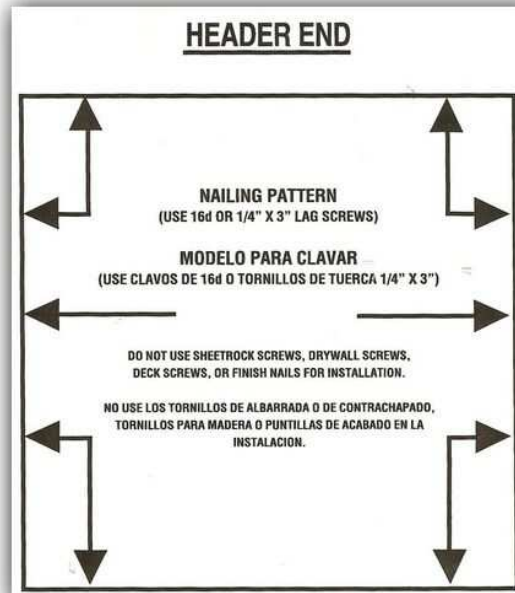
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**E. Walls (Interior and Exterior)**

*Comments:*

*Description of Exterior Cladding:* Brick Veneer, Wood Type Veneer

**Interior Walls & Surfaces**

- **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:** Visible evidence of vermin/rodent activity was observed in the interior of the home in the garage, attic area. It is recommended to have a Certified Pest Control Operator further evaluate this condition and make corrections as necessary.
- Wall surface damage was observed in the: garage.

**Exterior Walls & Surfaces**

- **Note:** The heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least 18-inches. The heavy foliage will limit the Inspector's visual observation of the exterior surfaces and is conducive for wood-destroying insect activity and/or wood rot.
- Mortar improvements are recommended for the exterior masonry veneer on the west side of the structure.
- Caulking improvements are recommended for the area between the exterior veneer and the garage door trim boards. It is recommended to use elastomeric caulking.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use elastomeric caulking.
- Any raw wood exposed to the exterior elements should be painted and sealed. There is raw wood exposed on the north side of the structure.

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## F. Ceilings and Floors

*Comments:*

### Ceilings

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

### Floors

- The floor covering is noticeably worn and/or damaged in one or more locations of the home.
- The floor covering was observed to be water stained in the master bedroom closet..
- There was an unknown dark substance observed on the floor of the master bedroom closet. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommend further evaluation by a professional in the Air Quality sampling field.



- The sub-floor material has some deterioration and/or damage under the furnace. This is a conducive condition for wood destroying insects and should be further evaluated and corrected as necessary.

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## G. Doors (Interior and Exterior)

*Comments:*

### Interior Doors

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

### Exterior Doors

- The backyard entry sliding glass door lock is damaged and does not function properly.



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#### Overhead Garage Door

- Some damage to the overhead garage door seal was observed.

#### Garage Entry Door

- The garage entry door was observed to be a non-fire rated door. Under current building standards, the entry door between the garage and the residence should have a minimum of a 20-minute fire block rating.

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#### H. Windows

*Comments:*

##### Window Screens

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

##### Windows

- **Note:** The windows were significantly dirty at the time of this inspection. This condition will make it difficult to determine the presence of broken window seals.
- **Note:** The accessible windows throughout the house were found to be aged but functional. The accessible windows in the home were found to show signs of possible previous water intrusion, stiffness and/or difficulty operating, as well as degraded caulking and general damage to the components. This is to be expected as part of the "wear-and-tear" of windows in a home of this age. Ongoing maintenance will need to be performed to assist the windows in their intended function. This will include but is not necessarily limited to: wiping down the sills and panes to prevent future water intrusion build-up (condensation), repair to the components, caulking improvements and regular cleanings. The future life expectancy of the windows cannot be determined. You can continue to use and service these windows until replacement is necessary.
- Window lock(s) were observed to be damaged and/or missing in: various locations throughout the house.

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

*Comments:*

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**J. Fireplaces and Chimneys**

*Comments:*

- **Note:** The floor of the firebox is dirty and needs to be cleaned. I was unable to view the floor of the firebox at the time of this inspection.
- When artificial gas logs are installed in a firebox with a damper; the damper should be permanently blocked open with a damper clamp to prevent accidental spillage of carbon monoxide into the living space.
- The back panel in the firebox was observed to be cracked and/or damaged. This condition should be further evaluated and corrected as necessary.

