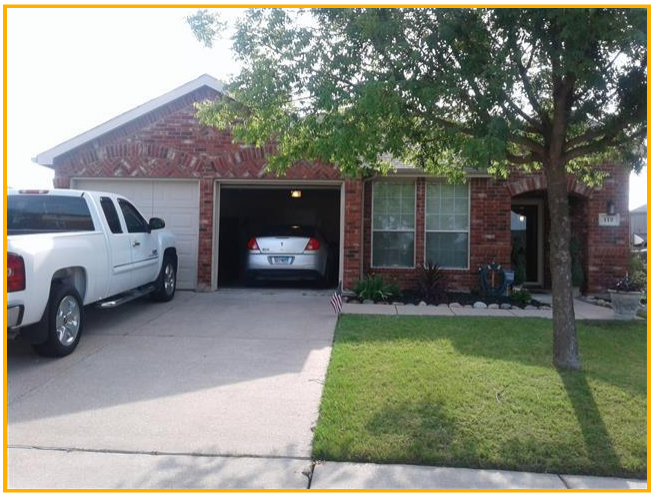
Inspection Report

Jane Doe

Property Address:
xxx Sample Street
Forney TX 73135



Buy Smart Home Inspections

Ted Wulff TREC Professional Inspector License #22688
1155 Rocky Brook Drive
Cedar Hill, Texas 75104

PROPERTY INSPECTION REPORT

Prepared For:	Jane Doe
	(Name of Client)
Concerning:	xxx Sample Street, Forney, TX 73135
	(Address or Other Identification of Inspected Property)
By:	Ted Wulff TREC Professional Inspector License #22688 / Buy Smart Home Inspections 10/27/2017
	(Name and License Number of Inspector) (Date)
	(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, 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 licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms 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:	**Type of building:**	**Approximate age of building:**
Customer	Single Family (1 story)	Under 10 Years
Temperature:	**Weather:**	**Ground/Soil surface condition:**
80s, 90s	Partly Cloudy	Dry

Rooms:
Utilities On: None
People Present at Inspection: Inspector

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

I	NI	NP	D	

I. Structural Systems

☐ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Post Tension Slab
Method used to observe Crawlspace: No crawlspace
Type of Insulation: Blown in fiberglass
Garage Door Information: Automatic Garage Door Opener
Type of Exterior Wall Covering: Brick Veneer, Plywood/OSB Siding
Comments:

(1) There are no generally accepted and purely objective standards for determining foundation failure. The determination of foundation performance is a "subjective opinion" based on the knowledge and experience of the inspector coupled with quantitative measurements, visual observations and the functional aspects of the structure and may vary with the opinions of other inspectors.

The visible portions of the “slab on grade” foundation was observed and measured for indications of differential movement. Many structural characteristics were judged indirectly by the visible condition of the interior and exterior surfaces of the home and/or components open to view. Cracks and separations that are not amenable to a visible inspection (i.e. under floor covering, behind wall covering) cannot be observed. This visual inspection also assumes that refurbishing repairs have not been performed that would mask distress patterns normally produced by structural problems.

Soil Maintenance/Information Expansive soils that are common to this region can adversely affect the performance of a foundation. Variations in the moisture content produces a disproportionate degree of swelling and shrinkage of the soil which can result in differential movement. Changes in the moisture content can be caused by any of the following:

- Poor drainage away from the foundation.
- Standing water at one or more points around the foundation.
- Leaking plumbing lines.
- Non-uniform watering of plants and lawns around the structure.
- Excessive vegetation, plants, and trees adjacent to the foundation.
- Insufficient watering during dry weather conditions.

Random 1st story floor surface measurements were taken with a Technidea™ Ziplevel. All measurements were taken on surfaces of similar height. Zero reference is rechecked for repeatability. The following measurements were taken:

,: 0 Living Room Fireplace (zero reference surface)

- Living room right: -.2"
- Living room right front: -.4"
- Front Door: -.2:
- Dining room right: 0
- Dining room left: -.1"
- Garage Entrance: +.1" • Laundry front: -.1"

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I NI NP D

- 3rd bedroom: +.1"
- 2nd bedroom: 0
- M bedroom left rear: -.6"
- M Bedroom right corder: -.5"

The measurements indicate a variance of approximately .6" in range, but a predominant variance of .1-.2". It should be noted that slab foundations may reveal some unevenness due to workmanship (as built). Therefore, measurements do not necessarily represent the actual degree of deflection from differential movement of the foundation. Although deviations/slopes in the foundation can assist the inspector in evaluating the foundation performance as to the direction and degree of possible movement, these deviations/slopes are not, by themselves, a measurement of foundation movement. Based on the random floor measurements taken, it is my opinion that the foundation is close to being level with the master bedroom exterior wall and right front portion of the living room showing the most variance.

It is important that you maintain proper drainage around the structure in such a way that water runs away from the building and off the site. When the foundation is located on expansive clay soils, watering of the soil/landscape around the foundation can be an effective way of maintaining moisture stability and preventing volume changes. Proper drainage coupled with watering of the soil/landscape around the foundation in a systematic and scheduled manner should aid in maintaining a constant moisture content. If the structure is left unattended for an extended period, provisions should be made to have the yard watered frequently during dry periods.

FOUNDATION PERFORMANCE OPINION: Based on this evidence and the fact that there are no settlement cracks found and that the doors are all square in their frames that there appears to be no significant foundation settlement. In my opinion the foundation appears to be performing adequately as intended with minor issues with corner expansion cracks only.

This opinion would not be applicable to future changing conditions. No accurate prediction can be made of future foundation movement. Opinions are based on observations made without the use of sophisticated testing procedures. Therefore, the opinion expressed is one of apparent condition and not absolute fact.

Slab-on-grade foundations are the most common type of foundation in the DFW area for residential construction. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheetrock, brick veneer cracking, etc.) and possibly some minor functional problems such as sticking doors. Any owner of a dwelling supported by a slab-on-grade foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

NOTE: This inspection is not an engineering report, and should not be considered one. If any cause for concern is noted in the report, or if you want further evaluation, you should consider retaining a professional engineer prior to settlement.

(2) The slab had wedge fractures in some corners. This is caused by differential movement between the masonry walls and the concrete foundation. The corner fractures did not appear to adversely affect the structure. The cracks should be monitored to be sure that further concrete degradation does not cause the foundation brick ledge to be undermined leading to inadequate support of the bricks and required repairs.

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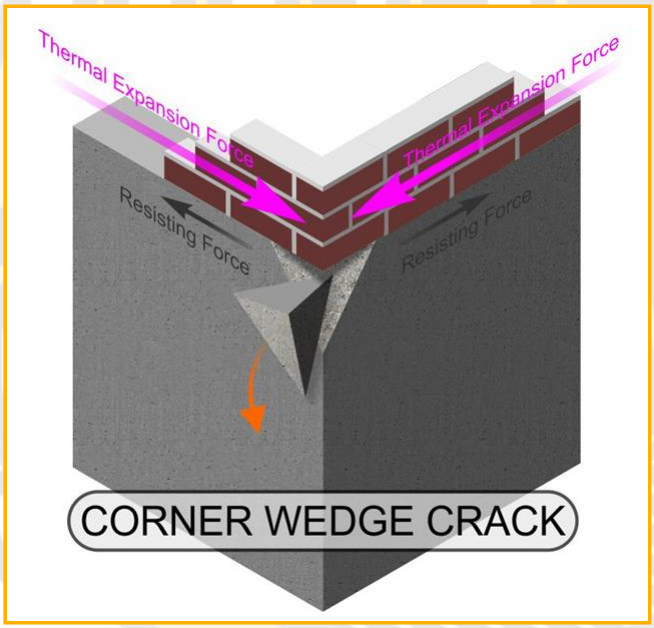
I	NI	NP	D

A. Item 1(Picture)



A. Item 2(Picture)

(3) The foundation was undermined by erosion cause by water. The owner indicated that the underground drainage pipes attached to the downspouts were installed after this problem was detected as a solution. This appears to be an adequate solution, so no further repairs are recommended other than removal of the rusty nail, which may cause injury.

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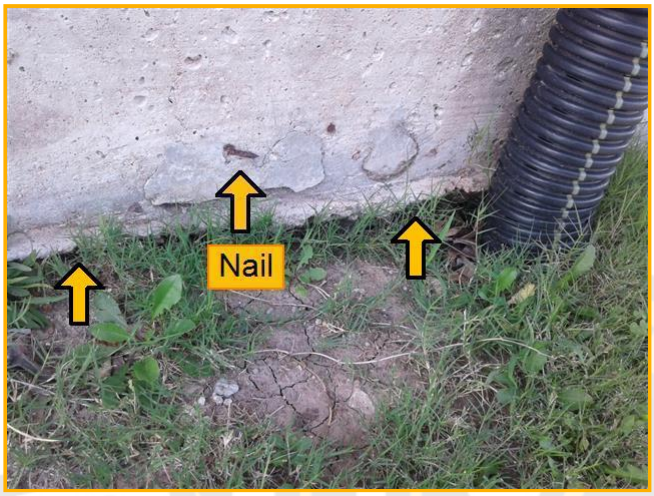
I NI NP D



A. Item 3(Picture)

(4) Exposed/rusted post tension cable ends existed at the rear perimeter beam indicating the need for remedial action. Exposure to the elements can cause rusting and reduced strength. Per the Post-Tensioning Institute (PTI), the tendon tails should be cut back from the face of the foundation approximately 1" and the tendon pocket then filled with a non-shrink grout. An alternative method allows the grout covering the tendon to be reduced to 1/8" provided an approved tendon protection cap is installed. PTI requirements should be complied with. Please note that some areas of the perimeter beam(s) was/were hidden from view by soil, vegetation, or flatwork, therefore, other exposed/ rusted cable tendons may exist.

A. Item 4(Picture)

☐ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

(1) Dry weather conditions existed at the time of this inspection and yard drainage was not observed firsthand. The soil should always be kept below the top of the foundation ensuring adequate drainage away from the structure.

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Please note that grading and drainage was examined around the foundation perimeter only. Grading and drainage at other areas of the property are not included within the scope of this inspection.

Information as to whether this property lies in the flood plain or if it has ever been subjected to rising water was not determined. The owner should be consulted for a history.

(2) The downspout on the front of the house was disconnected from the underground drain line, which can cause problems with washing out the soil near the foundation. Recommend that it be re-connected as designed by a qualified contractor.

B. Item 1(Picture)

☐ ☐ ☐ ☑ **C. Roof Covering Materials**

Types of Roof Covering: 3-Tab fiberglass

Viewed roof covering from: Walked roof

Comments:

(1) The age of the roof was not determined. The owner may be able to provide a history. Additionally, I recommend obtaining all roof paperwork from the owner and determining whether or not the manufacturer's warranty is transferable.

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I NI NP D

The number and location of fasteners per shingle was not determined as this would require lifting the shingles and breaking the self seal adhesive bond. The fasteners appeared to be of sufficient length as visible penetration through the roof decking was confirmed. No other comment is made regarding the shingle fasteners.

Tree limbs in close proximity to the house should be kept trimmed away from the roof.

Most of the flashings are under the shingles or behind the exterior wall covering and their condition and proper installation cannot be fully verified.

Most roof leaks are not from holes in shingles, but from flashing problems. Since many portions of the various metal flashings in any structure are not visible, no comment can be made as to the condition of these hidden flashing areas.

Water penetration may occur at any time. It is not possible to state that any roof is water tight or leak free. Under severe weather conditions with wind driven rain or extended periods of rainfall, any roof may develop leaks. Any significant amount of rainfall accompanied by gusts, high winds and/or flying debris may damage the roof covering.

