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REPORT COPY

1000 Sample Report
Dallas TX 75214

Tristan Eager
AUGUST 5, 2018

Inspector
Tristan Eager
Texas Professional Engineer #128938 TREC Home Inspector #22148
817-312-2022
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PROPERTY INSPECTION REPORT

Prepared For: Tristan Eager
(Name of Client)

Concerning: 1000 Sample Report, Dallas TX 75214
(Address or Other Identification of Inspected Property)

By: Tristan Eager - Texas Professional Engineer #128938 TREC
Home Inspector #22148 08/05/2018 8:00 am
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Owner

Type of Building: Single Family (2-story)

Home Faces: North

Year Built: 2017

Weather Conditions: Clear, Hot

NOTE: There are two report formats:

Your report has been prepared in two different formats. TREC requires me to provide a report in a particular format (TREC REI 7-5). They both contain the same information. To view the TREC REI 7-5 version of this report click on the PDF icon at the top

of this report (see picture). To view the web based version, click on the link that was emailed to you.

Temperature (approximate): 100 (F)

Personal Belongings:
Every effort was made to inspect the entire house. However due to furniture and other personal belongings some areas could not be inspected.

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

LIMITATIONS OF EVALUATING FOUNDATION PERFORMANCE BY VISUAL INSPECTION:
Evaluating the performance of a foundation is a complex task that would typically be performed by a licensed professional engineer using specialized equipment over a period of time. An evaluation of this nature is outside the scope of this inspection.

To inspect the foundation the following visual and performance criteria were used:

- No framing or frieze board separations
- Doors properly opening and closing
- No sloping floors (visual inspection only)
- No slab, window, wall, flooring or ceiling cracks
- No cracked or damaged masonry

This evaluation provides a snapshot of the foundation on the particular day it was inspected. It does not predict future performance. Stresses placed on the foundation can vary significantly by season. Varying stresses could result in a door that closes in the summer, but may bind after a significant amount of rain. Varying foundation stresses can be minimized by proper maintenance of the foundation. It is strongly recommended that homeowners research the maintenance that is required for their type of foundation and address the comments listed in the Grading and Drainage Section of this report. No foundation warranty is implied by this inspection.

LIMITATIONS: Areas of the foundation that were not visible due to adjacent flatwork, floor coverings, soil, furniture, patios, decks and vegetation were not inspected.

Foundation Performance (as intended):
Based on conditions observed today, the foundation is performing as intended. Addressing comments in the Grading and Drainage section of this report may help minimize future foundation movement.

Foundation Type: Post-Tension Cable Slab

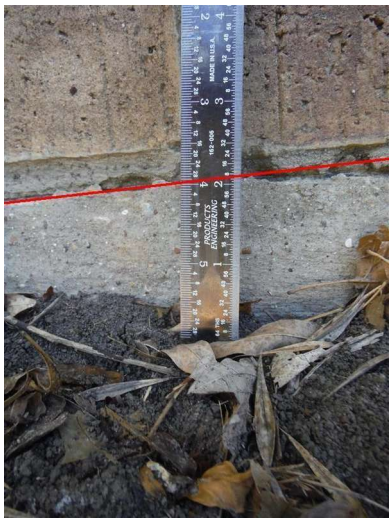
☒ ☐ ☐ ☒ **B. Grading and Drainage**

1: Insufficient Slope away from Foundation
Southeast, South of west garage
Insufficient slope away from foundation. The International Residential Code requires a minimum of 6" of fall in 10' away from the foundation. This is to prevent water intrusion during rain events and to prevent soil saturation near the foundation. Foundation performance could be affected by these conditions.

