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PROPERTY INSPECTION REPORT FORM

Name of Client: ♡○○♦□♡♤❁ ↻▫★♠♠ **@ Report ID 030625PIRT** **Date of Inspection: 03/06/2025**

Address of Inspected Property: 0101 ☺⛉⍰◇◇▫⛁❄♙◪▫❁♦☆ ☺○☆⛉▫▫♡**, Fort Worth, Texas 7600-0000**

Name of Inspector: Bud Rozell, *ACI* • TREC PI *4088* • ASHI 244798

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 (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).

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

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

This information is an important part of your inspection. This section includes and outlines important Inspection Agreements, Provisions and Limitations. This inspection report is subject to the attached contract, all information links, and any other handouts or addendum. Reading the entire report and attachments will add value and understanding to your inspection.

Signed Inspection Agreement @

……..

No warranties or guarantees expressed or implied.

IF YOU ARE NOT THE CLIENT NOTED ON THIS REPORT; then you realize and understand that you have no rights nor privileges in regard to this report and inspection.

PROPERTY CONDITIONS PRESENT AT THE TIME OF INSPECTION

Original build 1922 per tax record. This house is ≈ 103 years old. This structure faces north. The exterior ambient temperature was 65°, the exterior relative humidity was 25%. This home has experienced unconventional repairs and it's the inspector's opinion that it would be prudent to budget for major renovation. This home was vacant at the time of inspection. There was dense foliage around the structure's exterior. A 6 page SPCS WDI report is to be included to this report. The garage was not contracted for inspection and any cursory observations noted about it are to be considered limited in scope, partial in context, and incomplete. **All comment is based solely on what was visible and accessible at the time of inspection.**

Some small items may have been moved to help provide the client a more complete inspection. Any items that may have been moved were moved with care and respect and they were not moved far. Any system or appliance operated was operated care and respect. The condition, appearance, functionality and/or the value of any items or systems was not changed in any way due to them being moved or operated during the inspection. It was requested in the letter of intent that these types of items be moved before the inspection was to take place.

The client/buyers were present for some of the inspection. The doors directly to the exterior were closed and locked at the end of the inspection. The windows which could be closed and latched were closed and latched at the end of the inspection. Most of the lights and fans were turned off at the end of the inspection. Any GFCI and AFCI devices that could be reset were reset at the end of the inspection. The HVAC thermostat was wet to EH 64˚ at the end of the inspection. All sink and lavatory drain stoppers were clear at the end of the inspection. The appliances were turned off at the end of the inspection.

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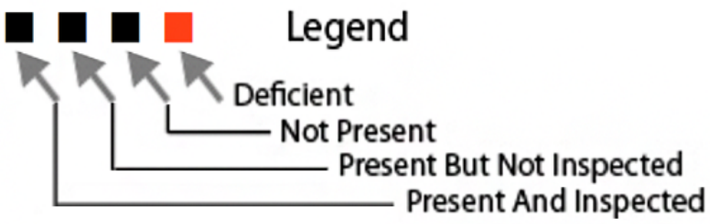
Good Home Inspection

This inspection report was written only for informational purposes and is not intended to be a detailed technical evaluation of the property nor a complete inventory of defects. The information in this report supersedes any verbal comments, expressed or implied made by any party or person during the inspection. This is a pre-existing home, which isn't uncommon to have a myriad of normal wear and tear and de minimis conditions, many of which are beyond the scope and standard of care of a TREC PI Report.

Please read your report and the TREC Standards Of Practice carefully to maximize the value and understanding of the inspection report.

Sharable and downloadable OneDive cloud files of Report(s) images and videos @ ……(this link will expire on April 13). Videos links will remain active on YouTube until YouTube or I take them down.



1st Box = Inspected. **2nd Box** = Present But Not Inspected. **3rd Box** = Not Present. **4th Box** = Deficient, a condition exists that adversely and/or materially affects the performance of a system or component. **If an item is not listed on this report then it is beyond the scope of a TREC Property Inspection and was likely not inspected.**

TREC PROPERTY INSPECTION REPORT

I. STRUCTURAL SYSTEMS

■ □ □ ■ **A. Foundations**

Type of Foundation(s): Pier and Beam with Concrete Piers and grade beams. The detached garage had a concrete slab foundation.

Comments:

Characteristics

Crawl-space access: Back wall.

Scuttle-hole dimensions: ≈ 16 X 19" (minimum requirement 18 X 24").

- The foundation appeared to have been built using typical building practices that were common in residential construction during the mid 1900's.
- Grading and drainage issues can have a significant impact on foundation performance and some additional information is included below in Section I. Part B.
- ***Link About North Texas Foundations*.**
- A sump pump was not observed.
- A crawl-space vent fan(s) was not observed.
- Some of the piers were block pieces, some of them appeared to have been cylindrical piers typically used when jacking up a slab foundation.

Specific or Additional Limitations

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I NI NP D

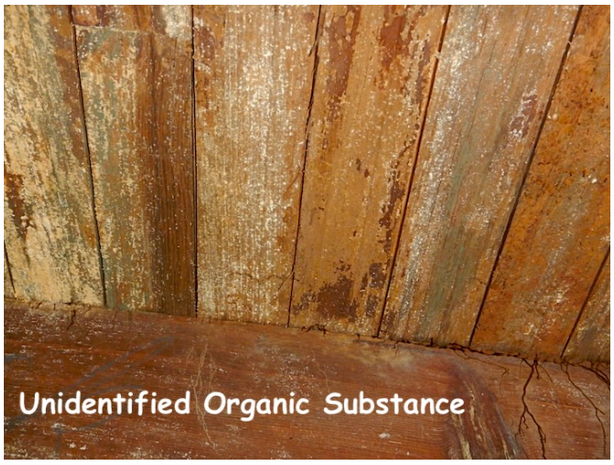
- This is not a structural engineer's report. This is a TREC property inspection report. My opinions are based largely on past performance of like foundations, under similar circumstances, in this region. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement.
- Soil types, vegetation, and the contours of the lot can cause some affect on a structure's behavior. It's important to note that there wasn't any specialized soil testing done nor any sub-slab plumbing system testing performed during this limited visual inspection, as these are specialized processes requiring excavation and are beyond the scope of this inspection.
- Future performance of the foundation is unpredictable due to the influence of maintenance, drainage and unknown underground conditions.
- Some parge coat was apparent on the foundation perimeter.
- It could not be determined whether the foundation piers had been driven to bedrock.
- The crawl-space observations were limited or restricted because the inspector's reasonable judgement about access restrictions including less than 18" of headroom (the inspector may have gone into some areas smaller than that but the observations were limited), spiders, unsanitary conditions including debris and plumbing. This was a non-destructive inspection. The inspector could not travel over plumbing belonging to the seller out of respect for the property and concern for the inspector's well being. The inspector should "do no harm" or cause damage to the seller's property. It's recommended that the seller grant permission for specialist to travel in the obstructed area(s) to make further observations if more information about these areas is needed or desired. (***explination illustration***).
- The inspector was able to crawl from the back grade beam wall scuttle hole to the living room area, and all crawl-space observations were made along that trek (
- Only a representative number of piers, beams and other structural components were observed.

Observations and Opinions

- Opinions are based largely on past performance of like structures, under similar circumstances, in this region. Some evidence of symptomatic foundation movement was observed, which is typical for a structure of this age, this construction and in this geographical area.
- Some movement was evident at the walls, fenestrations, and frieze boards (***explination***). **Additional signs of movement are documented elsewhere in this report**.
- A cursory relative foundation elevation of the ground floor main living area floor was measured with a ZipLevel Pro-2000 and no allowances were made for differences in the floor covering. No more than 2" of floor elevation differential was apparent. It would be reasonable to assume that the absolute lowest and highest points of the foundation may not have been measured during this cursory observation. The relative floor elevation differential notations are intended as a visual reference and do not necessarily represent foundation performance, nor are they engineering.
  - The cursory floor elevation differentials measured within a common guideline used by some tradespeople to help determine foundation performance. These measurements might or might not meet the criteria used by some professional engineers.
  - ***It's the inspector's subjective opinion that the foundation appeared to be functioning as intended (supporting the superstructure) at the time of inspection; However, some repairs or environmental modifications may or may not be necessary to help ensure continuous satisfactory performance. This opinion does not replace a professional engineer's opinion and more factual opinions can be made available via specialized engineer studies contracted from engineering firms.***
- The observed piers and beams appeared to be relatively straight.
- Significant sill-plate damage was not apparent within the limited observations of the crawl-space area.
- Crawl space vapor barrier or sub-floor insulation was not apparent.
- Openings in the grade beam walls provided some degree of crawl-space ventilation.
- Some areas in the crawl-space appeared to have a history of collecting moisture or water runoff (e.g. piers, grade beam wall interior surfaces). This was likely because of insufficient drainage and/or insufficient ventilation.
- **There has been some foundation repair on this structure. Any and all documentation about the foundation repair should be read so that it is understood what repair was specified to be done, what repair was completed, and that the completed repair was approved by an engineer. Any foundation warranty should be carefully read so that it is clear about what it may and may not cover, including any conditions of a transferable warrantee. There should also be a copy of the plumbing system pressure test which should have been done upon completion of the foundation repair (water supply, drain/waste, and gas).**
- Shrinkage cracks may have been present and/or should be expected to develop at some of the foundation corners (***Shrinkage Crack Example Link***)(***Cement Shrinks***).
- Continuous foundation movement may be kept to a minimum with proper maintenance.
- Safety should never be assumed and caution should always be used when crawling through a crawl-space.
- **Crawl-Space video from inspection @** ***https://youtu.be/odOyXd-q3sw.***

Some Foundation issues observed and noted as deficient include, but are not limited to:

1. There were some trees too close to the structures; A tree should not be placed closer to a foundation than 25', to help compensate for root growth and development, (***illustration)***. Some species of trees should be placed further from the foundation than this guideline (e.g. elm, oak, willow). A homeowners association might be at odds with this and you might not have the option to remove or move a tree.
2. There was insufficient crawl-space access (***illustration***) as noted above in the Comments section - Specific or Additional Limitations.
3. There was a large amount of debris in the crawlspace. This debris was dispersed throughout the crawlspace, however, there was a conglomeration of debris at the north walls. Further evaluation by a specialist is recommended.
4. The cupping floor apparent in the living room indicated previous or possibly an ongoing moisture issue in the crawl-space (***example***). Further evaluation by a specialist is recommended.
5. Some of the foundation piers were improperly shimmed with wooden shims (***example***).
6. Some of the foundation peers had moved out of position.
7. At least one of the central gutters had lifted up off of a pier.
8. There was a loose structural member near the front door area which had fallen down onto an electric cable (near the debris piles).
9. There were some cracks in the grade beam wall.
10. The presence or absence of mold or other unidentifiable organic substances is beyond the scope of a standard TREC PI Report. However, it was apparent that there was an unidentified organic substance on some of the structural elements in the crawl-space (***EPA Mold Link*** & ***Mold Rules Link*** & ***Washington Post Article***). There was enough unidentified organic substance observed that it would be prudent to take this issue to another level of assessment.