(2) The ridges of the roof had some exposed nailheads, which can lead to eventual leakage through the penetration. Recommend that these be caulked by a qualified contractor to solve the problem.

C. Item 1(Picture)

(3) **Limitations of Roof Inspection**

All roofs will require periodic inspection, ongoing maintenance, and repair. Roofing life expectancies can vary depending on several factors. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, etc. Unless specifically stated, opinions of the following are not included: remaining service life of the roof; manufacturers material defects; fastener appropriateness, installation in accordance with manufacturers installation specifications and prior hail activity. Inspection of the roofing system was limited by (but not restricted to) the following conditions:

- Most of the flashing is under the shingles or behind the exterior wall covering and its condition and proper installation cannot be fully verified.

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I	NI	NP	D

- This inspection does not include the insurability of the roof.

☑ ☐ ☐ ☐ **D. Roof Structures and Attics**

Attic info: Scuttle hole
Method used to observe attic: Walked, Partially Accessible
Approximate Average Depth of Insulation: 4 Inches
Comments:
(1) The roof support structure is wood framed utilizing rafters, ceiling joists, purlins, and struts at various spacing. The rafters revealed no apparent damage. Various rafters were reinforced with collar ties. Collar ties are tension ties placed in the upper 1/3 of the attic between rafters on opposite sides of the roof. Collar ties are intended to resist rafter/ridge board separation due to unbalanced loads or to reduce uplift of the upper rafter ends in high wind loading.

Most roof structures exhibit framing that does not follow industry standards exactly. Since these structures are constructed with a number of redundant wood members, minor variations in assembly, spacing and flatness can be tolerated. Observation of the roof planes revealed no significant sagging. NOTE: This is not a code or design specification inspection and no comment is made with respect to the adherence to span, material grades, nailing, bracing, or other miscellaneous specification schedules.
(2) **Limitations of Attic Inspection:** There were inaccessible attic spaces due to reduced clearance or obstruction by structural members.

- The roof structure was evaluated from areas immediately adjacent to the attic opening(s) and from floored areas adjacent to installed equipment (i.e. HVAC, etc.).
- Insulation covered some structural components in the attic.
- The entire underside of the roof sheathing was not visible.
- Insulation R-values were not determined.

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

Comments:
(1) The mortar joints in these areas are subject to further deterioration and moisture intrusion. Recommend that they be re-pointed by a qualified mason to prevent this future deterioration.

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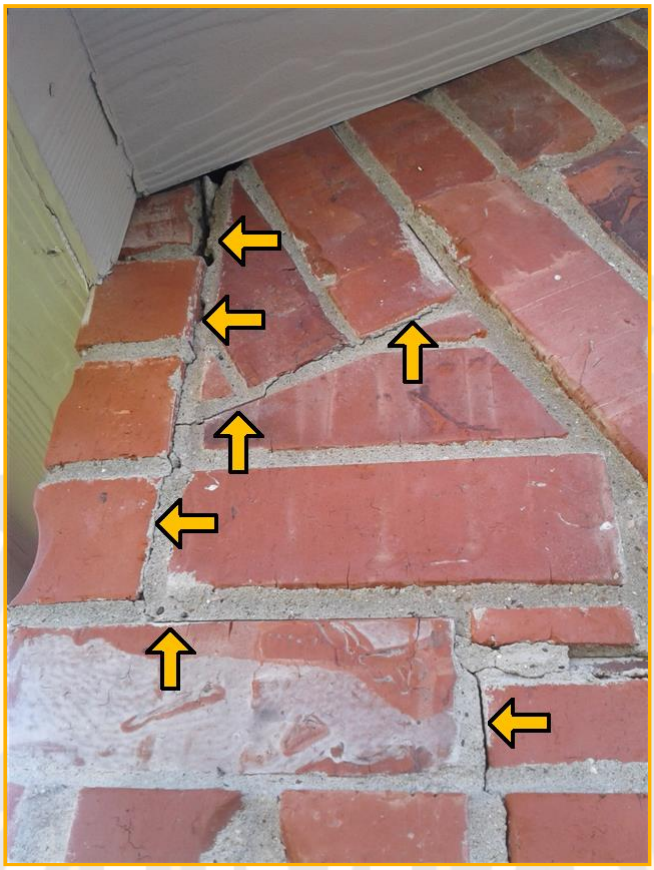

E. Item 1(Picture) Right Front

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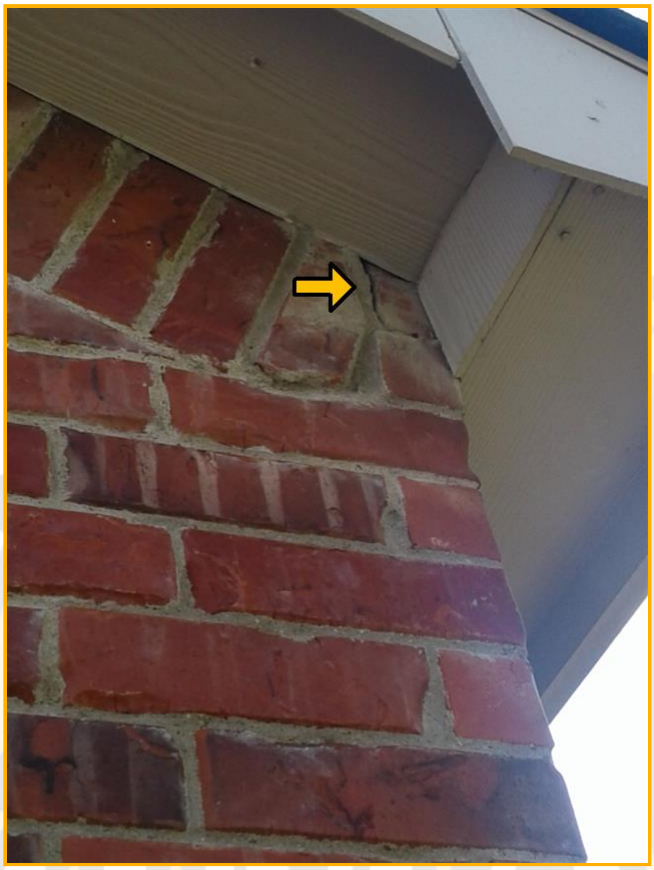
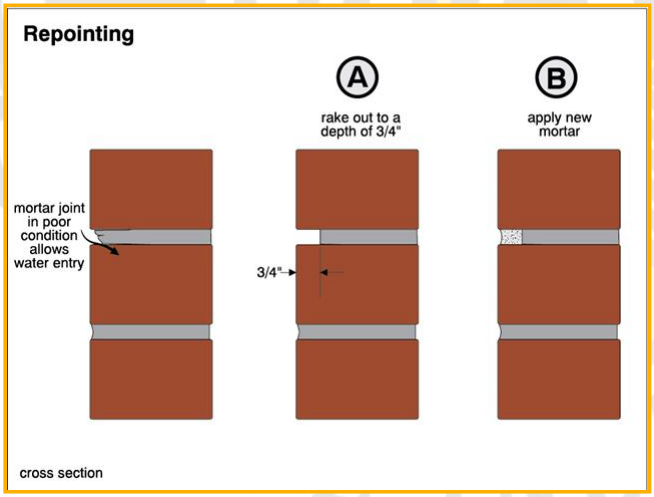


E. Item 2(Picture) Right Front



E. Item 3(Picture)

(2) This penetration in the exterior wall gives opportunity for moisture and insects to enter the structure. Recommend that the space be sealed by a qualified contractor to prevent moisture and/or insect damage.

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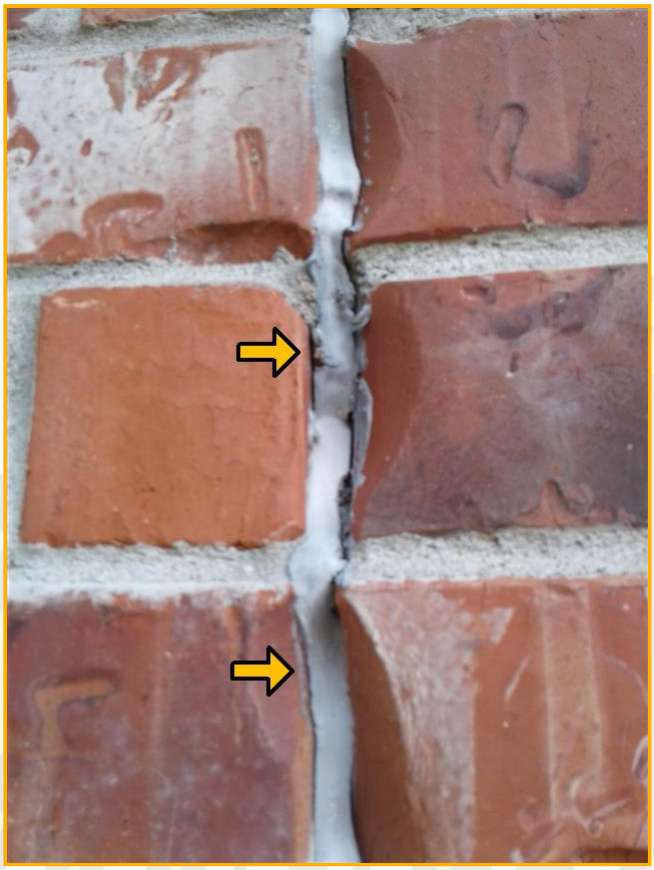
I	NI	NP	D



E. Item 4(Picture)

(3) The anomalies depicted in the thermal image below (red/yellow area) indicates warm/hot temperatures which may be due to insufficient insulation, missing insulation, or insulation voids. An appropriate contractor should be retained for further evaluation and needed action. NOTE: This evaluation should not be considered as an energy audit. An appropriate contractor should be retained if an energy audit is desired.

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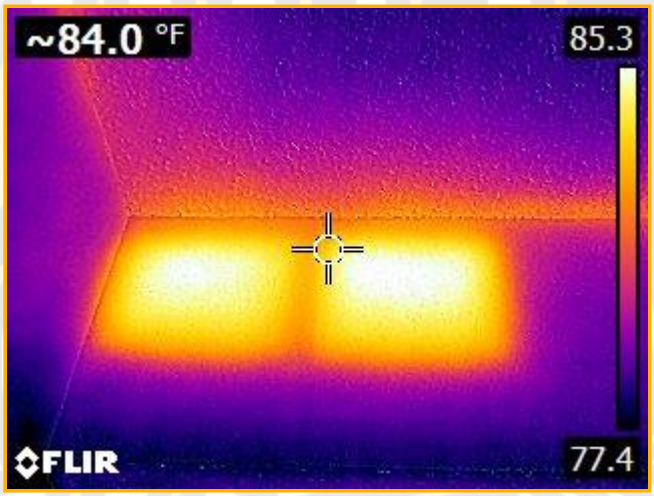
E. Item 5(Picture) Hallway entrance



E. Item 6(Picture) Hallway entrance

(4) **Limitations of Interior/Exterior Wall Inspection**

Assessing the quality and condition of interior/exterior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The Inspection of the walls was limited by (but not restricted to) the following conditions:

- The condition of hidden wood structural members in the wall cavities or in areas not readily observable to the inspector is unknown. No access was gained to the wall cavities.
- Flashing(s) behind the exterior wall covering, windows and doors and their condition and proper installation cannot be fully verified.
- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior, including the garage.
- The gutter system restricted complete observation of the fascia board(s).