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

*Comments:*

**Porches / Patio**

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

## II. ELECTRICAL SYSTEMS

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**A. Service Entrance and Panels**

*Comments:*

**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:

**Panel Box**

*Box Rating and/or Main Disconnect Rating:* Rating Not Determined / Box Not Properly Labeled

*Box Location:* Garage

*Cabinet Manufacturer:* Murray

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*Type of Wiring: Copper*

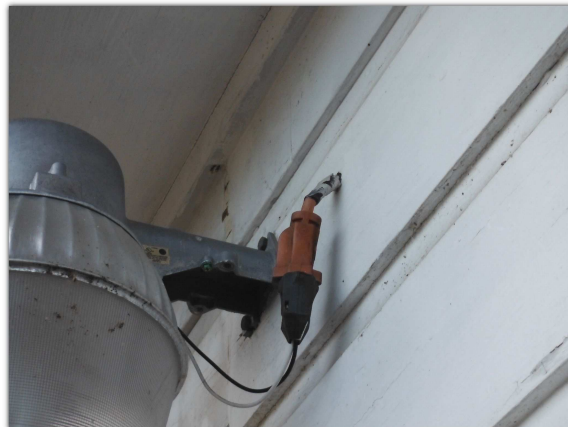
- One or more of the breakers in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw). The breakers in place are not listed or labeled for this type of installation and should be corrected as necessary.



- One or more of the breakers is damaged.
- The wires entering the electrical cabinet are not properly secured or protected from the sharp edges of the cabinet.
- There is no green bonding screw present at the time of this inspection, which bonds the box to the system.
- There was no main disconnect observed in the panel box. This may be an “as-built” condition but per TREC standards of practice we are required to report this condition as a deficiency.

#### **Distribution Wiring**

- Electrical flex extension cords should not be used for permanent wiring or pass through walls or ceilings. The improper use of extension cord was observed in or around the garage area.



- The spliced wires under the eave at the security light(s) should be properly enclosed in a weather-tight junction box.

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- Open electrical junction box(es) were observed in the attic area. All open junction box(es) in the attic should be properly enclosed.

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

*Type of Wiring:* Copper

*Comments:*

**Receptacle Outlets**

- **Note:** GFCI receptacles should be tested for proper functioning at least once a month. These receptacles can unexpectedly trip if not regularly tested.
- Not all of the kitchen counter top receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen counter top receptacles should have GFCI protection.
- The garage receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the garage receptacles should have GFCI protection.
- 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.
- The exterior receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection.
- One or more of the receptacles is missing its cover plate in the: master bedroom, kitchen, furnace closet.
- One or more of the receptacles were observed to have an open ground connection in: breakfast area, marked by a pink dot..

**Switches**

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

**Fixtures**

- One or more of the light fixtures appear to be inoperative in: various locations throughout the house. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.
- One or more of the closet light fixtures appear to be installed without globes and/or covers. Safety precautions should be taken around these light fixtures.



Report Identification: \_\_\_\_\_

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#### Smoke Alarms

- **Note:** It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.
- There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.

#### Carbon Monoxide Alarms

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

#### Doorbell/Chimes

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

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

*Type of System:*

*Energy Source:*

*Comments:*

**Central Heating System** – *Energy Source:* Gas

*Brand Name:* Lennox

- The heating unit flue (vent pipe) has inadequate clearance from combustable materials. Double walled vent pipes should have at least 1-inch of clearance and single walled vent pipes should have at least 6-inches of clearance from combustable material.



- 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.
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Report Identification: \_\_\_\_\_

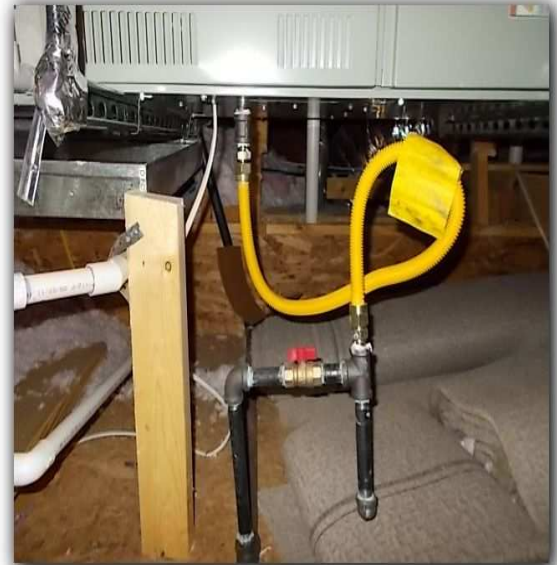
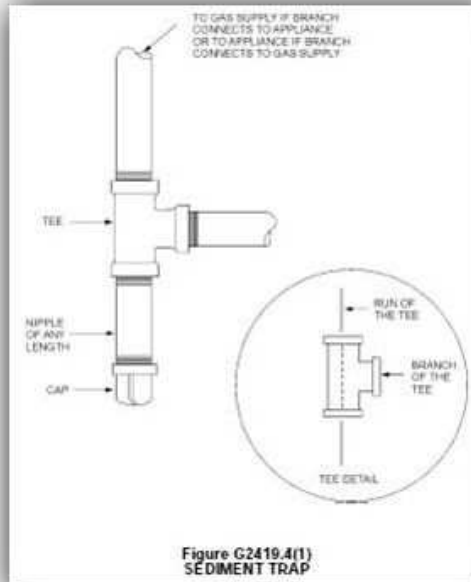
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## B. Cooling Equipment