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I	NI	NP	D

■ □ □ ■ **B. Grading and Drainage**

Comments:

Characteristics
- French drains were not apparent.
- A sump pump was not apparent.
- A retaining wall was not present.
- Rain gutters or downspouts were not present.
- The topography as related to how the structure sits on the lot could be generally described as being level.

Specific or Additional Limitations
- Underground drainage is beyond the scope of this inspection.
- Site drainage other than as it affects the inspected structure(s) and other civil engineering are beyond the scope of this TREC PI inspection.

Observations and Opinions
- Any area where the ground or grade does not slope away from the structure a minimum of 6” per 10’ is considered to be an area of improper drainage. Grading and drainage issues can have a significant impact on foundation performance. It would be prudent to consult with the seller about any known drainage or history of drainage issues affecting the structure.

Some Drainage issues observed and noted as deficient include, but are not limited to:

11. There were some high soil conditions present (e.g. northwest corner of front porch, northwest corner of the front bedroom). The soil line should not be higher than the foundation perimeter. There was less than 6” of clearance between the exterior grading and some of the exterior brick walls (*IRC 4”*). There was less than 8” of clearance between the exterior grading and some of the exterior wooden walls. Issues like this are also noted on the property sketch in the attached SPCS WDI report.

12. There was some improper or level drainage (e.g. east and west sides of the structure, near the centers of the walls). The yard should should've been graded or sculpted in a manor to divert water away from the structure. One method that could be used is called a Swale (***illustration***).
    12.1. Grading and drainage issues can have a significant impact on foundation performance. It would be prudent to consult with the builder about any plan for correcting persistent drainage problems that may affect the structure *before* the end of the one year warranty. Sometimes the yard can be rolled or otherwise groomed to promote positive drainage, sometimes surface drains are required.
13. There was some moisture inside of the east wall grade beam wall, near the dining/living room area.
14. Rain gutters were not present around much of the back and sides of the structure.
    14.1. 2015 IRC R401.3 Drainage: Surface drainage shall be diverted to a storm sewer conveyance or other *approved* point of collection that does not create a hazard.
    14.2. 2015 Texas Department Of Housing 2.3 Drainage: Rain gutters shall be installed if none exist.

■ □ □ ■ C. Roof Covering Materials

Types of Roof Covering: Composition shingles.
Viewed From; The surface of the roof covering was inspected under foot at the roof level.

Comments:

Characteristics

Type of roof covering fasteners observed: Nails.
Coloring/Hue Reflect-ability: Medium.

- Composition shingles with ***Closed Cut Valley Link***.
- ***Roof covering Is More Than just Shingles***.

Specific or Additional Limitations

- Opinions are based largely on past performance of like roofs, under similar circumstances, in this region. All roof coverings require periodic maintenance.
- The roof fastening pattern could not be determined because lifting roof shingles can cause damage to the roof shingles. It the inspector's opinion that most of the roof covering, it's penetrations and its flashing appeared to be serviceable.
- Latent hail damage is beyond the scope of this inspection.
- Future performance of the roof covering is unpredictable due to the influence of maintenance, weather and installation/material quality. All roofing systems are only as good as the installer, and it is not uncommon to see all types of roof coverings fail due to poor fastenings or other installation problems.

Observations and Opinions

- A significant amount of hail or impact damage was not apparent on the roof covering at the time of inspection (i.e. the repair cost of damage observed may be less than the insurance deductible cost). Impact damage was apparent on the "soft metal" or roof covering flashing. Impact damage was not apparent on the HVAC condensing unit.
- Any sealant at the roof penetrations and wall fenestration's will eventually dry, shrink, crack, and leak, leaving these areas exposed to potential moisture intrusion. Any such sealant should be checked annually and re-applied as necessary (e.g. flashing, attic vents, plumbing penetrations, repairs).
- Some typical warping or deflection on the roof covering decking was observed.
- ***The house roof covering appeared as if it may have been in the first third of an estimated 14 year service life average.***
- ***The garage roof covering appeared as if it may have been in the second half of an estimated 14 year service life average. It can be difficult to obtain Replacement Value Insurance on a roof covering that is older than 14 years and so it would be prudent to determine or attempt to determine the actual age of the roof covering and plan or budget accordingly (this is not an insurance inspection nor an inspection for insurability). It would be prudent to have your Insurance Company physically inspect the roof prior to closing, to fully evaluate the insurability of the roof.***
    - About roof covering warranties, read the fine print; the shingles represent ≈ 1/3 of the cost of installing a roof covering system, labor and other materials make up the other 2/3, most warranties are prorated after ≈ 5 years, most warranties only cover a fraction of the cost of a roof covering replacement.

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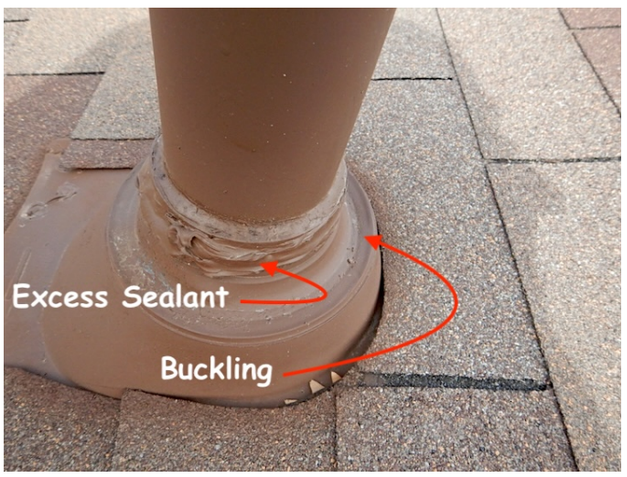
- ***Some indications of aging on the garage roof covering were that the fiberglass matt was becoming visible along the edges of the shingles.***
- **House Roof Tour video from inspection @ *https://youtu.be/FAsZbn0NcsU.***
- **Garage Roof Tour video from inspection @ *https://youtu.be/cxxvJ6tmfaA*.**

Some Roof issues observed and noted as deficient include, but are not limited to:

15. Starter courses had not been installed along the drip edges.
16. The first course shingles had not been sealed to the drip edge flashing.
17. There were no fewer than six impact damaged shingles on the main house roof covering (*Hail Damage Illustration.JPG*). Some of the suspect areas were marked with a yellow crayon to help a reputable roofing contractor more easily qualify these concerns.
18. There were no fewer than two wind damaged shingles on the main house roof covering.
19. There was some advance ceramic granule loss on the detached garage roof covering.
20. One of the plumbing vent-stack flashing gaskets were amateurishly/unconventionally repaired with a sealant. This is a temporary patch; the sealant will dry, shrink and crack. A proper repair would have been to install an auxiliary pipe boot system (e.g. *www.perma-boot.com*).
21. Some of the plumbing vent-pipe flashing jacket neoprene storm collars were inverted or buckled so that water can collect or pool around the pipe(s), compromising the seal and allowing water infiltration into the structure (*illustration*).
22. Several roof shingle issues apparent (see table below). Further evaluation by a specialist is recommended.

No Fewer Than	≈ #
Impact Damaged Shingles	≥ 6
Wind Damaged Shingles	≥ 2



D. Roof Structures and Attics

Viewed from: Attic was viewed from the front porch scuttle hole.
Approximate Average Depth of Insulation: Loose fill or blown fiberglass, estimated insulation depth; ≈ 9" (***Insulation Chart.jpg*** & ***Another Chart***). Some areas were thinner.

Comments:

Characteristics
Overall Quality Of Attic Insulation: Fair.
Overall Quality Of Attic Ventilation: Fair.
Type of roof framing observed: Joist and rafter and truss, hip style with some gable details.
Type of roof decking observed: Wood.
Type of ventilation observed: Gable vents.
Scuttle-hole dimensions: ≈16 X 19" (minimum requirement is 22 X 30").
- The roof structure appeared to have been built using typical building practices that were common in residential construction during the mid 1900's. The attic structure may not have been upgraded to accommodate re-roofing material weight (e.g. the purlins appeared to be undersized and some of the struts did not have stiffener braces attached to them).
- Vapor retarders were not apparent on the horizontal attic floor surfaces. Vapor retarders are not common in this region. Reporting on the presence or absence of vapor barriers on attic floors is a national ASHI reporting requirement, however, this doesn't usually have much meaning in North Texas.
- The outbuilding had an open attic space.

Specific or Additional Limitations
- Traveling in the attic without a walkway or platform did not occur because walking on ceiling joist can cause damage to ceilings below. Additionally, in the inspectors reasonable judgement the insulation limited visibility of covered structural members which created safety concerns. All comment is based solely on what was visible and accessible at the time of inspection. Observations were limited because of storage, heat, design, insulation, and HVAC equipment including air ducts.
- Only a representative number of rafters, joist and other structural components were observed.

Observations and Opinions
- There was some evidence of water prior water infiltration apparent on the attic structural members.
- ***When insulation becomes dirty its insulating quality diminishes. Different insulation materials derive insulating characteristics from different physical characteristics, and combining different materials may not necessarily create a better or improved insulation barrier.***
  - ***There may be some amount of counteraction from mixing loose fill insulation materials. And there are other problems or disadvantages associated with simply adding insulation on top of existing insulation*** (***Illustration/example***).
- Some of the attic framing had been painted white. This was an indication of a possible mold or fire remediation.
- Safety should never be assumed and caution should always be used when walking or crawling through an attic.
- **Attic video from inspection @** ***https://youtu.be/uvSGFVS71hQ***.
- **Ceiling Scan video from inspection @** ***https://youtu.be/G_mw1GmDDE8***.

Some Attic issues observed and noted as deficient include, but are not limited to:

23. There was insufficient attic access through the scuttle-hole (e.g. ***Code Requirement***).
24. Insulation blocking had not been installed between the living space and the front porch area. These restrictors help prohibit insulation from spilling out from over the living space.
25. Insulation depth markers were not present.
26. Some of the plumbing vent-stacks did not appear to have been draft-stopped where they penetrated the attic floor.
27. It appeared as if some of the attic frame chords had been cut or removed in order to make way for the HVAC indoor air handler.
28. There was a split rafter directly above the attic scuttle hole (west side).
29. A safe walkway and service platform were not present at the HVAC indoor air handler.
30. There was a split purlin at the east slope.
31. There was a split purlin strut at the east slope in front of the HVAC indoor air handler.