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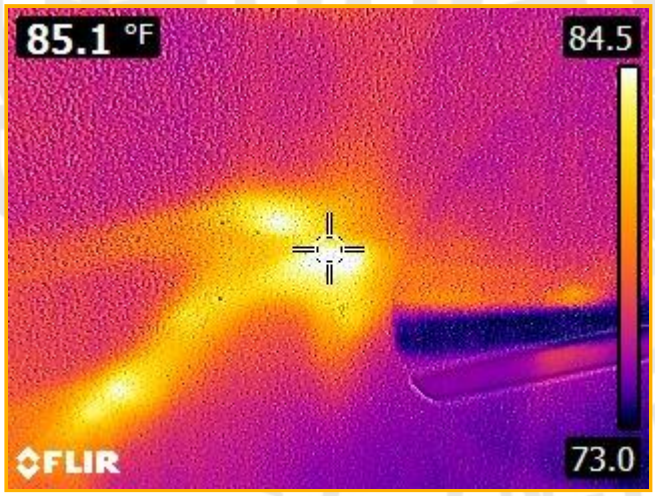
I	NI	NP	D	
☐	☐	☐	☑	**F. Ceilings and Floors**

Comments:

(1) The ceilings are wood framed and are covered primarily with gypsum board. Although the ceiling framing was not readily visible due to being covered, there was no clear evidence that would indicate structural deficiencies. The ceilings revealed no apparent distortion or sagging.

(2) The anomaly depicted in the thermal image below (red/yellow area) indicates warm/hot temperatures which may be due to insufficient insulation, missing insulation, or insulation voids. An appropriate contractor should be retained for further evaluation and needed action. NOTE: This evaluation should not be considered as an energy audit. An appropriate contractor should be retained if an energy audit is desired.

F. Item 1(Picture) Living Room



F. Item 2(Picture) Living Room

(3) **Limitations of Ceiling/Floor Inspection** Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing furniture. The Inspection of the ceilings/floors was limited by (but not restricted to) the following conditions:

- The condition of hidden wood structural members in the ceiling cavities or in areas not readily observable to the inspector is unknown.

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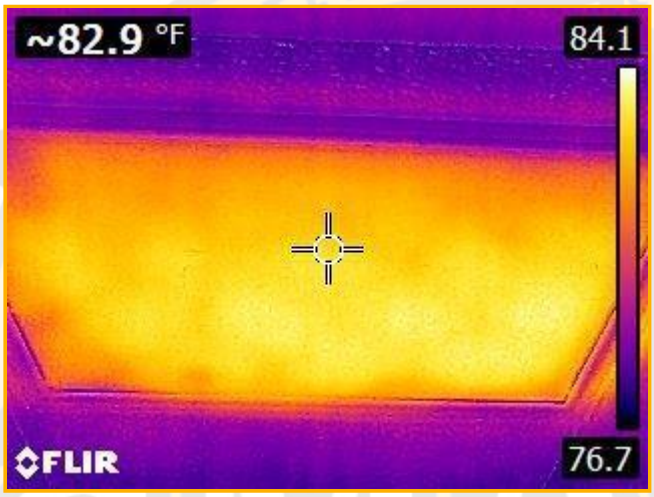
I	NI	NP	D

- Conditions below the floor covering (i.e. carpet, etc.) is unknown.
- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior, including the garage.
- No comment is made on the condition of the floor covering (i.e. carpet, tile, laminate wood, etc.).
- The floor tiles were not examined for proper bonding to the surface.

(4) The interior attic scuttle access was not adequately weatherstripped and insulated as shown in yellow in the attached thermal image, which can lead to energy inefficiency of the HVAC (heating, ventilation and air conditioning) system. Recommend that it be repaired by a qualified contractor.



F. Item 3(Picture)

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

Comments:

(1) It is suggested that the locks on all exterior entrances be changed or re-keyed for improved security.

If the garage vehicle doors are equipped with an automatic opener(s) and the door will not operate when accompanied by a flashing light on the garage door opener motor, the likely cause is a mis-alignment of the infrared sensors near the bottom of the door opening. These sensors must be precisely lined up and with no interference between them so that the infrared light beam can go from one to the other and confirm that no obstructions exist that would interfere with the door closing properly. If you experience this condition check the sensors for proper alignment and that no objects are blocking the infrared beam between them.

(2) The garage door frames showed signs of weathering, which can lead to moisture damage, although no rot was yet detected. Recommend that it be scraped and re-painted to maintain the integrity of the wood.

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

I	NI	NP	D

G. Item 1(Picture)

(3) The garage door frames had some damaged caulking on the edge, which could lead to moisture intrusion and water damage. Recommend that the caulked joints be scraped and re-caulked to help maintain the integrity of the wood.

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I	NI	NP	D

G. Item 2(Picture)

(4) The lock on the front storm door would not latch making the storm door un-lockable. Recommend that a door contractor be engaged to repair this condition.

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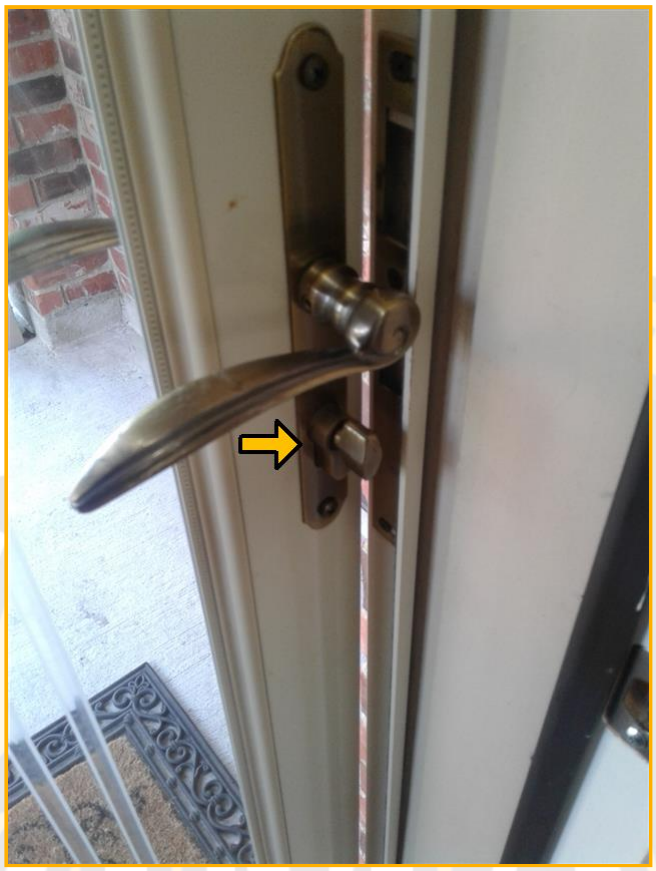

G. Item 3(Picture)

(5) The weatherstripping on one or more doors was damaged and is no longer doing a good job of sealing off air leaks, which can lead to wasted energy for heating and cooling. Recommend that they be replaced by a qualified contractor to restore the weather seal protection.

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I	NI	NP	D

G. Item 4(Picture)

(6) The rear exterior metal door is showing signs of corrosion from moisture intrusion, which can lead to further door deterioration. Recommend that the rust be cleaned off and the door re-painted to prevent further moisture damage by a qualified contractor.

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I	NI	NP	D

G. Item 5(Picture)

(7) The door leading to the garage did not have a self closing mechanism or self closing hinges to keep out carbon monoxide and to ensure it is an effective fire barrier. Recommend that it be made self closing by a qualified contractor.

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I	NI	NP	D

G. Item 6(Picture)

(8) The lintels above the garage doors were showing signs of corrosion, which can crack the surrounding brick as the metal expands with iron oxide. Recommend that they be cleaned and painted to avoid this from happening by a qualified contractor.

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I	NI	NP	D

G. Item 7(Picture)

(9) **Limitations of Door Inspection:**

- Glass in and around doors that require safety glass may not be able to be verified when the etched label is missing or difficult to read.
- No validation is being made that any door security hardware is adequate to prevent a forced intrusion or in regard to the security adequacy of the design or installation.

☑ ☐ ☐ ☐ **H. Windows**

Comments:

All windows were not opened/inspected due to obstructions. Confirm proper operation of all windows when conditions permit. I was able to open at least one window in each bedroom. It is important that bedrooms have at least one operable window or exterior door for emergency egress.

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

Comments:

Limitations of Stairway Inspection

Inspection of the stairway was limited by (but not restricted to) the following conditions:

- Every stairway component was not measured.
- Stress testing of the guard rail was not performed.

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

I	NI	NP	D	
☐	☐	☐	☑	**J. Fireplaces and Chimneys**

Types of Fireplaces: Solid Fuel, Conventional

Comments:

(1) As seen from the firebox opening, the chimney flue appeared to be reasonably clean. It is recommended that the firebox and chimney be maintained and cleaned regularly. NOTE: Due to the routing and offsets of the flue, only a small area was visible from the damper area. A complete review can be accomplished by a chimney sweep.

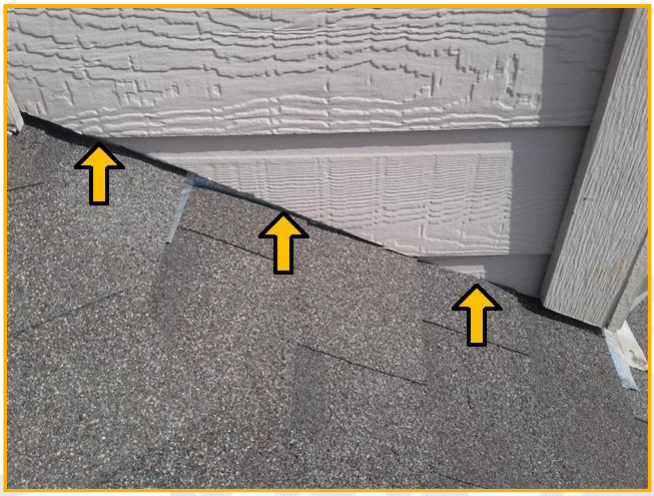
(2) Some deterioration was noted on the wood on the chimney and leads to further damage through moisture intrusion Recommend repair/re-paint by a qualified contractor.

J. Item 1(Picture)

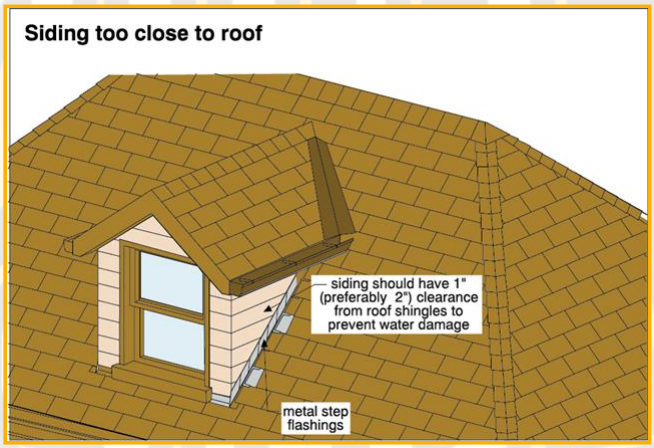
(3) The sides of the chimney siding are too close to the roofing surface, which can lead to moisture absorption and deterioration of the siding, although no damage was noted from this condition at the time of the inspection. Recommend that it be cut 1-2" above the roofing surface to prevent further damage from occurring by a qualified contractor.

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

I	NI	NP	D



J. Item 2(Picture)



J. Item 3(Picture)

(4) The chimney did not have adequate clearance form combustible components and can become a fire hazard through the process of pyrolysis. Pyrolysis is a process where wood products change chemically to ignite at a lower temperature when continually exposed to heated surfaces.