Type of System:

Comments:

**Notice:** This cooling system and equipment needs to be checked and serviced by a Qualified/Licensed HVAC Company. Servicing should include cleaning the indoor and outdoor coils, cleaning the indoor blower fan, checking the freon levels, and checking that the condensate lines are clean and clear of debris to drain properly. At the time of servicing, the technician may find additional issues not observed during the course of this inspection.

The observations made to support the rendering of this opinion are listed but may not be limited to the following:

### Central Cooling System

Today's Temperature Differential (Delta-T): Unable to check Degrees

Approximate System Age: **2014**

Approximate System SEER: **13**

Approximate System Size: **3.5 ton**

Filter Size: **16 x 25** Location: **At Interior Closet Unit**

Brand Name: **Lennox**

- **Note:** The operation of the cooling system was not checked due to the outside ambient temperature being below 60 Degrees. If any concerns exist about the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment. At this time, a limited visual survey will be performed and if any defects are found they will be listed in this section.
- The primary condensate drain line is not equipped with a p-trap. Under current mechanical installation standards, the manufacturer requires a p-trap be installed in the primary condensate drain line within 6-

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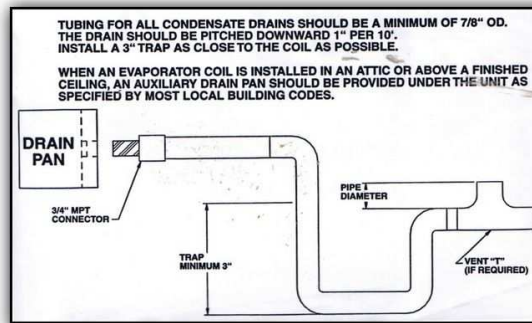
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inches of the coil housing.



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

**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.

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#### C. Duct Systems, Chases, and Vents

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

### IV. PLUMBING SYSTEMS

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#### A. Plumbing Supply, Distribution Systems and Fixtures

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

*Location of main water supply valve:* Unable to Locate a Main Supply Valve

*Static water pressure reading:* 90 to 100 psi

*Comments:*

##### Water Supply System

- The water pressure was observed to be above 80 psi at the time of this inspection. Under current plumbing standards the maximum water pressure should be 80 psi. This condition should be further evaluated and corrected as necessary.
- Dissimilar metals were observed to be in use in the water supply system in one or more locations. In some cases this will cause electrolysis to occur which will result in water leaks at these connections. It is recommended to install a dielectric fitting at any dissimilar metal connection location.
- All exposed water supply lines in the crawl space area should be insulated to help protect them from possible freeze damage.

##### Exterior Faucets/Fixtures

- Note:** The exterior water hose bibbs (faucets) adjacent to the home should be protected from physical damage and/or possible freeze.

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- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. **Note:** *This is not uncommon to observe with a home of this age.*

#### **Laundry Connections**

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

#### **Kitchen Sink**

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

#### **Bath Between Rooms – “Jack & Jill Bath”**

##### **Bathtub**

- Cracked, deteriorated and/or missing bathtub enclosure grout and/or caulking should be repaired or replaced as necessary.
- The bathtub drain is leaking water into crawl space area. The cause and remedy should be further evaluated and corrected as necessary.



##### **Commode / Toilet**

- The commode is loose at the floor mount.

#### **Master Bathroom**

##### **Lavatory / Sink**

- The drain leaks water into the cabinet when drained under pressure with a large volume of water.





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*Shower*

- Cracked, deteriorated and/or missing shower stall enclosure grout and/or caulking should be repaired or replaced as necessary.

*Commode / Toilet*

- The commode is loose at the floor mount.

**Gas Supply Lines & Distribution Systems**

- The gas connections at the fireplace, cook top and built-in oven are made of a brass material that is no longer accepted for use with gas. It is recommended to replace these connectors before using the fireplace or appliances.



- All unused gas valve ends should be capped off for safety purposes at the laundry area.



- The gas line shows signs of age and/or surface rust on the exterior - needs rust-resistant paint applied.