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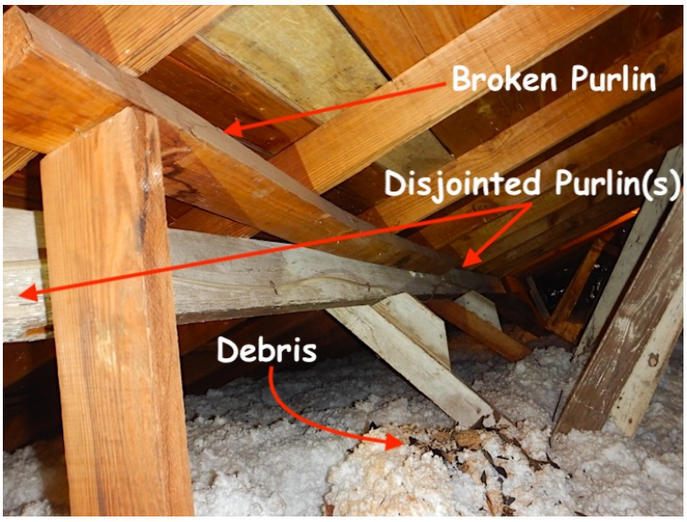
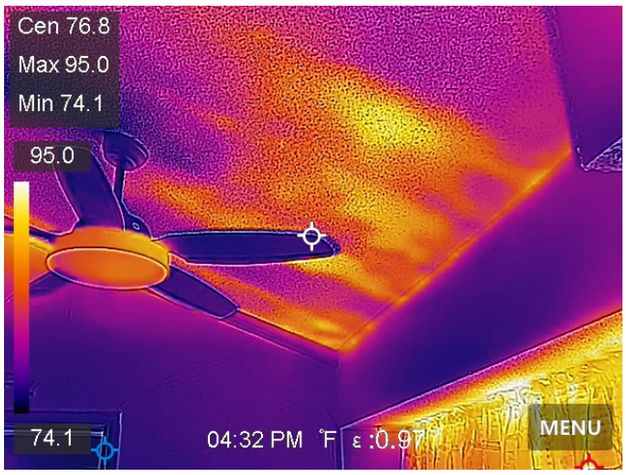
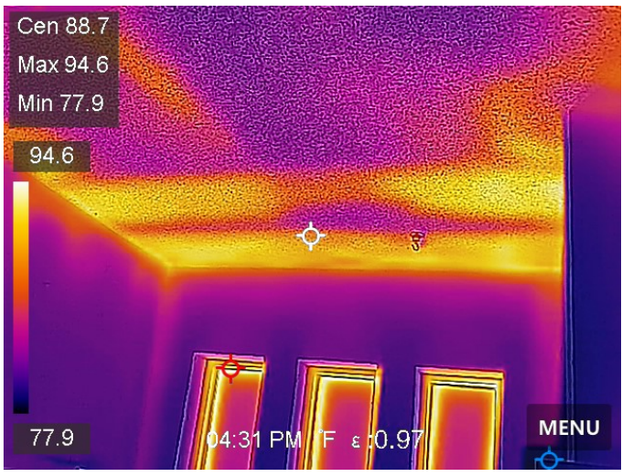
32. There were some disjointed purlins in the attic.
33. There was some debris in the attic insulation.
34. Some rodent feces and/or trails were observed in the attic space insulation.
35. Cursory infrared imaging suggested that the attic insulation may have been lacking in several attic areas (e.g. formal dining area, primary suite bathroom, game room, sun room, northeast bedroom, etc.). Infrared imaging is the measurement and recording of heat and/or heat differentials at the time of inspection. Infrared imaging cannot determine whether an issue was, was not, or might again be present, only that an area may not have shown itself adequately at the time of the inspection. These items and/or issues are beyond the scope of this report, however, they were apparent and so noted. These observations were provided as a courtesy, are incomplete, and are partial in context. If additional infrared information and recording about this property is desired then a Certified Level I or II Thermographer should be contracted.







■ □ □ ■ E. Walls (interior and exterior)

Comments:

- Because, in part, this structure has experienced a wood destroying insect (subterranean termite) infestation, and has experienced modifications or remodeling, then it would be reasonable to assume that there may be some latent, undiscovered, or otherwise unreported structural damage on the house. SPCL 12288 • CA 0568322 T.

a. Exterior Walls:

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I	NI	NP	D

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Characteristics

Type of wall siding or cladding observed: Wood.

- Wooden frame.
- All exterior wall systems require periodic maintenance.
- Any sealant at the roof penetrations and wall fenestration's will eventually dry, shrink, crack, and leak, leaving these areas exposed to potential moisture intrusion. Any such sealant should be checked annually and re-applied as necessary (e.g. expansion/control joints, windows, electrical fixtures, plumbing penetrations).

Specific or Additional Limitations

- The plates, sills, studs and other structural members were not visible due to the structure having ben "finished". The wall insulation or hidden flashing couldn't be observed.
- Verification of any continuous drainage planes behind the exterior wall systems couldn't be ascertained.

Observations and Opinions

- The visible eaves and fascia generally appeared to be serviceable. The frieze boards generally appeared to be serviceable. The fenestrations generally appeared to be serviceable.
- There was some typical evidence of movement and/or repair apparent (e.g. west wall).
- **Exterior Tour video from inspection @** ***https://youtu.be/UKuQLo-f9oc*****.**
- **Detached Garage video from inspection @** ***https://youtu.be/OsVaRxktgUg.***

Some Exterior Wall issues observed and noted as deficient include, but are not limited to:

36. All cracks, voids, and separations should have been sealed, resealed, or re-flashed to help prevent moisture infiltration and to help reinforce structural support. The window and door casements should have been sealed to the walls. All utility penetrations of the exterior walls require sealing with a high quality sealant. All failed caulking or voids in caulking at window and door-frames, siding and trim, and junctions of dissimilar materials (penetrations, transitions, and terminations) should have been improved in order to prevent moisture infiltration. A major function of a building is to isolate its inhabitants from the elements. This means that it should have been sealed so as to prevent moisture infiltration, energy efficiency loss, and vermin intrusion.
37. The foliage should have been cut off away from the walls or otherwise removed.
38. There was some loose vertical trim board at the south bedroom northeast corner.
39. There was much cracking or peeling paint on the exterior wall system.
40. Some of the exterior siding and/or fascia was in direct contact with the roof covering material (e.g. gable ends).
41. Some of the garage exterior wall sole plate anchor bolts did not appear to have been properly positioned (***illustration***) and (***illustration***).

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b. Interior Walls:

Characteristics

- Gypsum board over wood frame.
- The interior walls appeared to be gypsum board covered with various finishes (e.g. paint and texture, ceramic wall tiles, built-in cabinets).

Observations and Opinions

- The walls, counter tops and drawers generally appeared to be serviceable.
- There was some typical movement observed.
- There were some typical repairs and/or paint apparent.
- ***Some of the interior walls had been moved and/or removed for remodeling (e.g. kitchen area). Whenever a structure has been modified, engineer's plans should have been drawn up and a building***

permit(s) should have been issued to help ensure structural integrity and safety. Researching for the engineer's plans and building permit(s) is recommended.

- **Interior Tour video from inspection @** ***https://youtu.be/Kmig1SZJGeQ*****.**

Some Interior Wall issues observed and noted as deficient include, but are not limited to:

42. There were some sheer cracks on the interior walls surfaces.
43. There were large holes in the walls around the bathroom lavatory plumbing.

■ □ □ ■ **F. Ceilings and Floors**

Comments:

a. Ceilings:

Characteristics
- Wooden frame.
- The ceilings appeared to be gypsum board with paint and texture surfaces.

Observations and Opinions
- The ceilings generally appeared to be serviceable.
- Some typical movement observed.
- Some typical repairs and/or paint observed.

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b. Floors:

Characteristics
- Wooden upper floors with some ceramic tile coverings.

Specific or Additional Limitations
- Covered floor surfaces were not visible at the time of inspection. There was no information available about the composition or condition of the covered floor surfaces.

Observations and Opinions
- Moisture reedings are beyond the scope of a TREC PI Report, however, cursory measurements of between 1 - 5% of moisture was measured (pinless meter) in the first floor wooden flooring. Most wooden flooring moisture limitations vary between 10 - 14%. This observation was provided as a courtesy, is incomplete and is partial in context.
- **Floor video from inspection @** ***https://youtube.com/shorts/hZn4L9aVaRq*****.**
- **WDI Report video from inspection @** ***https://youtube.com/shorts/bnQgNZbCTh8*****.**

Some Floor issues observed and noted as deficient include, but are not limited to:

44. There was some damaged flooring in the living room and the mud room. Some of the damage was termite, and some of the damage appeared to have been moisture related.
45. There was a step down from the front door threshold. Steps should not be located beneath the swing of a door.
46. There were no fewer than four cracked ceramic floor tiles, two in the kitchen and two in the bathroom.
47. There were loose threshold or transition pieces at the kitchen and bathroom doors.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

■ □ □ ■ **G. Doors (Interior and Exterior)**

Comments:

a. Exterior Doors:

Characteristics
• The parts which comprise a door (***Door Details***).

Observations and Opinions
• The exterior doors generally appeared to be serviceable.

Some Exterior Door issues observed and noted as deficient include, but are not limited to:

48. Both of the exterior doors threshold gasket/door sweeps were torn or compromised.
49. Both of the exterior doors were observed swinging open on their own accord.
50. There were insulation issues on the exterior doors. Some air gaps were visible between the doors and their jambs.
51. The front doorjamb deadbolt striker plate was missing.
52. Several drywall screws have been in properly installed in the front door hinge-plates.
53. Manual pull handles were not installed on the interior and exterior sides of the overhead door (***notice***).
54. The garage overhead door did not close square in its tracks.
55. The garage overhead door did not have a lock install installed.
56. Spring tension (pinch) warning notices were not posted on both of the bottom corners, of the door's first panel.

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b. Interior Doors:

Observations and Opinions
• The interior doors generally appeared to be serviceable.

Some Interior Door issues observed and noted as deficient include, but are not limited to:

57. Some of the doors would not latch or were difficult to latch properly (e.g. back bedroom closet door).
58. The bathroom doorknob was loose.
59. Some interior doors were observed swinging open on their own accord (e.g. back bedroom door).

■ □ □ ■ **H. Windows**

Comments:

Characteristics
Type of Windows: Single hung sash windows with double panes and vapor barriers having aluminum frames (*illustration*).
• Skylights were not present.
• The parts which comprise a window (*illustration*) and (*illustration*).
• The windows appeared to have been recent replacements

Specific or Additional Limitations

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

Good Home Inspection

- The window observations were limited for one or more of the following reasons (e.g. available light, dust, window treatments, screens).
  - There was an oily residue on several of the windows interior glass.
- Glazing and identification labels are beyond the scope of this inspection.
- Window treatments and blinds are beyond the scope of this inspection.

Observations and Opinions
- The windows and screens generally appeared to be serviceable.
- There were some typical condensation marks apparent on the sills inside of the window frames.

Some Window issues observed and noted as deficient include, but are not limited to:

60. Some of the glazing strips were dry, cracked or missing. The glazing strips were in generally poor condition.
61. There were no fewer than 2 torn or compromised window screens.

☐ ☐ ■ ☐ **I. Stairways (Interior & Exterior)**

Comments:

☐ ☐ ■ ☐ **J. Fireplaces and Chimneys**

Comments:

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

Comments:

a. Porches, Patios, and Balconies:

Characteristics
- Balconies were not present.