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

I	NI	NP	D

J. Item 4(Picture)

(5) **Limitations of Fireplace/Chimney Inspection**

The Inspection of the fireplace/chimney was limited by (but not restricted to) the following conditions:

- The adequacy of chimney draw could not be assessed during a visual inspection.
- The presence of sufficient “fire stopping” (where the chimney extends through the building, for example) behind interior finishes and in the attic, is not possible to predict.
- Smoke leakage and clearance of combustibles in concealed areas are not considered part of this inspection.
- The overall condition of the flue was not determined. We were unable to view the flue lining for cracks, holes, or other damage/deterioration.

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

Comments:

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

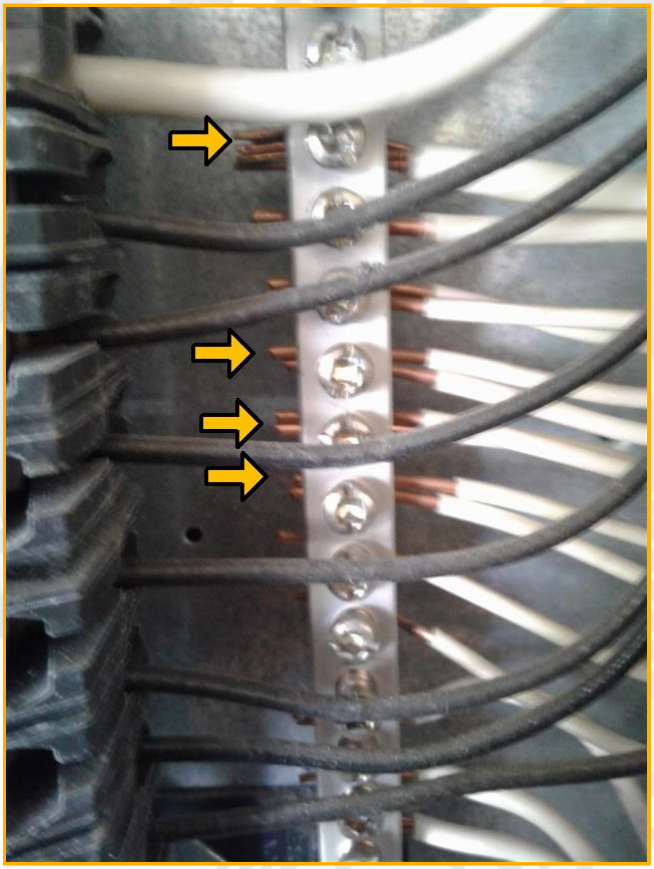
I	NI	NP	D

II. Electrical Systems

☐ ☐ ☐ ☑ **A. Service Entrance and Panels**

Main Panel/Disconnect Location: Garage
Panel Capacity: 150 AMP
Electric Panel Manufacturer: GENERAL ELECTRIC
Panel Type: Circuit breakers
Electrical Service Conductors: Copper, 220 volts
Comments:

Some of the neutral conductors had multiple taps into single holes in the neutral bus bar. This can lead to loose electrical connections with those circuits. Recommend that neutral connections be separated to having only one neutral conductor per lug by a licensed electrician.



A. Item 1(Picture)

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

Type of wiring: Copper
Comments:

(1) The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

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

I NI NP D

The visible and accessible portions of the internal electrical system and readily accessible outlets/switches/fixtures were examined. The readily accessible outlets were examined with a circuit analyzer (without removing cover plates). Adequacy of wiring and routing of circuits is not included. Automatic lighting controls were not inspected.

The outlets are a grounded type. The readily accessible outlets were examined with a circuit analyzer (without removing cover plates) and they revealed no wiring discrepancies.

Year 2008 standards require Tamper-Resistant receptacles. Tamper-Resistant receptacles help protect children from electrical injury if they try inserting a foreign object into a receptacle. Tamper-Resistant receptacles have a shutter mechanism that do not open and allow access to the contacts unless a two-prong plug is inserted. This house predates the adoption of this standard however, you should consider upgrading for improved safety. For more information about Tamper-Resistant receptacles, visit: http://www.nfpa.org/assets/files/PDF/Fact%20sheets/TamperResistant.pdf

Ground Fault Circuit Interrupter (GFCI) protection was provided and operable in the following areas: ____ GFCI's are sensitive safety devices installed into the electrical system to provide protection against electrical shock. A GFCI receptacle can provide protection for other receptacles downstream on the circuit. GFCI devices should be tested regularly to ensure that the mechanism will operate properly if a human being is subjected to an electric shock.

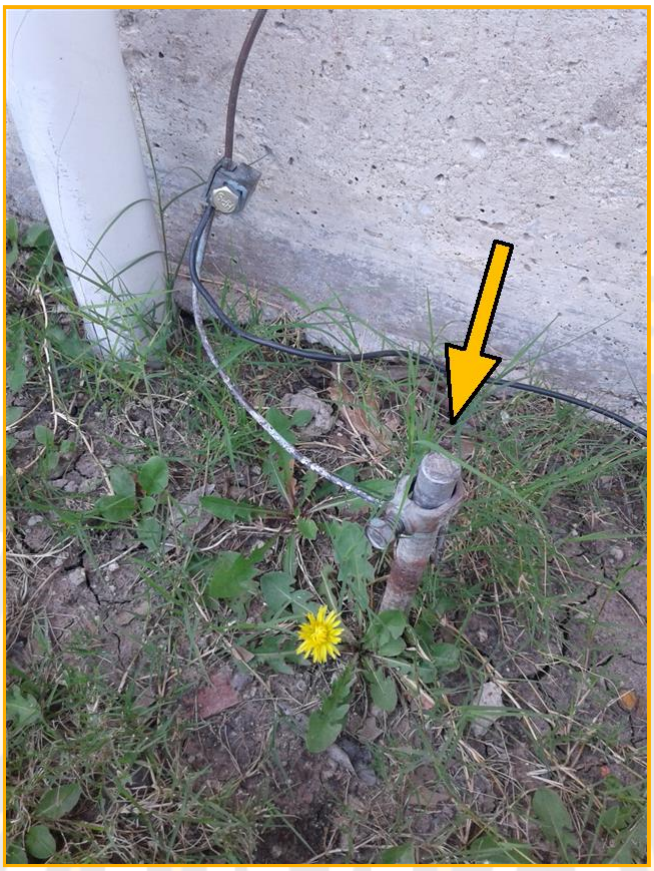
NOTE: Year 2014 standards require GFCI protection for all 125v, 15A or 20A receptacle outlets in the laundry area and the dishwasher outlet. This house predates the adoption of this standard. For improved safety, you may wish to retain an electrician for upgrading.

NOTE: The circuits were not examined for proper voltage. While low voltage is somewhat common, if this situation exists it could potentially damage sensitive electronics. If this is a concern, you should retain a licensed electrician for further evaluation.

(2) The ground rod was not driven all the way into the ground, which can compromise it's ability to ground the home wiring circuit. The ability of the grounding system to handle any likely grounding situation can only be validated by a licensed electrician however.

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

I	NI	NP	D

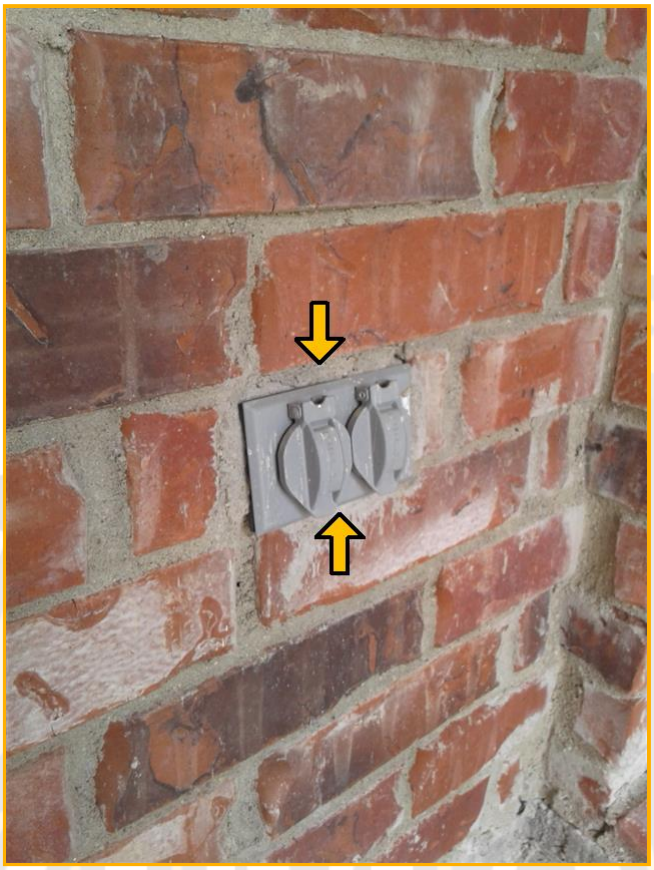


B. Item 1(Picture)

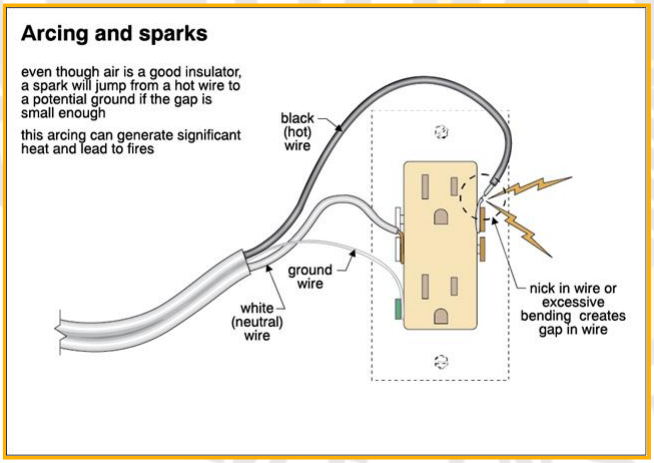
(3) This outlet and cover were loose, creating a condition where the wire connections could work themselves loose over time. The loose wires would then create an electric arc and therefore a fire hazard if not corrected. It is recommended that a licensed electrician confirm that the wires and outlet are adequately tightened to prevent this fire hazard condition.

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

I	NI	NP	D



B. Item 2(Picture)



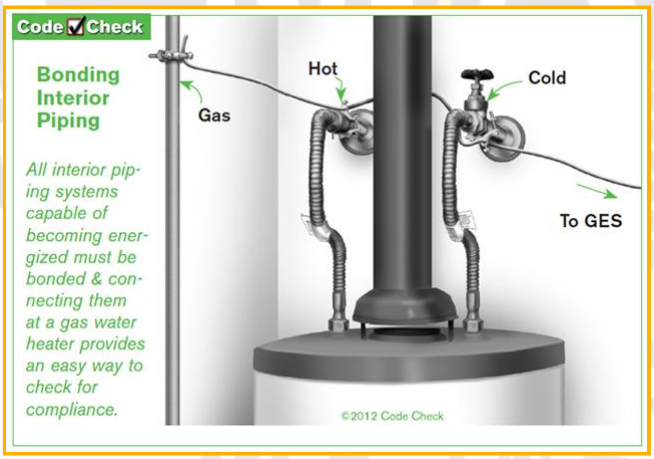
B. Item 3(Picture)

(4) No bonding was found on either the plumbing system or the gas supply piping although a bonding clamp was found adjacent to the water heater with a wire that lead nowhere. These metal pipes are required to be bonded in a conspicuous location to the main electric service panel to provide a margin of safety in the event that they become inadvertently energized. Recommend that a licensed electrician be contacted to repair this condition. Learn more about bonding at: https://en.wikipedia.org/wiki/Electrical_bonding

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

I	NI	NP	D

B. Item 4(Picture)



B. Item 5(Picture)

(5) There was a missing electric outlet/switch cover plate in the attic, which poses an electrocution hazard from inadvertant contact with energized components. Recommend that these devices be covered with a new cover plate to prevent accidental injury to occupants.