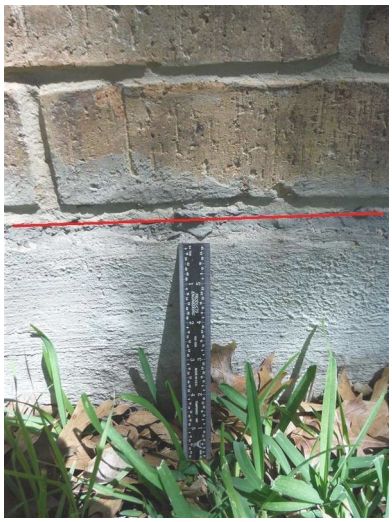

2: High Soil Line at Masonry

Front entry

High soil line at masonry . Soil and landscaping materials need to be a minimum of 4" below the brick ledge (base of bricks) to prevent moisture and insect intrusion into walls. Brick walls are designed to be permeable to moisture and have weep holes (ventilation) at the base of the wall. Soil and plant material near the weep holes will encourage high moisture inside the wall which can lead to deterioration.

Insufficient Clearance to brickledge 2" (EXAMPLE)



Sufficient clearance to brickledge 6"+ (example)

3: Downspout Extensions and Splash Blocks

All downspouts should extend 5' away from the foundation and discharge into splash blocks. Rainwater needs to be directed away from the foundation to prevent erosion and soil saturation. This condition can affect foundation performance.

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of Roof Covering: Architectural
Roof Covering was Observed From: At eaves with ladder (lower levels only)
Reason for Not Walking Roof: too steep, too high

1: Hail damage observed on gutters
South
Damage was not observed to shingles in areas that were inspected (lower levels of roof on ladder from eaves). It is recommend your insurer evaluate the roof to determine if there is damage.

2: Damaged shingle observed
Back patio
This may have occured during installation or transport of shingles.

☒ ☐ ☐ ☒ **D. Roof Structure & Attic**

Type of Attic Ventilation : Soffit Vents, Static Vents
Depth of Attic Insulation: 12
Attic was Observed From: Walked accessible areas
Reason for not Inspecting Entire Attic: Insulation Over Top of Rafters

1: Attic Ladder Does not Completly Close
Attic ladder does not completely close. This will allow unconditioned air from the attic into the house.

I	NI	NP	D

2: Rafter Separation
Attic above garage
Hip rafter is not in contact with ridge beam and is poorly supported by brace to bearing. Roof structure may not be adequatly supported.

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

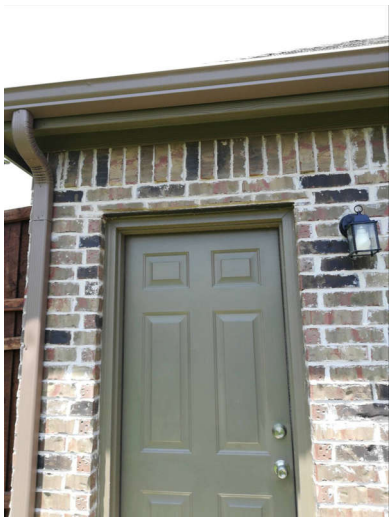
1: Cabinet Door Hinge is loose
Under kitchen sink

2: Masonry Cracking
East
Minor grout cracking observed. Periodic observation is recommended. If condition worsens, consider professional evaluation.


3: Weep holes not installed above window

East, South door to garage

Weep holes help reduce moisture inside the walls and are needed to allow walls to breathe. This is a building code requirement.

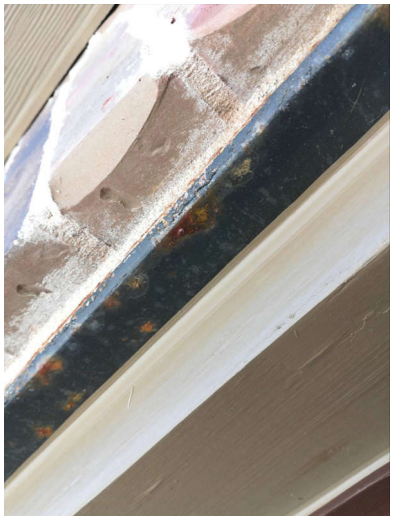
4: Wall penetration not made in workman like manner