Specific or Additional Limitations
- Concrete or cement flatwork such as driveways, sidewalks, walkways, paving stones or detached patios are beyond the scope of a standard TREC PI Report.

Observations and Opinions
- Some typical movement and cracking was observed on the cement flatwork.
- The flat-work appeared to be serviceable.
- The patio cover appeared to be an amateurish installation**. *It could not be determined that the patio cover ledger boards were properly fastened with lag bolts and safety should not be assumed. Multiple people should not stand, gather, or loiter an any deck because conditions and reliability change over time (just a reference example).***

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I	NI	NP	D

Good Home Inspection

Some Porch issues observed and noted as deficient include, but are not limited to:

62. The steps around the house were not dimensionally uniform and may have been trip or fall hazards.
63. The front porch deck had been painted. Painting a wooden deck this close to the ground, encapsulates or traps moisture from the ground on the bottom sides of the cellular boards. Painting a deck like this, instead of staining it, will lead to premature failure. Maybe not tomorrow, but sooner than you would like.

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b. Decks and Carports:

Characteristics
- Decks and/or carports were not present.

II. ELECTRICAL SYSTEMS

■ □ □ ■ **A. Service Entrance and Panels**

Comments:

a. Service Entrance and Panels:

Characteristics
Type of wiring observed: Copper service entrance conductors/cables. Copper service feeds/cables and wires.
Type of over-current protection observed: Circuit breakers.
Power supply rating estimated: 120v / 240v, single phase ≈ 200 amp service.
Meter location: South exterior wall.
Main service panel and disconnect location: At the meter.
Second-Panel location(s): Undetermined.
Continuous grounding observed: Undetermined.
Electrical Bonding observed: Bare copper wire at water heater gas supply.
- The power supply to the home was routed above the ground, the service drop appeared acceptable.
- A single main power disconnect (principle) was present.

Specific or Additional Limitations
- When any metal plumbing pipe has been repaired with plastic or rubber parts then there is a likelihood that the structure's electrical bonding may have become compromised, and this type of determination is beyond the scope of this inspection.

Observations and Opinions
- ***The electric service panel cabinet appeared to have been a recent installation or upgrade, however, a building permit or "green tag" was not apparent near the service panel cabinet.***
- **Electric Load Center video from inspection @** ***https://youtu.be/Idf2qWVhU7q***.

Some Main Service Entrance and Main Panel issues observed and noted as deficient include, but are not limited to:

64. Some of the service drop electric power supply cable insulation was cracked or compromised at the service entry point, near the service head.
65. Grounding rods for the house were not apparent.
66. A grounding rod for the detached garage was not apparent.
67. The main principle cabinet (load center) main service disconnect was not labeled as an emergency disconnect.
68. A whole house surge protector had not been installed inside of the load center cabinet.
69. Protective covers had not been installed on the main power supply lugs to the electric service panel (*recent requirement*).

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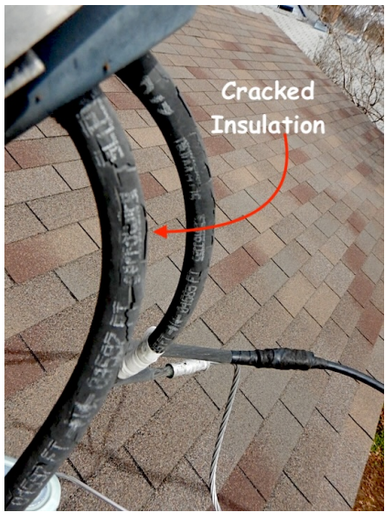
I	NI	NP	D

70. The main neutral cable to the main electric service panel-board had not been correctly wrapped with white tape to identify it at its connection lug.
71. Fire caulk had not been applied inside of the electric power cable conduit between the load center and the wall penetrations.
72. There was insufficient circuit breaker labeling. Each breaker should have been labeled and the index on the panel cover door should have been filled out with specific information.
    72.1. The circuit breaker labeling was inadequate per current requirements. NEC 210.5 The label shall be of sufficient durability to withstand the environment involved and shall not be handwritten.
    72.2. The load center manufacture specified that they want duplicity with the circuit breaker labeling.
73. The clothes dryer circuit breaker was not GFCI protected.
74. The HVAC condensing unit circuit was under fused. The circuit breaker was smaller than specified.



b. AFCI Circuit Interrupter Protection:

Characteristics
- AFCI protection appeared to have been installed in the appropriate locations (***explanation***) and (***locations***).

Specific or Additional Limitations
- AFCI protection may or may not have been required when this house was built or remodeled. However, installing it in family rooms, kitchens, dinning rooms, breakfast areas, parlors, laundries, libraries, dens, bedrooms, sunrooms, recreation rooms, and/or closets is a best practice (***eaton.com/ecm/groups/public/@pub/@electrical/documents/content/ct_206788.pdf***) and (***locations***) and (***ashireporter.org/HomeInspection/Articles/AFCIs-Come-of-Age/2418***) and (***AFCI-vs-GFCI***).

■ □ □ ■ B. Branch Circuits, Connected Devices and Fixtures

Type of Wiring: Copper circuits, NM (plastic sheathed) cable observed.

Comments:

a. Branch Circuits, Connected Devices and Fixtures:

Characteristics
- Floor mounted receptacle outlets were not apparent.
- ***Link About Older Electrical Systems*.**

Specific or Additional Limitations
- Some additional information about the electric system may be found in other sections of this report (e.g. HVAC, water heater, appliance, optional systems).
- The 120v receptacle outlet which were accessible and tested were tested with a Klein RT20 block tester or equivalent. The ≥ 230v receptacles outlets and the 120v 2 prong receptacle outlets which were accessible and tested were tested with a Fluke T90 probe tester or equivalent. Voltage drops and circuit capacity is beyond the scope of this inspection. If more detailed information about this structure's electrical circuitry is desired than a licensed electrician should be contracted for a more in depth evaluation.
- Several electric receptacle outlets could not be inspected because of unique locations. Only a representative sample of receptacle outlets could be tested.

- Some light switches or receptacles may not have been in all of the locations required by current building codes.
- The client should confirm that all of the luminaries are operable during the final walk through before taking possession of the property.

Some Branch Circuit, connected Devices, and Fixtures issues observed and noted as deficient include, but are not limited to:

75. Several of the receptacle outlets did not appear to be 'tamper resistant' (***Tamperproof Outlets.pdf***).
76. Junction box extenders (goof rings) for the receptacles were not apparent at some of the kitchen splash-backs. The gaps between the switch and receptacle outlet boxes and the walls were too wide for proper fireblocking. (***You-Tube*** & ***Pretty Handy Girl*** example links).
77. There were some loose receptacle outlets (e.g. bathroom).
78. Some receptacle outlets appeared to be inoperable (e.g. front and back exterior).
79. Some of the luminaries (light bulbs) protective covers were missing (e.g. attic, garage, back bedroom closet).
80. Illumination and a service receptacle were not present in the crawl-space.
81. There were some improperly routed wires and/or cables (e.g. some loose electric cables in the crawl-space, there were some exposed or unprotected NM cables closer than 6' to the garage floor).

82. The back bedroom closet light fixture had an obsolete pull chain switch. Closet light fixtures currently require wall switches.

———————

b. Doorbells:

- The doorbell and/or chimes appeared to be operable at the time of inspection.
- Communications/intercom systems are beyond the scope of this inspection.

Some Doorbell issues observed and noted as deficient include, but are not limited to;

83. Neither a doorbell nor a door knocker were present at the front door.

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c. Smoke Alarms:

Characteristics
- ***www.dropbox.com/s/vhwj4176dak3oeu/2B.%20FireFactSheet.pdf?dl=0*****.**
- **Smoke alarms were present in the appropriate locations (*Page 6-A.11.8.3*).**

Specific or Additional Limitations
- This inspection was limited solely to the locations of the smoke alarms and effectiveness or operation may not have been determined.
  - The smoke alarms were only tested for operation by pressing the test buttons in areas where they could be reached. Every smoke alarm may not have been tested or individually tested.

Observations and Opinions
- **All smoke and carbon monoxide alarms should be installed or replaced upon move-in. *Older smoke and/or carbon monoxide alarms should be recycled and replaced (their estimated service life average is 10 years although some last only 7 or 3).*** 1/5 of smoke alarms in residential homes are ≥ 10 years old. Additional information @(***Sample instructions***).
- A best and safest practice would be to replace any ionization smoke alarms with photoelectric alarms, (***www.dropbox.com/s/lj6k4kf11ews07y/2B.Smoke%20Alarms.pdf?dl=0*** & ***https://vimeo.com/123467224***).
- The smoke alarms did not appear to have equipped with hearing impaired features. This is a TREC safety concern and is not a known code requirement.

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d. Carbon Monoxide (CO) Alarms:

Specific or Additional Limitations
- Carbon monoxide alarms may or may not have been required when the house was built or remodeled. However, installing them in or near each of the bedrooms is a best practice.

Observations and Opinions
- If a home has gas appliances then it is a best practice to have carbon monoxide alarms installed in all of the bedrooms (***Example Link***).

Some CO issues observed and noted as deficient include, but are not limited to;

84. Carbon monoxide alarms were not located in or near the bedrooms (***Carbon Monoxide Link***).

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e. Ground Fault Circuit Interrupters (GFCI):

Observations and Opinions
- GFCI devices may or may not have been required in the locations listed below when the house was built or remodeled (***GFCI History.pdf***) and (***Youtube Demonstration***) and (***Tips About Resetting GFCI's***) and (***current locations***).

Some GFCI issues observed and noted as deficient include, but are not limited to;

85. Crawl-Space; Not present.
86. Exterior; the back exterior receptacle outlet was found to have been tripped before the inspection began, rendering the receptacle inoperable. The front and back exterior receptacles were inoperable.
87. Kitchen; Not present at the receptacles on the kitchen east walls.
88. Laundry; Not apparent at the 120v power supply receptacle outlet on laundry east wall.
89. Laundry; Not apparent at the 240v power supply receptacle outlet.
90. Some of the GFCI protected receptacle outlets were not labeled as being so.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

■ ■ □ ■ **A. Heating Equipment**

Type of Systems: Central, 1 system with 1 zone and thermostat. Forced Air Heat pump (***www.dropbox.com/s/exmbtwmkvshmcgo/3A%20Heat%20Pump%20Notes.pdf?dl=0***).

Energy Sources: Electric energy.

Comments:

Characteristics

Indoor Air Handler	Est. Age	General Location	T-Stat Location
Inside Unit	≈ 7 Years	Attic	Dining/Living Room

- ***www.houselogic.com/home-advice/heating-cooling/hvac-maintenance/#***.

Specific or Additional Limitations
- The indoor air handler cabinet was not safely accessible. Further evaluation by a specialist is recommended.
- Thermostat programming is beyond the scope of this inspection.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

- The exterior ambient temperature was too high to operate the heat pump function of the heating system however, the inspector was able to operate the emergency or auxiliary mode.