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

I	NI	NP	D

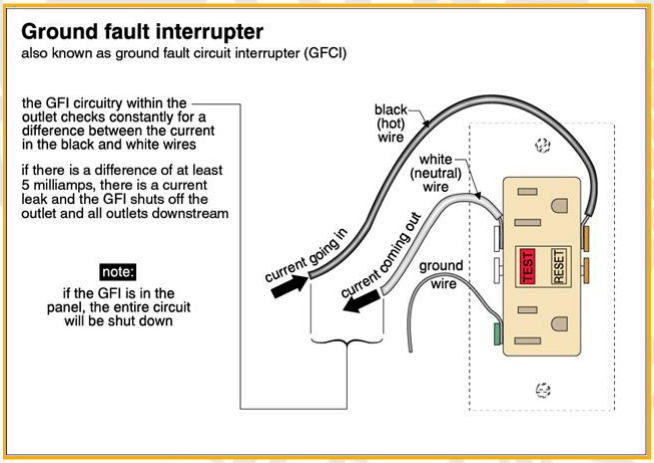
B. Item 6(Picture)

(6) Some of the outlets were not GFCI (Ground Fault Circuit Interrupter) rated (outdoor, utility room and garage) , which was likely not required when the house was built. It is a current standard however and represents an enhanced safety measure if installed. The State of Texas requires that missing GFCI outlets be called out as deficient in recognition of the advantages of having these available. GFCI outlets should be installed in kitchens, laundry rooms, wet bars, garages, bathrooms and all exterior area. Recommend that a licensed electrician be retained to accomplish the conversion. Learn more about GFCI outlets at: https://www.safeelectricity.org/information-center/library-of-articles/55-home-safety/317-ground-fault-circuit-interrupters-gfcis

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

I	NI	NP	D

B. Item 7(Picture)



B. Item 8(Picture)

(7) Smoke alarms are required to be placed in all bedrooms and outside them in the adjacent room/hallway. Additionally a carbon monoxide (CO) alarm is required to be outside of each bedroom area. The smoke alarms were missing from the bedrooms and no CO alarm was installed. All smoke alarms should be AC powered and interconnected. These are safety issues for protection against fires or carbon monoxide poisoning.

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

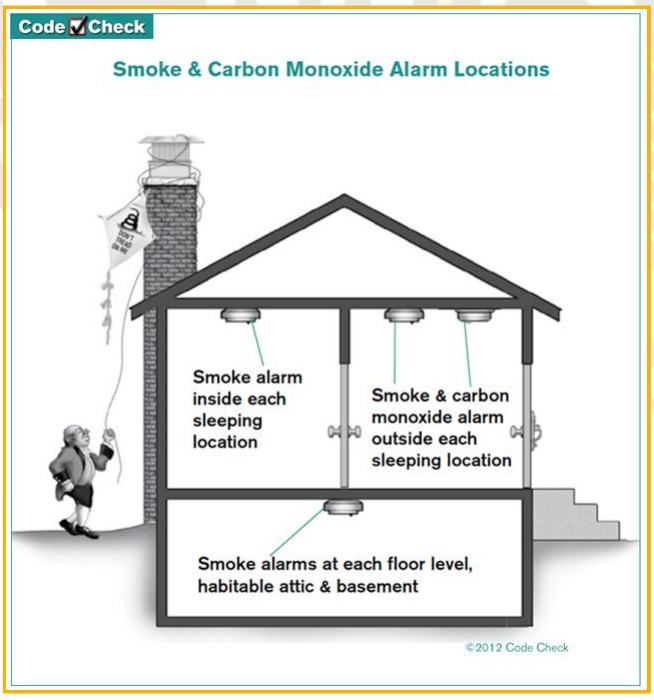
I	NI	NP	D

B. Item 9(Picture) Hallway

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

I	NI	NP	D

B. Item 10(Picture) Bedroom



B. Item 11(Picture)

(8) **Limitations of Electrical Inspection** The inspection does not include low voltage systems, telephone wiring,

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

I	NI	NP	D	

intercoms, alarm systems, TV cable, timers, or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces (walls, ceilings, etc.) and below attic insulation were not inspected.
- The ceiling fans were not disassembled to determine if they are adequately mounted. Additionally, the ceiling fan electrical box rating was not determined or if the ceiling fans are supported independently from the electrical boxes. For improved safety, you may wish to retain an electrician for further evaluation.
- Some receptacle outlets were not tested due to obstructions (i.e. furniture, etc.).

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

I	NI	NP	D

III. Heating, Ventilation and Air Conditioning Systems

☐ ☐ ☐ ☑ **A. Heating Equipment**

Heat Energy Sources: Natural gas
Type of Systems (Heating): Furnace
Number of Heat Systems (excluding wood): One
Location of Heating Thermostat(s): Hallway
Heat System Brand: AMANA
Cooling System Brand: Goodman
Location of Cooling Thermostat(s): Hallway

Comments:

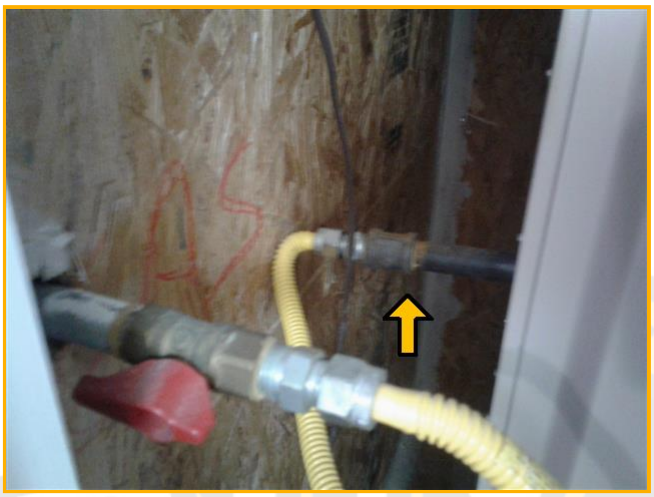
(1) The combustion chambers in these furnaces are not readily accessible to view; therefore, no comment will be made concerning the heat exchangers. The heat exchanger is the component that heats the air and is one of the most important parts of the furnace. The heat exchanger allows heat (from a gas) to pass through it. The furnace blower motor forces air over the outside of the heat exchanger and into the ductwork where it is distributed. Providing regular system maintenance, including inspection of the heat exchanger by a licensed HVAC contractor, not only helps to ensure that the equipment is operating correctly but it also may help maintain unit performance.

A. Item 1(Picture) Working Well

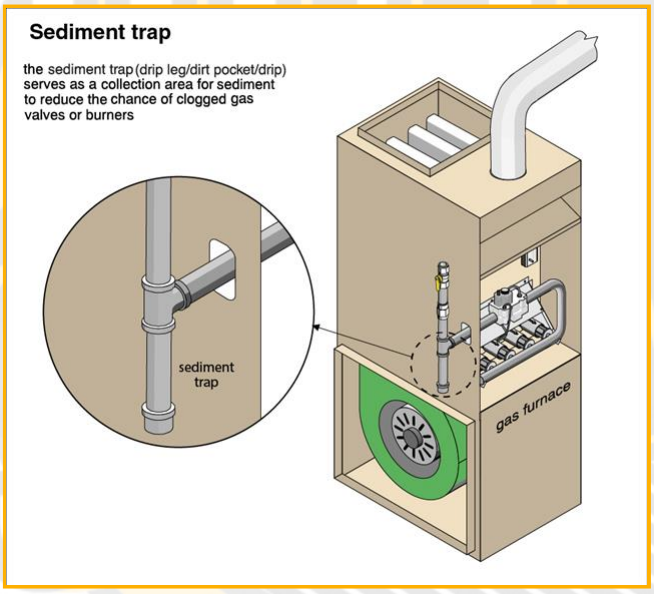
(2) The furnace gas supply line was missing a sediment trap, which are designed to help keep with burner assemblies clean and burn efficiently. Recommend that a sediment trap be installed by a licensed plumber as required.

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

I	NI	NP	D



A. Item 2(Picture)



A. Item 3(Picture)

(3) **Limitations of the Heating System Inspection** The heating system(s) is/are tested by operating the units for a short period of time. The inspection of the heating system(s) is/are general and not technically exhaustive. Like most mechanical components, heating systems can fail at any time. It is suggested that the heating system(s) be tested during any pre-closing walk through. The inspection of the heating system(s) was limited by (but not restricted to) the following conditions: The effectiveness, efficiency and overall performance of the systems is outside the scope of this inspection.

- The adequacy of heat distribution is difficult to determine during a one-time inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- No comment is made on the condition of the heat exchangers as these systems do not allow examination without dismantlement. If desired, a licensed heating contractor can be retained for a more exhaustive evaluation.

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

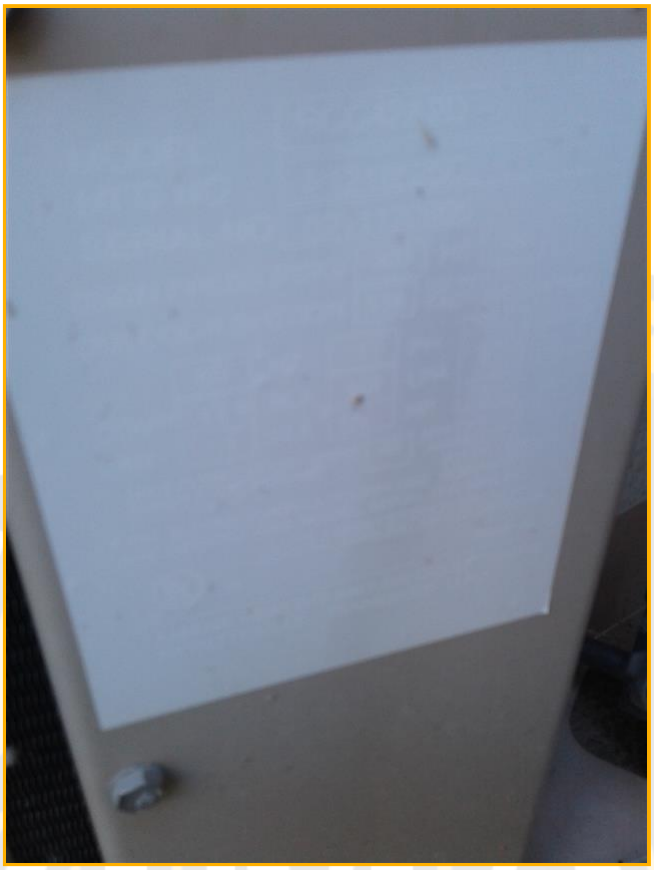
I	NI	NP	D	
☐	☐	☐	☑	**B. Cooling Equipment**

Type of Systems (Cooling): Central Split System, Regrigerant/Compressor
Number of AC Only Units: One
Comments:
(1) The temperature differential between the various supply and return air registers was measured using an infrared temperature sensor. Generally, a temperature differential or temperature drop of at least 15° has provided satisfactory cooling and dehumidification in past evaluations. Temperature drops across the evaporator unit should be higher, but do not reflect the effect that the duct system configuration may have on the temperature drop inside the house from the various registers. In other words, the evaporator unit may be cooling properly, but if the duct system cannot direct the cold conditioned air into the rooms at the proper temperature and with adequate air volume, the total cooling system is not performing adequately.