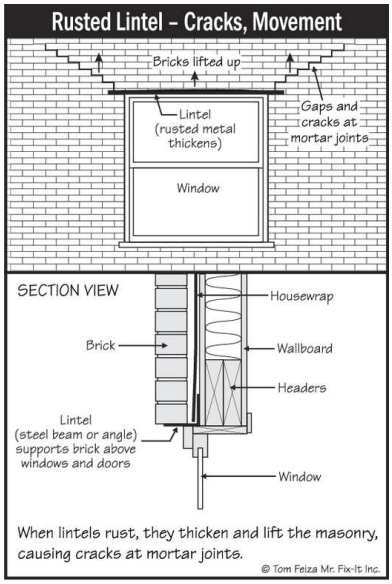
2nd floor jack and jill bathroom under sink

5: Rusting Lintels

Both garages, multiple windows

Rusting observed on lintel. It should be cleaned and painted to prevent further deterioration. Lintels support brick above wall openings. Lintels that rust can expand and cause brick cracking. Rusting lintels will eventually loose strength and can cause damage to the wall.





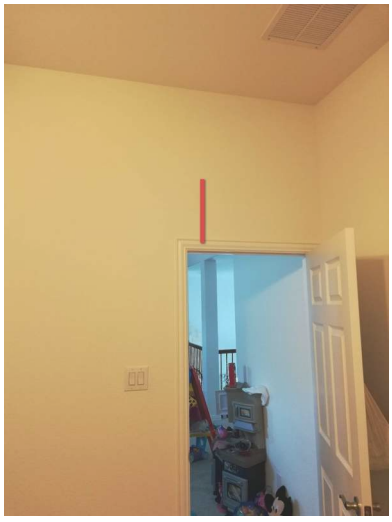
XO32

6: Minor interior wall/ceiling cracking

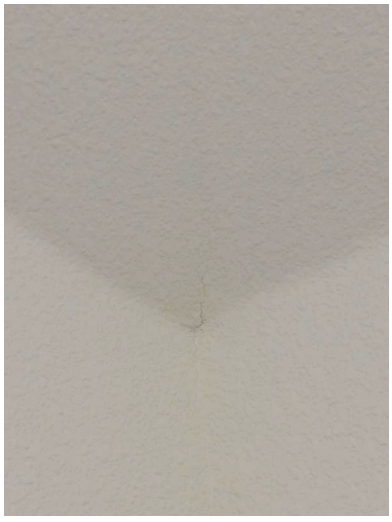
See pictures

Minor cracking observed drywall on second floor. Periodic observation is recommended and if conditions worsen consider professional evaluation.

2nd floor NW bedroom, NW corner



2nd floor SE bedroom



2nd floor SE bedroom, SE corner

7: Excessive masonry overhang

Northeast corner

Masonry has excessive overhang at brick ledge. Brick Institute of America recommends no more than 1/3 of the width of the brick overhang the edge of the brick ledge (slab). Brick veneer may not be adequately supported in this location.


8: Lintel is not level

Multiple Locations

Lintel is sloped so that it will promote water retention. Building code requires wall construction to prevent water accumulation inside of walls.

9: Cabinet doors bind on each other

pictured location

I	NI	NP	D

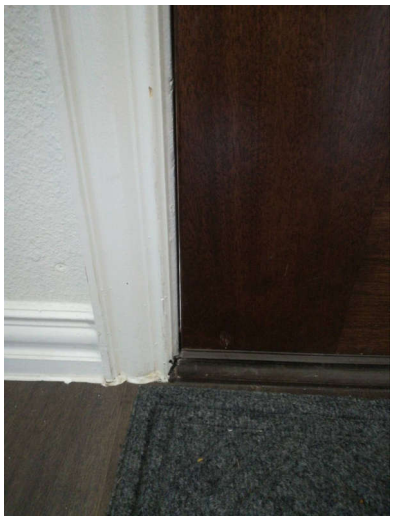
☒ ☐ ☐ ☒ **F. Ceilings and Floors**

1: Cracked tile
By dishwasher

2: Water staining on ceiling
Kitchen
Drywall tape separation. Was not damp at time of inspection. May be due to plumbing vent roof penetration above this location.

☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

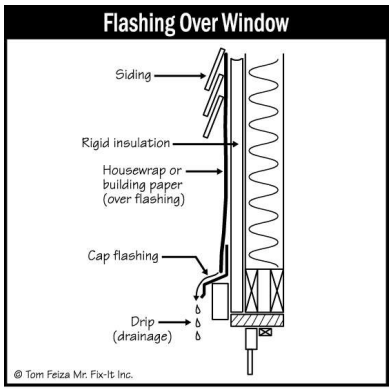
1: Weather stripping needs improvement
Front and back door
Light can be observed around edge of door.



2: Latch does not engage strike plate
Study, laundry room

☒ ☐ ☐ ☒ **H. Windows**

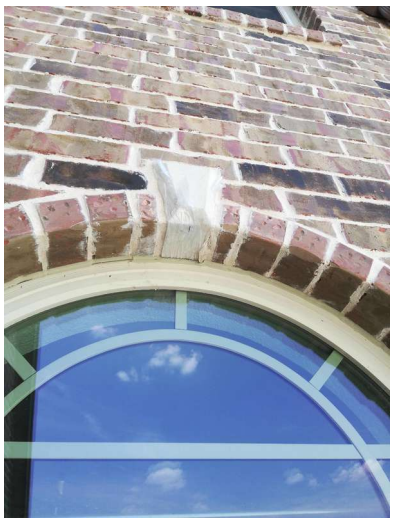
1: Window does not have cap flashing
West, east
Trim above window needs a cap flashing to prevent water intrusion. Caulk is a temporary measure and will require observation and maintenance to prevent water intrusion. See attached drawing.



XO10

2: Caulking update
Window by front entry
Window need caulking updated to prevent water penetration.

3: Bag is wrapped around keystone
near front entry



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

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**
Chimney Accessibility:
Only the readily accessible parts of the chimney were inspected. A remote camera was not used to inspect the internal surfaces and joints of the chimney. The National Fire Protection Association recommends annual chimney inspections. Chimneys that are frequently used may need annual cleanings.

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

☐ ☐ ☒ ☐ **L. Other**

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**
Type of Electrical Service: Underground
Service Panel Location: Garage
Service Panel Capacity (Amps): 200

I	NI	NP	D

Type of Grounding: Not Observed: May be UFER or Cold Water Ground

Type of Branch Circuit Conductor: Copper (where observed)

AFCI Not Tested:

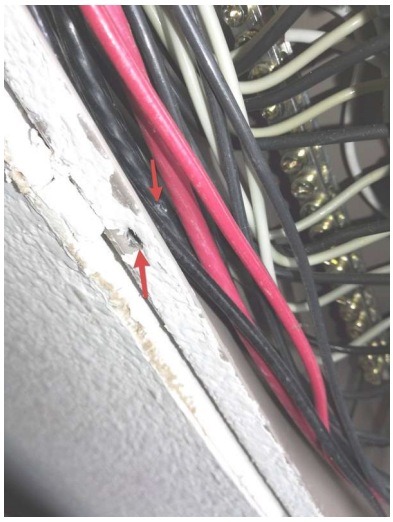
AFCI breakers were not tested because house was occupied. Testing AFCI breakers can damage appliances.