Observations and Opinions

- It would be prudent to ask the seller if there are any problems heating this structure evenly and comfortably.
- ***Service and further evaluation is recommended to help insure that the system meets home warranty requirements. Continuing semiannual service to these systems is also recommended.***
- ***Continuous routine maintenance is recommended to help insure that the system meets home warranty requirements.***

- The Heat Temperature Rise appeared to have been between 30 - 60˚. The HVAC measurements were taken from the venting system return grille(s) and supply registers, which is not as accurate as if measurements had been taken closer to the HVAC indoor air handler. Further evaluation by a specialist is recommended if more accurate information about the system efficiency or performance is desired.
- ***The indoor air-handler heater appeared as if it may have been in the middle of an estimated 14 year service life average.***
- **HVAC Indoor Air Handler video from inspection @** ***https://youtu.be/uvSGFVS7lhQ*****.**

Some Heating issues observed and noted as deficient include, but are not limited to:

91. A use and care manual was not apparent at the indoor air handler.
92. Indoor air handler was not readily accessible, and observations are limited. An unobstructed 22” wide walkway was not present to the indoor air handler. A 30“ unobstructed service platform was not present in front of indoor air handler. The attic access was less than 22 X 30 X 30".

■ □ □ ■ B. Cooling Equipment

Type of Systems: Central, 1 system with 1 zone. Split system with pressurized refrigerant.

Comments:

Characteristics

Energy Source: Electric energy.

Evaporator Coil	Est. Age
Inside Unit	≈ 7 Years

Condenser	Est. Age	Est. SEER	Refrigerant	Est. Size
Outside Unit	≈ 7 Years	≈ 14 SEER	R 410 A	≈ 3 Tons

- ***Link illustrating the Cooling System Cycle*****.**

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I	NI	NP	D

- ***Link Explaining Design and/or load Capacity, however, Design and Load Capacity Is Beyond the Scope of a TREC Inspection*.**
- ***What Do SEER Ratings Mean To you?***
- Most residential cooling systems are designed assuming that the windows will be fitted with drapes (not metal mini-blinds). As the exterior ambient temperature raises above 90˚ it will take longer for the system(s) to keep the living space comfortable. After the exterior ambient temperature reaches 97˚ the interior living space temperature will likely reach 75˚ and continue to increase 1˚ for each 1˚ of exterior temperature. At 100˚ exterior ambient temperature you should expect the interior living space temperature to be 78˚ to 80˚. Another way to phrase this is the most residential cooling systems are designed to reduce the interior living space temperature to ≈ 20˚ less that of the exterior ambient temperature. Inside activity such as housekeeping or exercise will also have an affect on the interior living space comfort.
- **The refrigerant in the inspected HVAC system(s) was R410A which is in the process of being phased out over the next few years** (**https://legacyac.com/r-410a-phase-out/**).

Specific or Additional Limitations
- Evaporator coil analysis is beyond the scope of a TREC inspection.
- Amperage measurements at compressors is beyond the scope of this TREC inspection.
- Refrigerant pressure measurements is beyond the scope of this TREC inspection.

Observations and Opinions
- The inspector waived a hand over the condensing unit and sensed warm air during operation (according to some inspector reference materials this would be deemed as operable). **Temperature readings: The target range or "spread" the inspector relied on was ≈ 15 - 22˚ between an air return grill and the air supply registers.** Using an infrared thermometer to measure the temperature at the air registers is not technically a diagnostic analysis, it's quite subjective, however, measuring temperature differentials is a common procedure in the home inspection industry. Unusual conditions may indicate abnormal operation even though the equipment was functioning as designed, or may indicate normal operation although there was an equipment malfunction (e.g. excessive humidity, low outdoor temperatures, restricted airflow). Further evaluation by a specialist is recommended if more accurate information about the system efficiency or performance is desired.

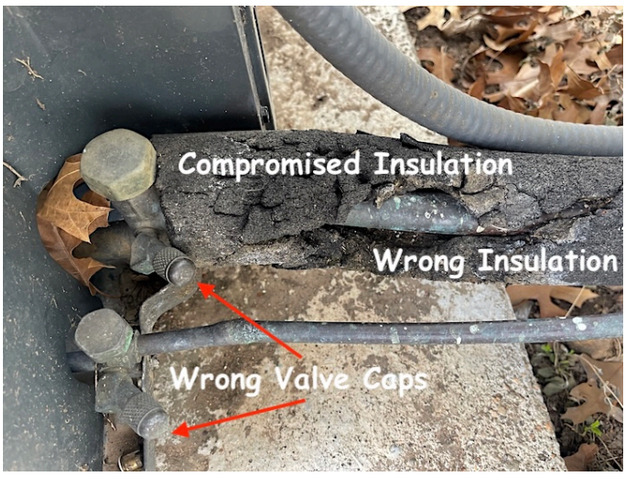
Air Temperature Differentials	Return F°	Supply F°	Differential F°
Cooling System	59	37	22

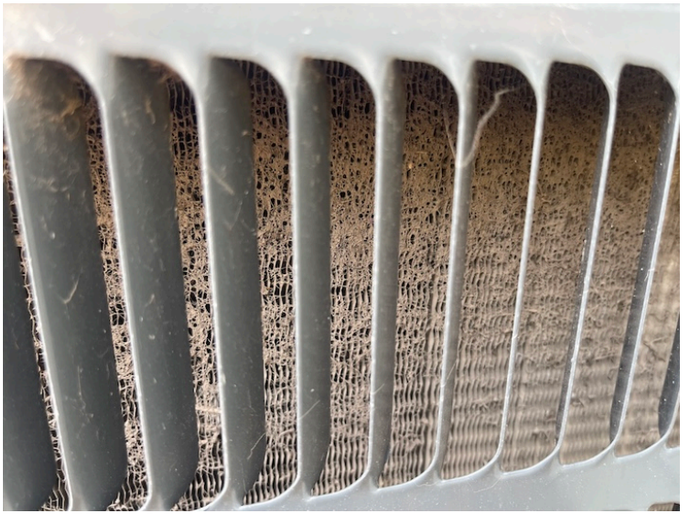
- *It would be prudent to ask the seller if there are any problems cooling this structure evenly and comfortably.*
- ***Service and further evaluation is recommended to help insure that the system meets warranty and/or home warranty requirements. Continuing semiannual service to these systems is also recommended.***
- ***Continuous routine maintenance is recommended to help insure that the system meets home warranty requirements.***
- ***The indoor air handler evaporator coil appeared as if it may have been in the middle of an estimated 14 year service life average.*** *Having older HVAC systems serviced and maintained properly can sometimes extend their operation past the estimated life expectancy average, however, this is an old system nonetheless.*
- ***The condensing unit appeared as if it may have been in the middle of an estimated 14 year service life average.*** *Having older HVAC systems serviced and maintained properly can sometimes extend their operation past the estimated life expectancy average, however, this is an old system nonetheless.*
- **HVAC Dirty Evaporation Coil video from inspection @ *https://youtube.com/shorts/-VWoPa6p6vI*.**
- **HVAC Condensing Unit video from inspection @ *https://youtu.be/z9tQWOaWdAI.***

Some Cooling issues observed and noted as deficient include, but are not limited to:

93. The evaporator coil primary drain pipe had a "shallow" p-trap installed near the evaporator coils (***illustration***).
94. Some symptoms which indicated a possible clogged evaporator coil include air supply registers which had soot and/or dust on the ceiling or wall around them and/or an unidentified organic substance apparent on the surfaces inside of the air supply registers (example video @ ***https://youtu.be/Yq6BDrjK318***).
95. The HVAC condensing unit appeared to have been under-fused. The circuit breaker was smaller than specified.

96. The electric power supply conduit whip to the condenser was loose where it was supposed to have been secure to the cabinet.
97. A rain gutter or some other type of water diverter was not installed over the condensing unit.
98. The condensing coils were dirty.
99. Some of the insulation was missing from the low pressure suction line near the condensing unit.
100. A protective cover is required on exposed refrigerant low pressure piping insulation near the condensing unit, as per the 2015 IECC (***Line Protection image***).
101. Anti-theft schrader valve caps were not installed on the refrigerant service ports (IMC. 1101.10). *These devices may not have been required when the current equipment was installed.*





■ □ □ ■ C. Duct Systems, Chases, and Vents

Comments:

Characteristics

Air filter location: Surface mounted air return grille on ceiling near the kitchen door (≈ 20 X 20 X 1”).
Type of air duct material observed: Manufactured flexible air duct.

Specific or Additional Limitations

- Observations limited due to attic and wall access.
- The air duct was not pressure tested.

Observations and Opinions

Air Supply Register Differentials	F°	Coolest Register	Warmest Register
HVAC Cooling System	≈ 5°	Back Bedroom	Front Bedroom

- Air ducts should be routinely cleaned as an investment in environmental hygiene. Replacing the air filters at the time of closing is recommended, and every month thereafter (or as per the manufacture's specifications).
- The human body can feel a 1° temperature change. Most HVAC specialist agree that the target temperature difference for air supply registers should not be more than 2°. I don’t usually call attention to the temperature differential between the air supply registers until more than a 3° differential is measured.

Some Vent issues observed and noted as deficient include, but are not limited to:

102. The air filter was dirty.
103. There was a temperature differential greater than 3˚ apparent between some of the air supply registers.

IV. Plumbing System

■ □ □ ■ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: Front Street curb.
Location of main water supply valve: Undetermined.
Static water pressure reading: ≈ 78 psi, flow pressure at the front exterior bib faucet.
Type of supply piping material: PEX, without a distribution manifold (***www.ppfahome.org***).

Comments:

Characteristics
Water Supply Pressure Valve: Not apparent. This appeared to be an Open Water System.
- Home serviced by a municipal water supply company.
  - Water wells, pumps and holding tanks were not present.

Specific or Additional Limitations
- The interior condition of piping couldn't be observed.