When the air ducts in the attic travel very long distances, lower temperature drops can be anticipated between the return air vent and the supply vent registers because of heat gain over the length of the air ducts. Sharp bends in the ducts can reduce air flow and result in warmer supply air temperatures. Also, I have found that some newer high efficiency systems do not necessarily achieve high temperature differentials. The temperature drop can vary with the type and size of the cooling equipment, outdoor air temperature and the blower speed. Equipment sizing, refrigerant pressure and blower speed are not part of this inspection. If you require a more detailed evaluation of the cooling system (i.e. testing the system with pressure gauges, etc.), a licensed HVAC technician should be retained.
(2) The air conditioner was found to be nearing the end of it's useful life being 14 years old, while the average lifespan is 15 years. It is currently working adequately and shows no deficiencies for the unit itself having a temperature differential between the supply and return registers of 15 degrees.

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

I	NI	NP	D



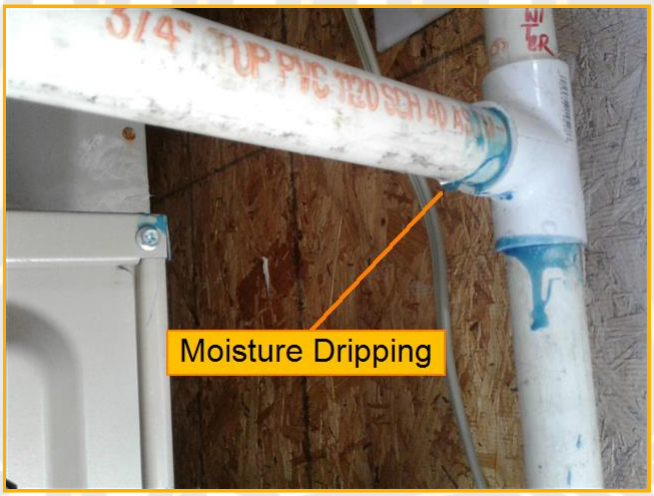
B. Item 1(Picture) Condenser Label

(3) The condensate drain line connected to the air conditioning evaporator coil pan is condensing moisture on it's exterior and dripping in the area below which provides potential for moisture damage. Recommend that the condensate line be insulated to prevent condensation on the outside of the condensate drain pipe by a contractor.

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

I	NI	NP	D

B. Item 2(Picture) Floor Below Condensate Line



B. Item 3(Picture) Condensate Line

(4) **Limitations of the Cooling System Inspection** The cooling system(s) is/are tested by operating the unit(s) for a short period of time. The inspection of the cooling system(s) is/are general and not technically exhaustive. Like most mechanical components, cooling systems can fail at any time. It is suggested that the cooling system(s) be tested during any pre-closing walk through. The inspection of the cooling system(s) was limited by (but not restricted to) the following conditions:

- The effectiveness, efficiency and overall performance of the systems is outside the scope of this inspection.
- The adequacy of cool air distribution is difficult to determine during a one-time inspection. • An analysis of indoor air quality is beyond the scope of this inspection.
- The secondary drain pan and drain line were not functionally tested with water due to the possibility of causing water damage.
- System sizing is not included within the scope of this inspection. If desired, an HVAC contractor can be retained to perform a heat load calculation.

☑ ☐ ☐ ☐ **C. Duct Systems, Chases and Vents**

Ductwork: Insulated
Filter Type: Disposable

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

I	NI	NP	D	

Filter Size: 16x20

Comments:

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

I	NI	NP	D

IV. Plumbing System

☐ ☐ ☐ ☑ **A. Plumbing Supply, Distribution System and Fixtures**

Water Source: Public
Plumbing Water Distribution (inside home): Copper
Number of Water Heaters: 1
Water Heater Age (Approximate): Less than one year old
Location of water meter: At the Street
Location of main water shutoff valve: At the Street
Static water pressure reading: 55 psi
Main Gas Shutoff Valve Location: At the gas pipe entrance on the outside of the house

Comments:

(1) The visible piping, faucet(s), sink(s) and tub/shower(s) were examined using the normal controls. The functional water flow was examined where possible noting any visible leakage or evidence thereof. The toilet(s) were examined for damage and firm bolting to the floor(s).

Standards require the static water pressure delivered to a residential property to be no lower than 40 psi and no higher than 80 psi. The reading observed can vary due to many variables such as time of day, clothes and dishes being washed, shower and bathtub use, etc.

The water volume supplied to the fixtures appeared reasonably sufficient. No significant drop in water flow was experienced when two fixtures were operated simultaneously
(2) The static water pressure was adequate at 56 pounds per square inch.

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

I	NI	NP	D

A. Item 1(Picture)

(3) The gas supply pipe entering the house was found to be corroded, which can cause gas leaks in the future if not taken care of. Recommend that it be cleaned and re-painted to prevent further corrosion by a qualified contractor.

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

I	NI	NP	D

A. Item 2(Picture)

(4) The main water shutoff for the house was adjacent to the water meter, which requires a tool to shutoff the water supply in the event of an emergency or for maintenance. Recommend that a water shutoff tool be kept on hand for ready access to rapidly shut off the water supply when needed.

A. Item 3(Picture)

(5) Gas supply line did not have a sediment trap installed between the shutoff valve and the water heater, which

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

I NI NP D

could more easily allow contaminants to get in the burner reducing efficiency. Recommend that sediment traps be installed on all gas appliance connections by a qualified contractor.

A. Item 4(Picture)

(6) **Limitations of Water Supply System and Fixtures Inspection** The inspection of the water supply system and fixtures was limited by (but not restricted to) the following conditions:

- Sewer or septic systems, buried water lines, well or pump systems, water filters or water softeners are not within the scope of this inspection.
- Portions of the plumbing system concealed by finishes (behind walls, below floors, etc.) were not inspected.
- Water quality is not tested.
- The washing machine and/or refrigerator faucets, if provided, were not tested.
- The water shut off valves (main, below the sinks, toilets, etc.) were not tested. These valves may be seldom used and could leak or break when operated.
- The plumbing behind the bathtubs was not readily visible.
- The gas supply system was not inspected. For a complete check of the gas supply system, the gas company or a plumber should be contacted.

☑ ☐ ☐ ☐ **B. Drains, Waste and Vents**

Comments:

(1) The functional drainage was examined where possible noting any visible leakage or evidence thereof. Overall, the drainage appeared sufficient.

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

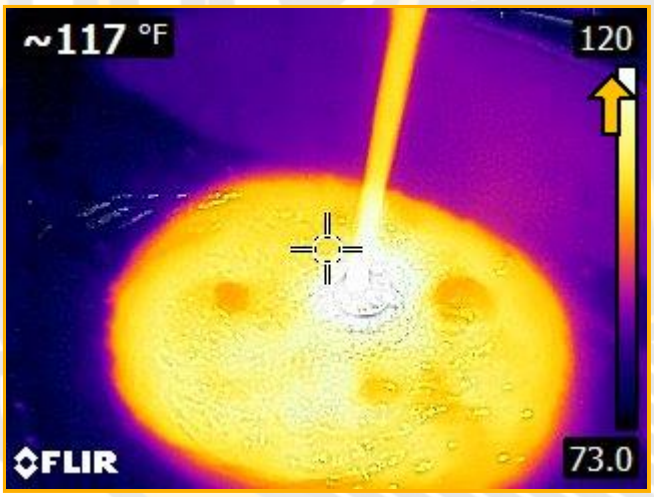
I	NI	NP	D

(2) **Limitations of Drains, Wastes, Vents Inspection** The inspection of the drains, wastes, vents, was limited by (but not restricted to) the following conditions:

- Sewer or septic systems and buried drain lines are not within the scope of this inspection.
- Portions of the drain, waste and vent system concealed by finishes (behind walls, below floors, etc.) were not inspected.
- Hidden defects could exist that are not apparent during this inspection and could only become evident during normal use of the plumbing system while occupied.
- The drain to the washing machine was not examined as part of this inspection.

☑ ☐ ☐ ☐ **C. Water Heating Equipment**

Water Heater energy sources: Gas (quick recovery)
Water Heater Capacity: 40 Gallon (1-2 people)
Water Heater Location(s): Garage
Water Heater Manufacturer: RHEEM
Comments:
The water temperature was within the maximum of 120 degrees for the prevention of scalding to occur to occupants using the hot water. No further action needed.



C. Item 1(Picture)

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

I	NI	NP	D	

V. Appliances

☑ ☐ ☐ ☐ **A. Dishwasher**

Dishwasher Brand: WHIRLPOOL

Comments:

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Disposer Brand: BADGER

Comments:

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust System**

Comments:

The vent hood was inspected and is working as designed. It should be noted that the vent hood is a recirculating type rather than one that vents to the exterior of the home. This utilized a charcoal filter to help clean the exhaust air before it comes back into the kitchen and is a common type of vent hood.

C. Item 1(Picture)

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

Range/Oven: KENMORE

Comments:

The oven(s) was tested for the accuracy of the thermostat with it set at 350 degrees F. The oven showed a temperature variance of 37 degrees below the set temperature. Recommend that the thermostat be replaced if desired by a qualified appliance technician.

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

I	NI	NP	D

D. Item 1(Picture)

☑ ☐ ☐ ☐ **E. Microwave Ovens (Built In)**

Comments:

☑ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and bathroom Heaters**

Comments:

☑ ☐ ☐ ☐ **G. Garage Door Operator(s)**

Automatic Garge Door Opener Manufacturer: CHAMBERLAIN

Garage Door Type: One automatic

Comments:

☑ ☐ ☐ ☐ **H. Dryer Exhaust System**

Comments:

Table of Contents

Date: 10/27/2017	**Time:** 01:00 PM	**Report ID:** 20171027-1-Report-Modification-Drive
Property: xxx Sample Street Forney TX 73135	**Customer:** Jane Doe	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

The deficiencies are categorized by their severity/urgency to help you better process the list. The categories are suggested and may not line up with your personal preferences and are not an absolute prioritization nor to they take into account that conditions on any of the deficiencies may get unexpectedly worse. They are:

Red **Major/Safety-** Deficiency related to safety, cost or something that will cause significant problems. Repair is suggested at the earliest opportunity.

Yellow **Repair Within 12 Months**- Not urgent or major. Recommend repair within the next 12 months.

Green **Optional**- Repair is optional at the owners discretion or is not practical.

In Attendance: Customer	**Type of building:** Single Family (1 story)	**Approximate age of building:** Under 10 Years
Temperature: 80s, 90s	**Weather:** Partly Cloudy	**Ground/Soil surface condition:** Dry

Safety or Major Deficiency

Buy Smart Home Inspections

1155 Rocky Brook Drive
Cedar Hill, Texas 75104

Customer
Jane Doe

Address
xxx Sample Street
Forney TX 73135

The deficiencies in this section are related to one or more of the following descriptions:

- Safety- repair is recommended to avoid possible personal injury.
- Significant Issue- immediate repair is recommended to prevent imminent damage to a portion of the structure or system.
- Significant cost for repair due to the scope of the deficiency.