**Carbon Monoxide Evaluation**

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

<p><b>Notice:</b> 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</p>
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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.
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**B. Drains, Wastes, and Vents**

*Drainage system type: Cast Iron , Lead, PVC, Copper*

- **Notice:** When cast-iron piping is present in a home of this age, it is recommended to perform a hydrostatic test to determine the integrity of the drainage system. Cast iron piping that is more than 25 years old is reaching the end of its serviceable life and can cause damage to the foundation if allowed to leak over a long period of time.
- The master bathroom sink drain leaks water into the cabinet when drained under pressure with a large volume of water.
- The bath between rooms bathtub drain is leaking water into crawl space area. The cause and remedy should be further evaluated and corrected as necessary.
- The plumbing lines in the crawl space were observed to be lying on the ground. These lines should be raised and properly secured to a floor joist or beam.



<b>Notice:</b> 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 conditions and not of absolute fact and are only good for the date and time of this inspection.
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**C. Water Heating Equipment**

*Energy Source:*

*Capacity:*

*Comments:*

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

*Location:* **Interior Closet**

*Approximate Capacity:* **40 Gallons**

*Approximate Age:* **2013**

*Brand Name:* **Whirlpool**

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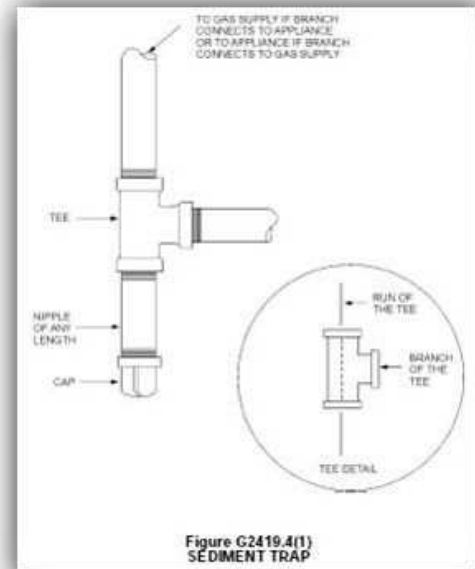
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- **Note:** The pilot light was switched off at the water heater. The inspector turned the pilot on for testing and then turned it back off at the end of the inspection.
- **Note:** When the water heater was operated, water could be heard dripping inside the tank. This condition should be further evaluated and corrected as necessary.
- Some corrosion was observed on the water supply shutoff valve.
- The fittings at the top of the water heater are made of dissimilar metals (galvanized steel connected to copper and/or brass). It is recommended to replace the galvanized steel fittings with brass or copper fittings or install a dielectric union between the two dissimilar metals to prevent electrolysis from occurring.
- The water 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.

Samples of correct sediment trap installations



- Sections of the water heater flue are in poor condition and further evaluation is recommended for reasons of safety.

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#### D. Hydro-Massage Therapy Equipment

### V. APPLIANCES

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#### A. Dishwashers

**Brand Name:** Waste King

- **Note:** The dishwasher appears to have reached the end of its serviceable life expectancy.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**B. Food Waste Disposers**

- The electrical wiring to the food waste disposer is not properly secured to the disposer housing.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**C. Range Hood and Exhaust Systems**

- **Note:** The range exhaust hood appears to have reached the end of its serviceable life expectancy.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**D. Ranges, Cooktops, and Ovens**

*Cooktop Brand Name:* Waste King (Gas)

- **Note:** The cooktop appears to have reached the end of its serviceable life expectancy.

*Built-in Oven Brand Name:* Waste King (Gas)

- **Note:** The oven appears to have reached the end of its serviceable life expectancy.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**E. Microwave Ovens**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

- One or more of the bathrooms are not equipped with a mechanical exhaust vent. Under current building standards, all bathrooms/laundry areas are required to have mechanical exhaust ventilation. This is an **“as-built”** condition.
- The laundry area(s) is not equipped with a mechanical exhaust vent. Under current building standards, all bathrooms/laundry areas are required to have mechanical exhaust ventilation. This is an **“as-built”** condition.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**G. Garage Door Operators**

- When an automatic garage door opener is in use, the manual lock should be disabled or removed.
- The garage door opener button should be installed at least 5-feet the floor of the garage, so to be out of the reach of children.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**H. Dryer Exhaust Systems**

All visible/accessible components appear to be performing adequately at the time of this inspection.



**INSPECTION AGREEMENT**  
**PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING**

**I. Scope of Services**

- A. In exchange for the Inspection Fee paid by the Client "Amy Loughridge", 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; an
- 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

Report Identification: \_\_\_\_\_

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 Amy Loughridge 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.