Observations and Opinions
- If you notice any standing water or leaks then it's your responsibility to turn off the water and have the problem fixed immediately in order to avoid mold and other problems. You should familiarize yourself with the procedures needed to turn the water to the house off, and to turn the water to each fixture and appliance off. Additional information about the plumbing system may be found in other sections of this report. Operating main, branch or service valves is beyond the scope of this inspection. The operation of checks or back-flow devices is beyond the scope of this inspection.
- Galvanized piping is an older obsolete system and at least some of this piping was observed. However, there may be some instances where galvanized pipe fittings might be an acceptable application. In regard to the piping; it is prone to failure and it would be prudent to budget for replacement.
- Water meter observations did not indicate the presence of possible water supply leaks at the time of inspection, however, electronic water meters are difficult to visually diagnose.
- Lead is beyond the scope of a TREC Property Inspection. In 1978 it became illegal to manufacture paint with lead, it wasn't until 1992 that the EPA became more stringent about the amount of lead allowed in plumbing solder (***https://en.wikipedia.org/wiki/Lead_and_Copper_Rule***).
- **Water Meter video from inspection @** ***https://youtu.be/barOijp9330.***
- **Bath And Shower video from inspection @** ***https://youtube.com/shorts/OMMWC3VvNzI*****.**

Some Water Supply issues observed and noted as deficient include, but are not limited to:

104. A main water supply or shut-off valve to the house could not be located. It was not accessible.
105. Atmospheric vacuum breaker devices were not present on the exterior bib faucets.
106. Some water supply fixtures were loose or loosely mounted, they did not appear to be secure (e.g. front exterior bib faucet).
107. Some of the water supply piping in the crawl-space were not properly insulated.
108. The PEX water supply piping in the crawl-space was not properly supported (***explination***).
109. Retaining clips were not apparent for the kitchen under counter sink (***https://www.youtube.com/watch?v=xAlCSbsZYnI***).
    109.1. The kitchen counter-top was improperly installed so that it created a ledge or Foul Line around the upper lip or rim of the sink (***Foul Line Illustration Link***).
110. The bathtub sower mix valve did not function properly.

111. The water flow was weak or low coming from the shower-head.
112. The bathtub surface appeared to have been refinished. Some of the finish appeared to have been peeling.
113. The bathroom left/east lavatory water faucet was leaking or dripping.
114. The water heater supply PEX piping was not properly secured in the attic.
115. Escutcheon wall plates were missing from all of the water supply connections.

■ ☐ ☐ ■ B. Drains, Wastes and Vents

Type of drain piping material: Predominantly plastic PVC.

Comments:

Characteristics

Main sewer clean-out: Double Clean-Out at south wall exterior.

- All drain systems require preventative and periodic maintenance.
- The appropriate sink drain stopper/strainers and/or food waste disposer drain stoppers were present.
- Some of the bathroom lavatory basins did not have porcelators/overflow drains.
- Home serviced by a municipal waste water system.
  - Ejector pumps, septic tanks and other private sewage systems were not present.

Specific or Additional Limitations

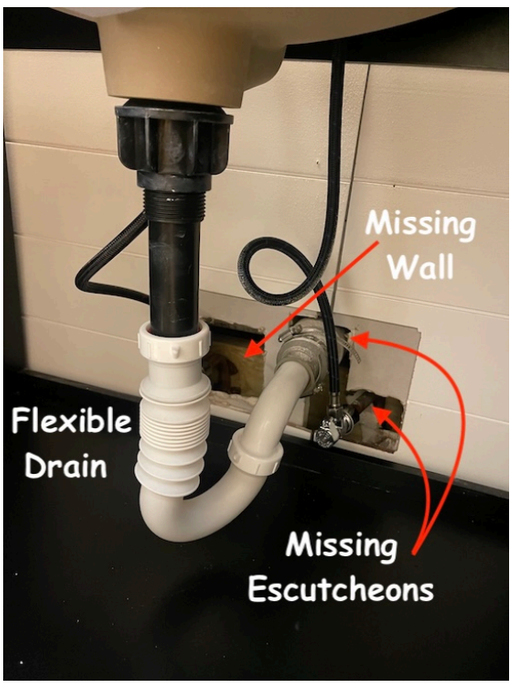
- Pressure testing the drain system and/or using exploratory imaging is beyond the scope of this inspection.

Observations and Opinions

- ***Older drain systems are prone to leakage problems. It would be prudent to have an older drain system tested by a licensed plumber.***
- It would be prudent to ask the seller if there is any history of drain problems.
- Bathtub and shower enclosures may have (or may develop) leaks which may not have been obvious at the time of inspection. Some water was run through the bathtub overflow drain(s) during the inspection, but be careful about this because MOST OF THEM WILL EVENTUALLY LEAK. A bathtub overflow drain or a shower-pan can leak undetected during an inspection. The overflow drain is there for an emergency, in that it's there to accept only the amount of water displaced by a body entering a full tub. A bathtub overflow drain is not designed to keep up with the water flow from the spigot. Bathtub overflow drains will do their job in that MOST of the water will divert to the drain.

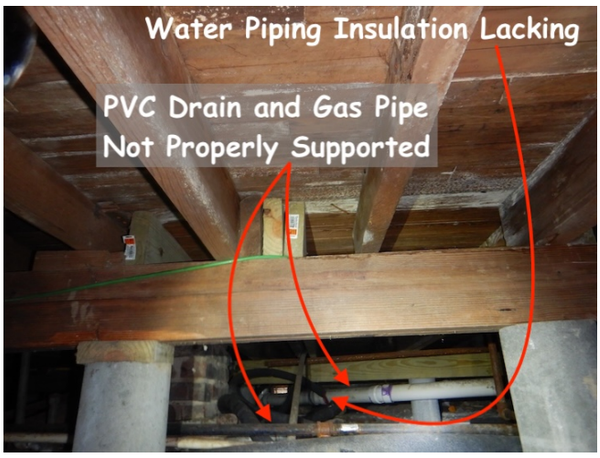
Some Drain issues observed and noted as deficient include, but are not limited to:

116. The horizontal PVC drain pipes in the crawl-space were improperly supported with perforated plumbers tape. This tape does not provide sufficient support to help prevent upthrust of the pipes (***illustration***).
117. Some flexible drain connections were observed (e.g. bathroom right/west lavatory basin drain). The IRC requires traps to be self cleaning, which flexible accordion type traps are not. Smooth interior surfaces should be on all waste pipe fittings to allow the free flow of drain water. Although the accordion-type, flexible fittings available at hardware stores may facilitate making connections, they will also reduce the rapid flow of water down the drain and may hold bacteria (an example of this issue from another property @ ***https://youtu.be/LIH9xyPuXTE***.
118. Escutcheon wall plates were missing from all of the water drain piping wall penetrations.



I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D



■ □ □ ■ **C. Water Heating Equipment**

Energy Sources: Natural gas.
Capacity: Tank. Estimated size; ≈ 38 gallons (advertised).

Comments:

Characteristics
Tempering (dilution) valve location: N/A (***example***).
Thermostat location: At the water heater.
Thermal Expansion Tank: Not Present.

Water Heater Age	Est. Age	General Location
	≈ 7 Years	Bathroom Closet

- ***www.dropbox.com/s/93ee2e7tbq335us/4C.WaterHeater.pdf?dl=0***.
- ***www.waterheaterleakinginfo.com/water-heater-maintenance/***.
- ***About water heaters***.

Specific or Additional Limitations
- The Temperature & Pressure Relief Valve was not opened during the inspection because of the likelihood of mineral deposits prohibiting the valve to reset, they have an estimated 3 year life expectancy and it would be prudent to budget for replacement by a qualified service technician.
  - The Temperature & Pressure Relief Valve was not opened during the inspection because the entire length of the drain line was not visible.
- Electronic ignition restricted burner compartment observations.

Observations and Opinions
- It would be prudent to ask the seller if there are any problems heating the water evenly and comfortably throughout the structure.
- Water temperature should not be higher than 120˚.
- Water heater closets should not be used for storage.
- ***The water heater appeared as if it may have been in the last third of an estimated 10 year service life average.***
- **Water Heater video from inspection @** ***https://youtu.be/d8kZ4c7sR60***.

Some Water Heater issues observed and noted as deficient include, but are not limited to:

119. A thermal expansion tank was not present and the water pressure appeared to be as high as 80 psi, (***Expansion Tank illustration***) & (***Link to Expansion Tank Explanation***).
120. Wall escutcheon plates were not present at the water heater piping.

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I NI NP D

Good Home Inspection

121. the water heater closet had not been properly ventilated. The water heater should draw its combustible and make up air from outside of the bathroom. The water heater should have drawn its air from the exterior. Further evaluation by a specialist is recommended.
    121.1. Pipe unions should have been be used within 12" of the water heater tank. Soldering water supply line connections too close to the tank may void the manufactures warranty.
122. Insulation was not present on the water piping next to the water heater tank, nor was insulation present on the Temperature & Pressure Relief Valve.
123. The Temperature & Pressure Relief Valve appeared to be older than 3 years and it would be prudent to replace it (***TPRV Illustration***).
124. The water heater Temperature & Pressure Relief Valve drain pipe did not discharge through an air gap located in the same room as the water heater (IRC P2804.6.1-2 & City of Dallas Code 504.6).
125. The water heater Temperature & Pressure Relief Valve drain pipe was improperly terminated inside of the crawl-space (***illustration***).
126. A water heater safety pan drainpipe was not present (***Drain Pan Requirement.jpg***) and ***Drain Pan Safety Valve.pdf***). The pan drained or would drain directly onto the floor.
127. Tape had been improperly used to seal some of the water heater flue connections.
128. The water heater flue was not routed with the proper amount of pitch in the direction of air flow (attic beneath the HVAC indoor air handler). Further evaluation by a specialist is recommended.
129. Water heater tank sacrificial anode's are beyond the scope of this inspection report. However, it appeared that the anode may not have been replaced for routine maintenance within the last 3 years (***Water Heater Anodes***). Replacing sacrificial anodes helps prolong the length of service a water heater can provide and help reduce odors in the home by reducing sulfur buildup inside of the water system.

☐ ☐ ■ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

■ ☐ ☐ ■ **E. Gas Distribution Systems and Gas Appliances**

Location of gas meter: Alley, inside of the fence.
Type of gas distribution material: Iron.

Comments:

Characteristics
Main disconnect location: Back alley, inside of the fence.
Gas pipe entrance location: Middle of the crawl-space.
Gas service/stop valve location: At the meter.
Type of Gas apparent: Natural gas.
Electrical bonding location: Water heater supply.
Water Heater Shut-Off Valve location: At the water heater.
Cooktop Shut-Off Valve location: Behind the range.

Specific or Additional Limitations
- The gas piping was only inspected as to its locations and relationship with the gas appliances.
- The gas piping wasn't pressure tested by a licensed plumber. This was a limited visual inspection and the integrity of gas piping is beyond the scope of a TREC inspection. All comment is based solely on what was visible and accessible at the time of inspection. Any and all cursory gas line observations are a curtesy and are limited in context, this includes electrical bonding. If additional information about the gas system is desired or needed then the gas system should be tested by a licensed plumber.

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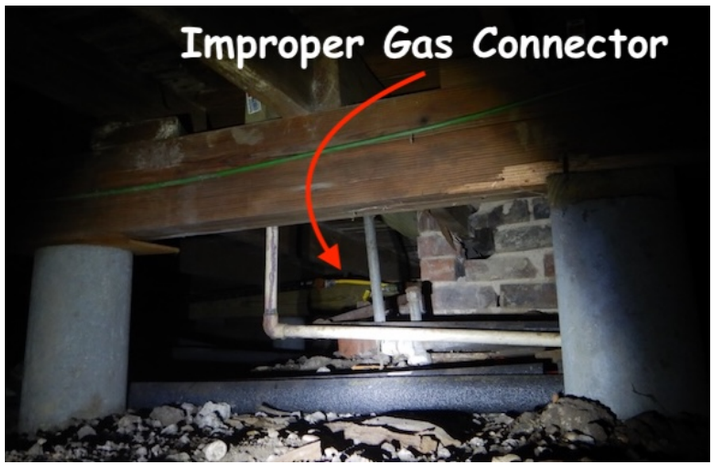
I	NI	NP	D

Good Home Inspection

Some cursory gas line issues were apparent, and they are not are not limited to:

130. The gas piping in the crawl-crawl-space was not properly supported. The gas piping should have been secured to each floor joist it crossed perpendicularly.
131. A connector had been improperly used in the crawl-space instead of plumbing pipe directly to the range supply.
132. Gas valves are currently required to be located out from behind range appliances.