1: Dead front cover screw in contact with conductors

⚠ Safety Hazard

both sides of cover

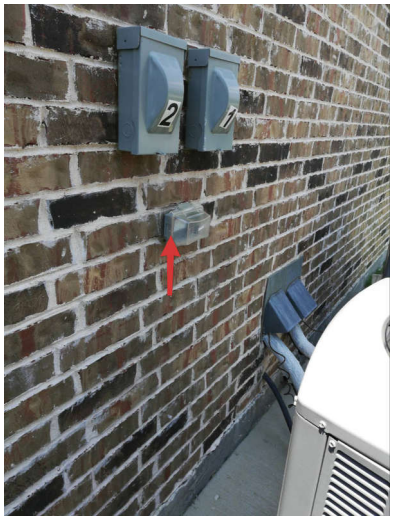
Screw was not replaced to prevent further damage to conductor insulation. Conductors should not be behind screw holes.



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

1: GFCI has been tripped and will not reset

East



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

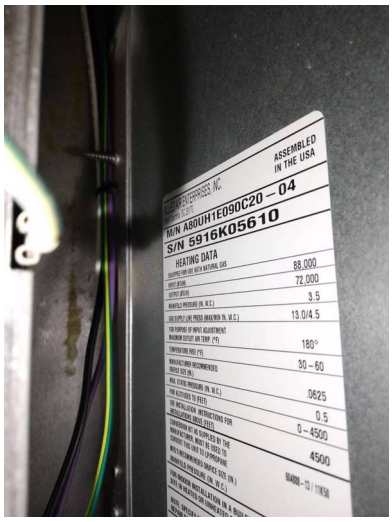
Type of Heating System: Central Ducted

Furnace Manufacturer: Allied Air

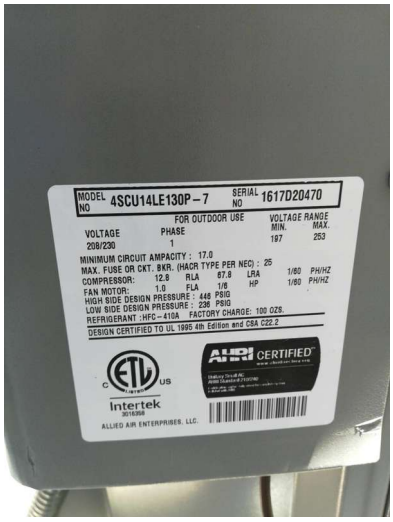
Furnace Date of Manufacture: 2016

I	NI	NP	D

Furnace Energy Source: Natural Gas
Furnace Nameplate:
.



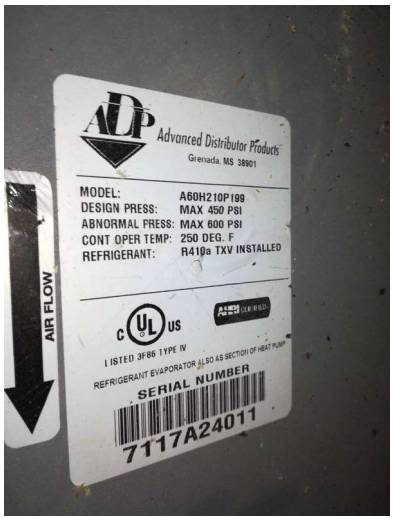
☒ ☐ ☐ ☒ **B. Cooling Equipment**
Type of Cooling System: Central Ducted
Condenser Manufacturer: Armstrong Air
Condenser Date of Manufacture: 2017
Condenser Nameplate:



Evaporator Manufacturer: ADP
Evaporator Date of Manufacture: 2017
Evaporator Nameplate:

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

I	NI	NP	D



1: Air Conditioner Performance

- **9 degree cooling difference between supply in east room (1st floor)and return register (72F/63F)**
- **12 degree cooling difference between supply in northwest bedroom (2nd floor)and return register (60F/72F)**
- **12 degree cooling difference between supply in southeast bedroom (2nd floor)and return register (60F/72F)**

Ideally all ducts should have a minimum of 15F between supply and return registers. Duct balancing may be needed.