II. Electrical Systems

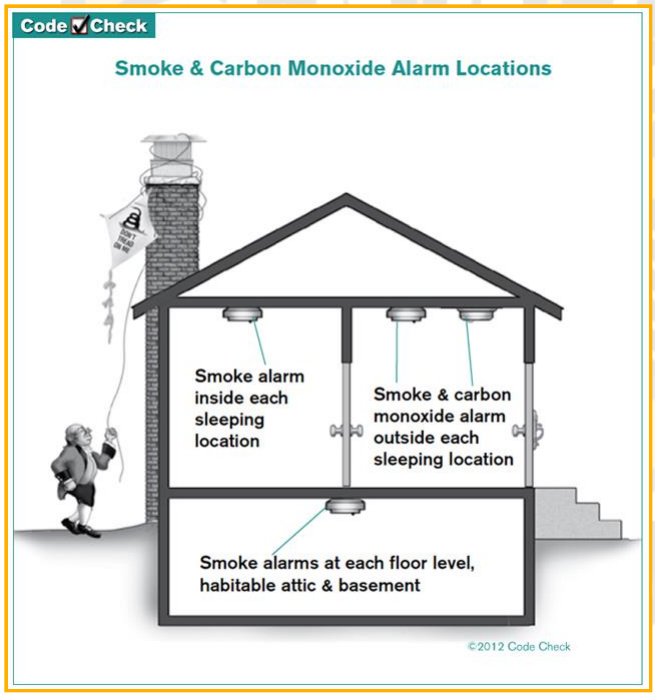
B. Branch Circuits, Connected Devices and Fixtures

Deficient

(7) Smoke alarms are required to be placed in all bedrooms and outside them in the adjacent room/hallway. Additionally a carbon monoxide (CO) alarm is required to be outside of each bedroom area. The smoke alarms were missing from the bedrooms and no CO alarm was installed. All smoke alarms should be AC powered and interconnected. These are safety issues for protection against fires or carbon monoxide poisoning.

B. Item 9(Picture) Hallway

B. Item 10(Picture) Bedroom



B. Item 11(Picture)

Repair Within 12 Months

Buy Smart Home Inspections

1155 Rocky Brook Drive
Cedar Hill, Texas 75104

Customer
Jane Doe

Address
xxx Sample Street
Forney TX 73135

The findings listed in this summary are recommended for repair and within a 12 month timeframe. It includes one or more of the following conditions:

- Timeliness on the repairs may help prevent further damage/deterioration in situations where the deficiency is related to progressive deterioration of materials over time.
- Lesser safety issues than was noted in the "Safety or Major Deficiency" summary. Injury is still possible if not repaired, but is less likely. This should not be considered to be any endorsement of a deficiency being "SAFE". It is related to the inspectors opinion of the degree of risk.
- Repair will restore the normal function or purpose of the item found to be deficient.
- The exact timeframe for recommended repairs within the 12 months period depends on the nature of the deficiency and should be carefully considered to ensure that excessive delay will not make the repair more extensive and at a higher cost.

I. Structural Systems

A. Foundations

Deficient

(4) Exposed/rusted post tension cable ends existed at the rear perimeter beam indicating the need for remedial action. Exposure to the elements can cause rusting and reduced strength. Per the Post-Tensioning Institute (PTI), the tendon tails should be cut back from the face of the foundation approximately 1” and the tendon pocket then filled with a non-shrink grout. An alternative method allows the grout covering the tendon to be reduced to 1/8” provided an approved tendon protection cap is installed. PTI

requirements should be complied with. Please note that some areas of the perimeter beam(s) was/were hidden from view by soil, vegetation, or flatwork, therefore, other exposed/rusted cable tendons may exist.

A. Item 4(Picture)

B. Grading and Drainage

Deficient

(2) The downspout on the front of the house was disconnected from the underground drain line, which can cause problems with washing out the soil near the foundation. Recommend that it be re-connected as designed by a qualified contractor.

B. Item 1(Picture)

C. Roof Covering Materials

Deficient

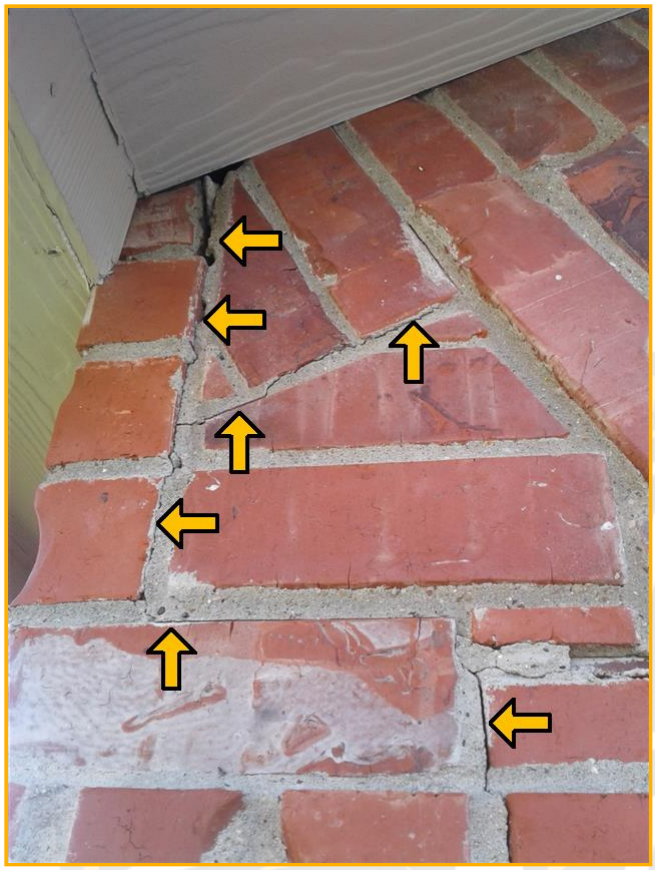
(2) The ridges of the roof had some exposed nailheads, which can lead to eventual leakage through the penetration. Recommend that these be caulked by a qualified contractor to solve the problem.

C. Item 1(Picture)

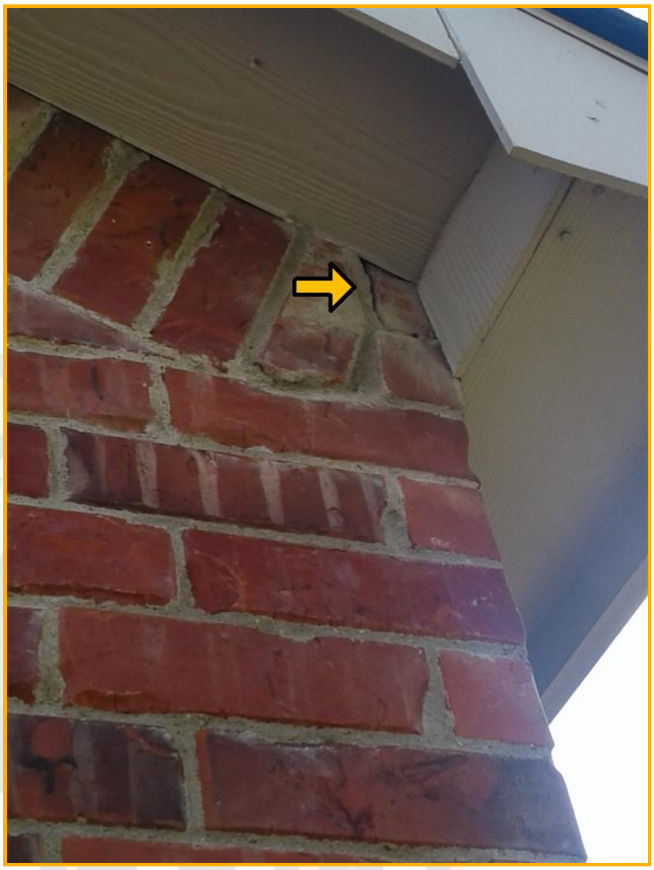
E. Walls (Interior and Exterior)

Deficient

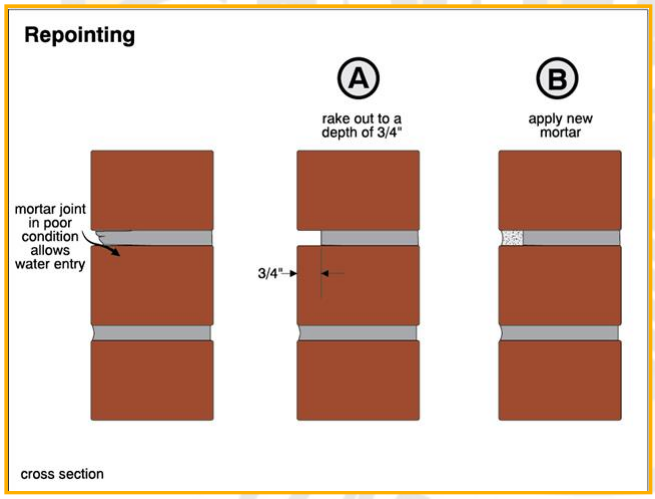
(1) The mortar joints in these areas are subject to further deterioration and moisture intrusion. Recommend that they be re-pointed by a qualified mason to prevent this future deterioration.



E. Item 1(Picture) Right Front

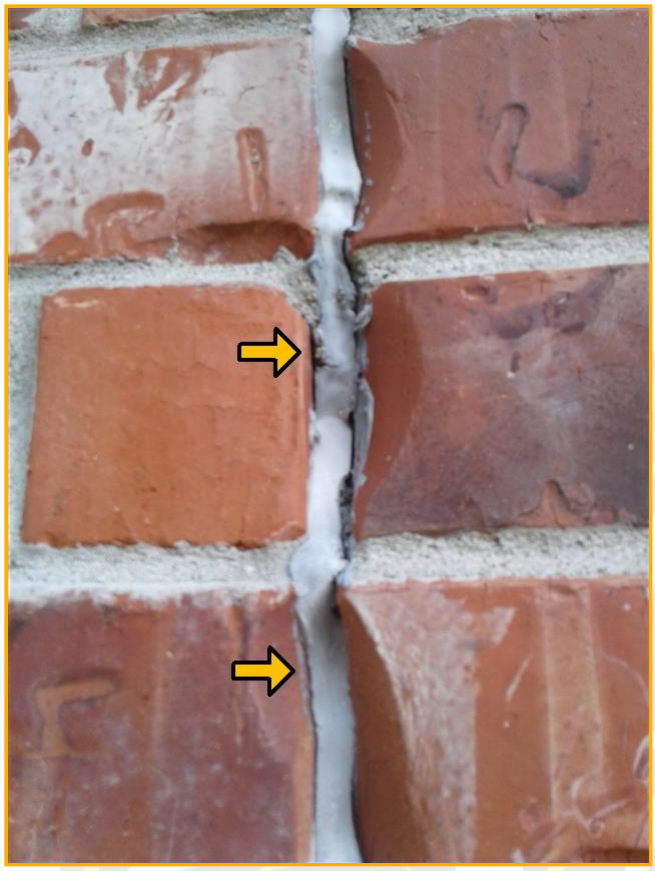


E. Item 2(Picture) Right Front



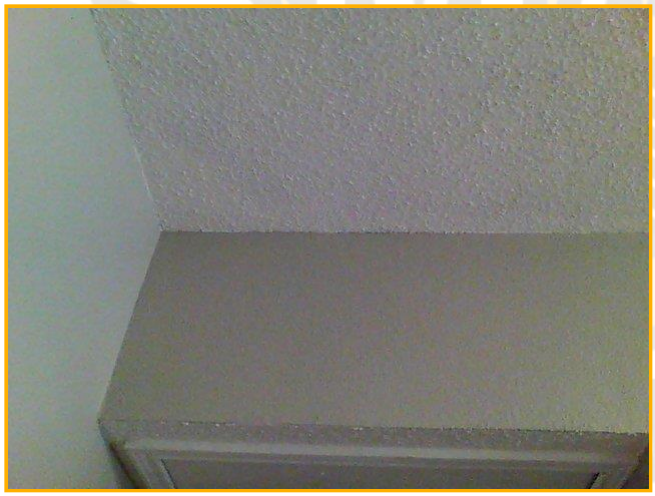
E. Item 3(Picture)

(2) This penetration in the exterior wall gives opportunity for moisture and insects to enter the structure. Recommend that the space be sealed by a qualified contractor to prevent moisture and/or insect damage.