V. APPLIANCES

■ ☐ ☐ ■ **A. Dishwashers**

Comments:

Characteristics
- ***about your dishwasher***.

Specific or Additional Limitations
- Kick plates are not removed for inspection.
- It could not be determined whether the dishwasher had an anti-leak safety feature or features such as safety pans and/or leak sensors.
- The dishwasher was not inspected for wash quality or sanitation.

Some Dishwasher issues observed and noted as deficient include, but are not limited to:

133. A dishwasher electric service disconnect was not apparent.
134. A waste water anti-siphon device was not present (IRC P2717.2) (***example***).
135. The control panel was difficult to operate. The buttons difficult to register commands. The inspector had difficulty terminating a wash cycle.

■ ☐ ☐ ■ **B. Food Waste Disposers**

Comments:

Characteristics
- 1/3 HP.

Some Disposer issues observed and noted as deficient include, but are not limited to:

136. The electric motor control switch for the food waste disposer was improperly installed upside down.

■ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Comments:

Characteristics
Type of fan observed; Circulating.

■ ☐ ☐ ■ D. Ranges, Cooktops, and Ovens

Comments:

Characteristics
Type of energy source: Gas range oven.
- The oven did not have a self cleaning feature.
- ***Link to Tips For Safe Cooking***.

Specific or Additional Limitations
- Operating the timer mode is beyond the scope of this inspection.

Some Cooking issues observed and noted as deficient include, but are not limited to:

137. A kitchen range anti-tip device was not present (***Kitchen Range Anti-Tip DeviceLink***). Some commercial grade range manufactures may not require residential range ant-tip devices.

☐ ☐ ■ ☐ E. Microwave Ovens

Comments:

■ ☐ ■ ☐ F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

a. Mechanical Exhaust Vents:

Characteristics
- A representative number of fans appeared to have been exhausting to the exterior.

Specific or Additional Limitations
- A positive determination could not be made about where every vent fan exhausted to.
- Vent fans are not required in laundries.

b. Bathroom Heaters:

Characteristics
- Bathroom heaters were not apparent.

G. Garage Door Operators

Comments:

Characteristics
- Metal overhead panel section door.

H. Dryer Exhaust Systems

Comments:

Characteristics
Type of energy source observed: Electric (≈ 220/240v), 3 prong.

- ***Know The Risks***.
- ***Link to Dryer Lenght and other Pertinate Qiestions***.

Observations and Opinions
- It is recommended that the vent pipe be cleaned before closing.
- The clothes dryer vent should be cleaned every six months. There are over 17,700 fires attributed to clogged clothes dryer vents annually.

Some Dryer issue observed and noted as deficient include, but are not limited to:

138. A screen or grate had been improperly installed over the clothes dryer vent hood. This will cause lint to accumulate inside of the vent and create a fire hazard.
139. The clothes dryer electric power supply circuit was not GFCI protected.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Characteristics
Check and/or isolation valves: In the yard near the water meter.
Timer control location: Garage.
- Time had been programmed on 8 stations/zones.
  - 8 stations/zones observed.

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I	NI	NP	D

- A weather sensor was apparent, however, its operation is beyond the scope of this inspection.
- A back-flow device was apparent, however, its operation is beyond the scope of this inspection.
- An irrigation coverage plan was not present. Such a plan would include areas covered and areas not covered by the irrigation system.
- All sprinkler systems require routine maintenance.
- Misaligned lawn sprinkler heads waste water and can cause foundation or structural damage.
- ***Some Notes About Lawn Sprinkler Systems***.
- ***Sample Lawn Sprinkler Schedule***.
- ***http://edis.ifas.ufl.edu/ae451***.
- ***youtube.com/watch?v=B6I8tVfLNOc***.

Specific or Additional Limitations
- This is not a licensed lawn irrigation system inspection. This is a TREC lawn sprinkler inspection.
- Timer control programming is beyond the scope of this inspection.
- Drip irrigation systems are difficult to observe and observations were limited or restricted.

Observations and Opinions
- Although it's allowed to install drip irrigation line above grade, this type of installation is subject to large amounts of water evaporation. Installing the drip line below grade is recommended.
- **Check Valve Cover video from inspection @** ***https://youtu.be/7jm_jHaFchs.***

Some Sprinkler issues observed and noted as deficient include, but are not limited to:

140. The Check-Valve or back-flow device was improperly located in the parkway between the sidewalk and the curb.
141. The main water shut-off valve irrigation box should have been excavated and lined with gravel like the check-valve box had been.
142. A use and care manual was not present for the control timer.
143. Several lawn sprinkler heads were improperly located closer to the flatwork than 4" (2017 Dallas Plumbing Code. Chapter 54 # F 104.3.2 & F 104.7).
144. Some sprinkler heads were observed "bleeding out" after use (see table above). This will case the lines to be refilled each time before use. The water in the lines was lost and replaced each time the station/zone was operated. There are check type heads available to help prevent this (***https://www.youtube.com/watch?v=XcAzk4YAJ2I***).
145. Coverage in the back yard would not activate at the time of inspection.
146. The misters inside of the sun room wouldn't activate at the time of inspection.
147. Several lawn sprinkler issues apparent (see table below). Further evaluation by a specialist is recommended.

Stations/Zone	1	2	3	4	7	8
Spraying Flatwork	X					
Heads Too Close To Flatwork	X					
Spraying House	X	X	X	X		X
Spraying Fence					X	
Bleeding Out	X		X	X		

■ ☐ ☐ ■ B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of construction: Concrete gunite with plaster surface.

Comments:

Characteristics

Type of filter observed: D/E.
Filter pressure: 25 psi (i.e. the pressure should be between 5 to 20 psi).
Heater: Conventional natural gas.
Drain back-flow prevention: N/A.
Type(s) of safety barrier(s): N/A.
Skimmer Weir Traps: Present. Weir traps have been known to create entrapment issues.
Type(s) of cleaning equipment: Vacuum.

- Safety equipment such as a flotation ring or a shepherds hook were not apparent. This equipment is not typically required for residential swimming pools, however, it is a best practice application.
- Freeze protection equipment was apparent, however, its operation is beyond the scope of this inspection.
- A salt sanitation and/or an ozonator system were not present.
- The exterior bib water faucets in the swimming area had vacuum breakers installed.
- A backwash holding tank was not present.
- An in-line chlorinator was not present.

- ***Operating Your Swimming Pool Or Spa***.
- ***www.lowes.com/projects/other-activities/swimming-pool-maintenance/project***.
- ***www.wikihow.com/Properly-Maintain-Swimming-Pool-Water-Chemistry***.
- ***www.maintainyourpool.com/pool-water-maintenance-tips.html***.
- ***www.thisoldhouse.com/toh/how-to/intro/0,,20051390,00.html***.

Specific or Additional Limitations

- This inspection was performed by a generalist and does not replace a specialist opinion, more factual information and/or opinions can be made available via specialized studies and test contracted from engineering firms or a reputable swimming pool contractor. The standards and/or protocol for this inspection can be found at this link ***Swimming Pool SOP.pdf***.
- Checking hidden or latent grounding issues is beyond the scope of this report.
- Verifying and/or certifying that the swimming feature(s) meet all current municipal codes is beyond the scope of this inspection.
- Guaranteeing safety is beyond the scope of this inspection. Please be aware that people are relying on you to provide a healthy and safe swimming environment. Never leave children unsupervised near the swimming pool. Never swim alone. Never swim while being intoxicated.
- Diving boards and slides are beyond the scope of this inspection.
- A positive determination that the ant-vortex drain was ANSI compliant could not be made at the time of inspection (***Click Here for Example***) and (***Click Here to go to a Website Identifying Pool Drain Problems***).

Observations and Opinions

- Service and further evaluation of the pool equipment is recommended to help ensure that is meets home warranty requirements.
- The pool appeared to be relatively level at the time of inspection.
- There were some typical cracks and movement observed at the pool apron.
- Plastic skimmer covers or lids should be replaced every three years to help avoid trips and injury due to breakage.
- Free floating pool chlorinators should be removed before people enter the pool. A DE Filter service warning (***Click Here for a DE filter Warning Label***).
- ***The plaster pool surface appeared to have exceeded an estimated 10 year service life average and it would be prudent to budget for resurfacing.***
- ***The pool heater appeared as if it may have exceeded an estimated 14 year service life average and it would be prudent to budget for removal and/or replacement.***
- Removal of the diving board and slide is recommended. Caution: Safety should never be assumed when using any diving board (***Click Here for a Warning About the Divivng Board***).

- ***The swimming pool slide water feature was inoperable at the time of inspection***.
- A service light was not located over the swimming pool equipment. This is a best practice and not a known requirement.
- Swimming pool leakage is beyond the scope of a typical home inspection. However there is a simple method to help determine whether a swimming pool might be leaking. It's called the "Bucket Test". Fill a 5 gallon bucket with water and set it on a step inside of the pool, and then adjust the amount of water in the bucket so that it is level with the water in the pool. After 24 hours the water levels should drop to the same level due to evaporation. If the swimming pool level drops more than the bucket level then some water is bing lost for reasons other than evaporation (e.g. a leak). This test is not affective in the amount of time as a typical home inspection, it takes at least 24 hours to see a difference and there must be some assurance that the test procedure hasn't been tampered with or compromised.
- **Swimming Pool (part 1) video from inspection @** ***https://youtu.be/3dmiuHhvOHA.***
- **Swimming Pool (part 2) video from inspection @** ***https://youtu.be/v9gBBK3V-9Q.***

Some Pool Issues observed and noted as deficient include, but are not limited to:

148. The swimming pool heater appeared to have been inoperable at the time of inspection. The water heater didn't build much heat or didn't appear to build enough heat. The water heater would short cycle off. The seller should demonstrate the heating operation to the buyer before closing. Further evaluation by a specialist is recommended.
149. A sediment trap was not installed on the pool heater gas connection.
150. A swimming pool main drain pipe was not apparent, unless it was the clean-outs on the west end of the pool?.
    150.1. A vacuum breaker was not apparent for the filter main drain pipe.
151. There were some loose sealant from between the coping band tiles around the swimming pool perimeter (e.g. near the east skimmer).
152. The pump and filter valves were not properly labeled.
153. There was too much head pressure at the filter. Routine maintenance recommended.
154. The pool vacuum whip end cover was in poor condition.
155. GFCI protection was not apparent at the swimming pool light, not at the swimming pool equipment.
156. There was a single main drain and a positive determination could not be made as to whether the drain cover was anti-vortex compliant (***Click Here for an Illustration About Pool Drain Covers***).
157. The plaster pool surface was worn and some of the gunite is visible.
158. The plaster pool surface was worn and there was some mottling apparent.
159. There were gaps between the east skimmer basket wall and the apron.
160. The east skimmer weir-trap was loose or missing.
161. Thermal blanket for the pool was not apparent. If a building permit is issued for work on this pool there is a likelihood that these covers may be required and so it is my opinion that it would be prudent to budget for them.
162. The horizontal rails on the yard fence should have been installed on the interior sides of the fences to help prevent them from being used as ladder rails into the swimming pool area.
163. A protective railing or a pool cover was not present.
164. The doors and first floor windows between the living area and the pool area did not appear to be self-closing.
165. A separate and unique alarm system between the living space and the pool area was not apparent. This requirement applies to any doors and first floor windows between the living space and the swimming pool area.