☒ ☐ ☐ ☐ **C. Duct System, Chases, and Vents**

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems, and Fixtures**

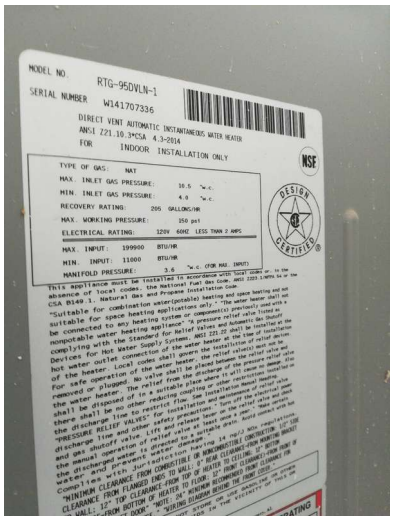
1: Sink stopper does not retain water
Hall Bathroom, Master Bathroom

☒ ☐ ☐ ☐ **B. Drains, Wastes, & Vents**

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Water Heater Manufacturer: Rheem
Water Heater Power Source: Natural gas
Water Heater Capacity: Tankless Tankless
Water Heater Location: Garage
Water Heater Date of Manufacture: 2017
Water Heater Nameplate: . -
.

I	NI	NP	D



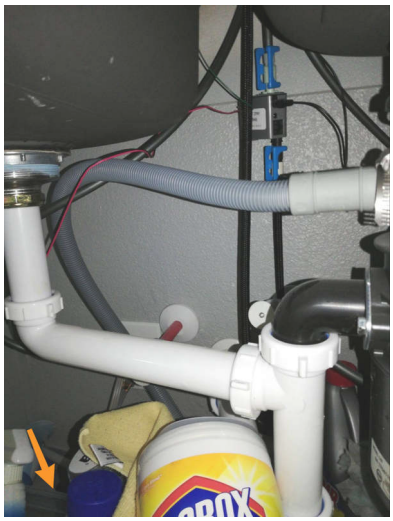
☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

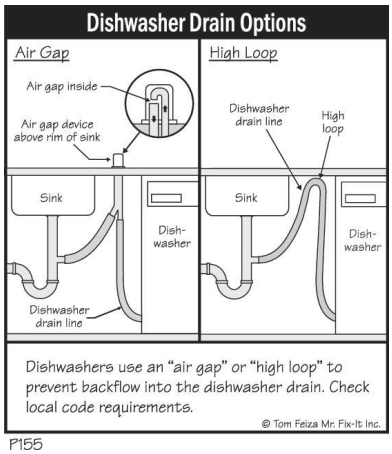
V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

1: Dishwasher does not have a high loop or air gap

This is a code requirement that prevents the flow of water from the sink drain into the dishwasher.





P155

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

☒ ☐ ☐ ☐ **E. Microwave Ovens**

☒ ☐ ☐ ☒ **F. Mechanical Exhaust Vents and Bathroom Heaters**

1: Exhaust fan is loud

Laundry Room

☒ ☐ ☐ ☐ **G. Garage Door Operators**

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

I	NI	NP	D

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Dryer and washer connections not closely inspected because appliances were installed:

VI. SPRINKLER SYSTEM

☒ ☐ ☐ ☒ **A. Sprinkler Operation**

1: Sprinkler leaking from base

Zone 4

2: 180 degree sprinklers along pavement edge need adjustment to not spray pavement

Multiple Locations

☒ ☐ ☐ ☐ **B. Controllers**

☒ ☐ ☐ ☒ **C. Rotary Heads**

1: Rotary head needs to be adjusted to not spray fence and house

Multiple Locations

☒ ☐ ☐ ☐ **D. Visible Connections or Clamps**

☐ ☒ ☐ ☐ **E. Drains**

☒ ☐ ☐ ☐ **F. Sensors**