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I	NI	NP	D

☐ ■ ☐ ■ **C. Other**

Comments:

Beyond Scope Of This Inspection: Items beyond the scope of this inspection are not in any way required to be included to this report. Any observations about items beyond the scope of this report were only provided here as a courtesy, are incomplete and are partial in context.

- The storm door would not close and latch properly because, in part, the lock box hanging on the doorknob wouldn't allow it.
- Although refrigerators are beyond the scope of this inspection, this one appeared to have been operational. This appliance should be serviced and further evaluated by a specialist before taking possession of the property. Such service would include replacing filters and cleaning coils.
- **Wine Chiller video from inspection @** ***https://youtube.com/shorts/WiyiATv1k98.***

Some suggested energy and conservation considerations about this structure include, but are not limited to; removing and replacing the attic insulation and ventilating the attic to meet current standards, draft-stoping all possible living space to attic penetrations, updating the windows, converting the older style luminaries to current LED bulbs, installing insulated foam backing behind all of the exterior facing interior wall electric switch and receptacle outlet cover plates, and updating older HVAC systems including a "smart" thermostat.

Some cursory issues were apparent, and they are not are not limited to:

166. The wine chiller had multiple issues:
    166.1. The wine chiller secondary drain pipe drain pipe should have been located directly above the bathroom window, so that drainage could be viewed from the interior.
    166.2. The wire chiller evaporator coil primary drain improperly, discharged into a waste vent pipe.
    166.3. The wire chiller evaporator coil primary drain piping did not have a trap installed.
    166.4. The wine chiller evaporates safer pan had rust in it.
    166.5. A service access platform was not present for the wine chiller air handler.
    166.6. An electric service disconnect was not present for the wine chiller evaporator.
167. The wet bar water conditioner appeared to have been decommissioned.
168. The back-up generator was closer than 6' to the swimming pool.
169. The temporary AC cooling system in the garage appeared to have been an unconventional installation.
    169.1. The temporary AC cooling system in the garage dis not appear to have been keeping up with the demand for cooling.

This report was created for Legal sized paper. The page format is 8.5 inches by 14 inches.

ADDENDUM & ADDITIONAL INFORMATION CONCERNING THIS INSPECTION REPORT.

Additional information is attached to this report which makes the report complete. You will get much more value and understanding of the report by reading and studying this information. And while your phone call or eMail is always welcome, the answer to some of your questions or concerns might be found in the attached information.

- This report is not valid without the signed inspection agreement: ***Click Here***.
- This report was delivered via eMail with an eMail cover letter which is to be included to and is part of this report.
- A Letter Of intent with attachments (including PDF Client's Bill Of Rights and the ***Inspection Agreement.pdf*** which was sent out prior to the inspection is to be included to and is part of this report.

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I	NI	NP	D

- SPCL 12288 • CA 0568322 T • A Structural Pest Control Services, Wood Destroying Insect Report was delivered via eMail with an eMail cover letter which is part of and is to be included to the SPCS WDI Report.
- An eMail was delivered containing cursory images related to the inspection report(s). Each image was numbered or titled so that it corresponded to the proper section in the inspection report(s). The cursory images in this report and attached to this report are only partial in context and do not represent a complete visual documentation of the property improvement. A file of the images sent is available @ this file will remain active for about ten days. If there is any image in the email or in this file which is important to you then you should download and store it for safekeeping.
- This inspection report is the client's intellectual property. GHI is only the custodian of the record. GHI reserves the right use the report in part or whole for advertising or training purposes after any and all personal information and other identifiers have been removed. GHI will not offer additional opinion or insight about the report or property conditions with third parties without it first being in the client's interest. Note that third parties receiving this report may have other responsibilities regarding this report, (***Link About a Pervious Report***).

- ***Let this be known: when a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals; the key word is "further." Experienced and well trained workers and specialist should be employed to evaluate, make recommendations or perform repairs on any items or issues deemed deficient in this report***. All workers or specialist licenses and/or certifications should be current as related to the issue or item deemed deficient before opinions, consulting for work is to be performed. All required building permits related to the issue or item deemed deficient should be obtained before any corrective action is to be taken. At no point should an individual or company be used to evaluate, make recommendations or perform repairs on any items or issues deemed deficient whom doesn't have sufficient skill and experience for the task at hand.

- **A glossary is available at *Glossary Link***.
- ***Link About Older Homes***.
- ***Link About How Long Does It Last?***
- **Bud's Personal Vender List at *Bud's Personal Vender List Link*.**
- These links are to some Homeowner Referral Guidebooks ***bestpickreports.com*** and ***Five Star Rated Link***.
- This link is to a home maintenance manual which you might find helpful ***Homebuyers-Sellers/Home-maintenance-checklist***, and ***Click Here for Appliance Manuals***.
- These are links to some price estimator websites ***https://www.repairpricer.com/pricing/***, ***www.costhelper.com***, ***www.fixr.com*** & ***www.remodeling.hw.net/cost-vs-value***.

IMPORTANT NOTICES CONCERNING YOUR INSPECTION REPORT(S).

I inspect and report on homes. I do not pass or fail a home and I do not *appraise* the value of a home. I do not structure deals. A home can have many issues and still be a good deal, and a home with relatively few issues can be a less desirable deal. You may not be able to have every issue with the home repaired, replaced or otherwise compensated for.

You should budget for discovery or unknown issues, and for ongoing repairs and maintenance. One of the responsibilities of buying a home is to determine what your priorities are; what you can accept and what you cannot accept. I have never inspected a perfect home. A home inspection is the beginning of due diligence. A home inspection is not the end of due diligence. Visual inspections are considered the start of a due diligence process by the buyer and not the final or end of due diligence.

The definition of Deficient provided by the TREC is as follows: "Deficient - Reported as having one or more deficiencies." Additionally, "Deficiency" is: A condition that, in the inspectors reasonable opinion, adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb, or property as specified by these standards of practice. General deficiencies include but are not limited to inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation." According to the TREC, the term "deficiency" describes the broad category of issues in which repair, replacement, or an upgrade is recommended.

The responsibility to make a decision as to further analysis, repair, replace or update any item, material or system based upon the Inspector's opinion or designation of "Deficient" is solely the client's. According to the TREC, "The ultimate decision about what to do with the reported information, such as making recommended repairs or to simply "live with" a reported deficiency, is a decision to be made by the person for whom the report

is prepared". The principle of "caveat emptor" (let the buyer beware) is not circumvented. It's the buyer's responsibility for the condition of the items they purchase and they should examine and further evaluate them before purchase. Therefore, visual inspections following this inspection's standards are considered the beginning of the due diligence process by the client and are not considered the final or end of due diligence. Sole reliance on this limited visual inspection to purchase property is neither recommended nor prudent. Comprehensive inspection with qualified specialists are recommended.

CODES AND THE TREC:

Builders are required, at a minimum, to build homes to the "code" that was required at the time the building permit was issued. Home inspectors are required to inspect using the TREC SOP as a guideline, ***TREC SOP***. Much of the TREC SOP is "performance based" rather than "code based." Codes are a minimum requirement and are not always a "best practice". On some occasions codes may not have been necessary if it was demonstrated that the method/installation exceeded code when the building permits were issued. The "local jurisdiction with authority" may have allowed, approved, or required something more than, less than, or other than the building code. And if an item or appliance is listed with an approved agency (Underwriters Laboratories (UL) or the ASTM for example) then the manufacturers' installation instructions supersede code. Some "local interpretations" of the codes or the builder's "business model" may not coincide with the TREC SOP. And so TREC inspections are not code inspections per se. The TREC requirements are based on some codes and other reliable building or safety resources. ***TREC OP-I.pdf***

THE LANGUAGE OF THE REPORT:

Terms regarding tense, gender and plurality are interchangeable. This is not a code inspection and any reference to a code applies only to the specific item or issue. All measurements, counts, temperatures, and ages are estimates and are not absolute.

HOW TO READ OR PRINT THE REPORT:

This file was originally created to be printed on legal size paper. If you do not change your printer's preference setting to "legal", your computer may "shrink" the pages to fit on letter stock. Although the smaller size will not be printed at the original scale it might still be legible. I have to recommend printing these pages on legal size paper so that the report meets required print font sizes. I apologize for any inconvenience this may have caused.

§§

YOUR INVOICE AND/OR RECEIPT:

Name of Client: ♡○○♦□♡♤֍ ⟲▫★♠♠ @ Report ID 030625PIRT **Date of Inspection: 03/06/2025**

Address of Inspected Property: 0101 ☺▽⌛◊◊▫♎֍⍋◩▫֍♦☆ ☺○☆▽▫▫♡, Fort Worth, Texas 7600-0000

This page is your receipt of payment. Your canceled check or credit card statement might also be used as a receipt. You might need this information for tax credit or reimbursement purposes, however, this is not financial advice.

Your Business Is Appreciated

Services	Fees
TREC PI Report	$790
SPCS WDI Report	$160.64
WDI Sales Tax (8.25%)	$14.36
Total	$965

$965 PAID With ZELLE On 03/06/2025 ***Thank You***

THIS IS THE END OF YOUR REPORT:
Please contact me if you have any questions about this report(s).
Sometimes a phone-call is best during an option period.
Your business is always appreciated.

Sincerely,
Bud Rozell, ACI - TREC 4088
10840 Eden Roc Drive, Dallas, TX 75238
214-215-4961


TREC
TEXAS REAL ESTATE COMMISSION

Professional Inspector License

Norman E Rozell Jr
10840 Eden Roc Dr
DALLAS, TX 75238-3729

PI License #: 4088
License Expires: 05/31/2024

Having provided satisfactory evidence of the qualifications required by the Texas Real Estate License Act, Occupations Code, Chapter 1102, authorization is granted to use this title: Professional Inspector

For additional information or to file a complaint please contact TREC at www.trec.texas.gov.

Chelsea Buchholtz
Executive Director

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Certified ASHI Inspetor 244798