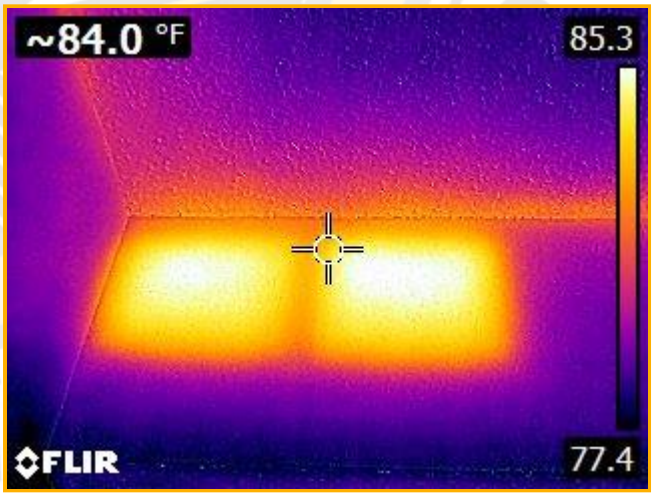


E. Item 4(Picture)

(3) The anomalies depicted in the thermal image below (red/yellow area) indicates warm/hot temperatures which may be due to insufficient insulation, missing insulation, or insulation voids. An appropriate contractor should be retained for further evaluation and needed action. NOTE: This evaluation should not be considered as an energy audit. An appropriate contractor should be retained if an energy audit is desired.



E. Item 5(Picture) Hallway entrance



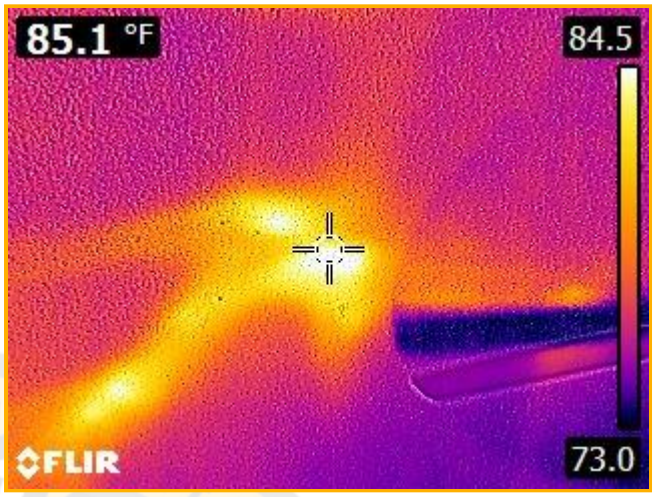
E. Item 6(Picture) Hallway entrance

F. Ceilings and Floors

Deficient

(2) The anomaly depicted in the thermal image below (red/yellow area) indicates warm/hot temperatures which may be due to insufficient insulation, missing insulation, or insulation voids. An appropriate contractor should be retained for further evaluation and needed action. NOTE: This evaluation should not be considered as an energy audit. An appropriate contractor should be retained if an energy audit is desired.

F. Item 1(Picture) Living Room



F. Item 2(Picture) Living Room

G. Doors (Interior and Exterior)

Deficient

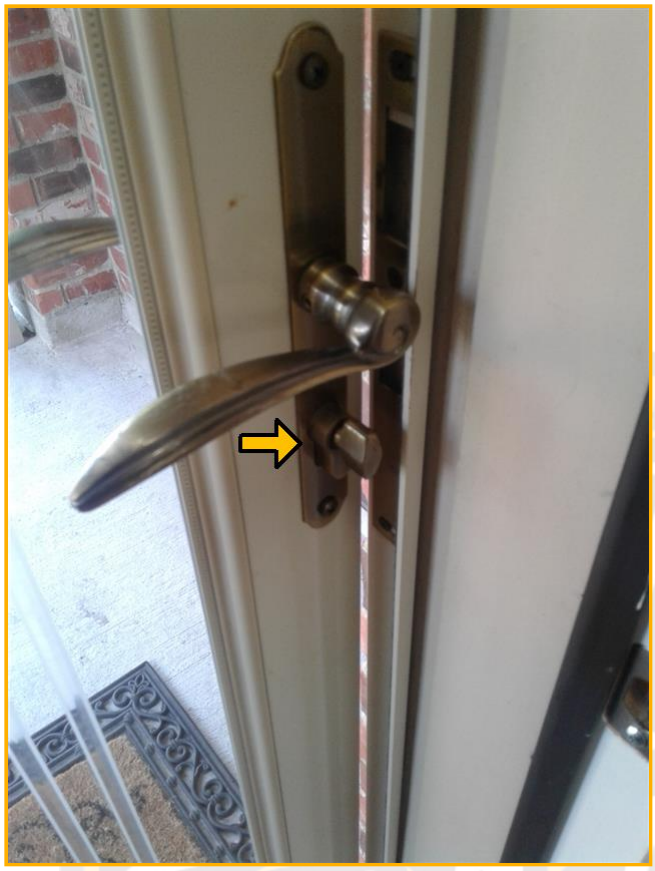
(2) The garage door frames showed signs of weathering, which can lead to moisture damage, although no rot was yet detected. Recommend that it be scraped and re-painted to maintain the integrity of the wood.

G. Item 1(Picture)

(3) The garage door frames had some damaged caulking on the edge, which could lead to moisture intrusion and water damage. Recommend that the caulked joints be scraped and re-caulked to help maintain the integrity of the wood.

G. Item 2(Picture)

(4) The lock on the front storm door would not latch making the storm door un-lockable. Recommend that a door contractor be engaged to repair this condition.



G. Item 3(Picture)

(5) The weatherstripping on one or more doors was damaged and is no longer doing a good job of sealing off air leaks, which can lead to wasted energy for heating and cooling. Recommend that they be replaced by a qualified contractor to restore the weather seal protection.

G. Item 4(Picture)

(6) The rear exterior metal door is showing signs of corrosion from moisture intrusion, which can lead to further door deterioration. Recommend that the rust be cleaned off and the door re-painted to prevent further moisture damage by a qualified contractor.

G. Item 5(Picture)

(7) The door leading to the garage did not have a self closing mechanism or self closing hinges to keep out carbon monoxide and to ensure it is an effective fire barrier. Recommend that it be made self closing by a qualified contractor.

G. Item 6(Picture)

(8) The lintels above the garage doors were showing signs of corrosion, which can crack the surrounding brick as the metal expands with iron oxide. Recommend that they be cleaned and painted to avoid this from happening by a qualified contractor.

G. Item 7(Picture)

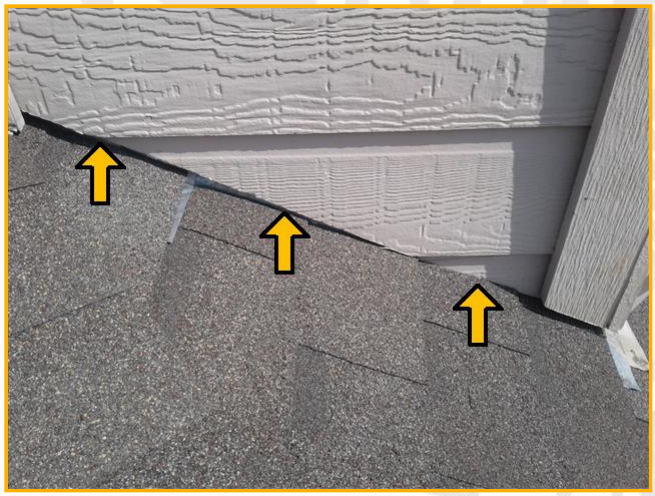
J. Fireplaces and Chimneys

Deficient

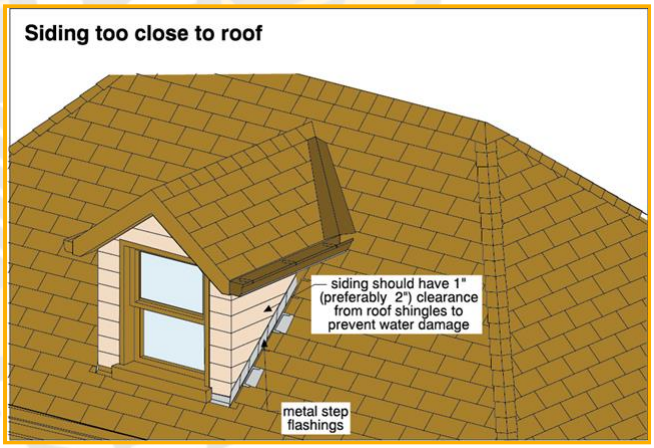
(2) Some deterioration was noted on the wood on the chimney and leads to further damage through moisture intrusion Recommend repair/re-paint by a qualified contractor.

J. Item 1(Picture)

(3) The sides of the chimney siding are too close to the roofing surface, which can lead to moisture absorption and deterioration of the siding, although no damage was noted from this condition at the time of the inspection. Recommend that it be cut 1-2" above the roofing surface to prevent further damage from occurring by a qualified contractor.



J. Item 2(Picture)



J. Item 3(Picture)

(4) The chimney did not have adequate clearance form combustible components and can become a fire hazard through the process of pyrolysis. Pyrolysis is a process where wood products change chemically to ignite at a lower temperature when continually exposed to heated surfaces.

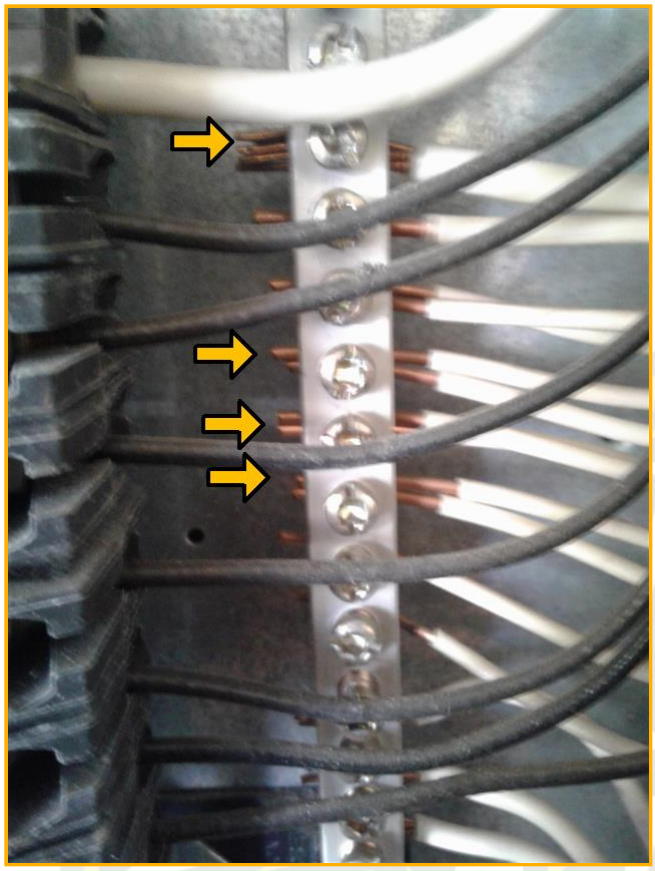
J. Item 4(Picture)

II. Electrical Systems

A. Service Entrance and Panels

Deficient

Some of the neutral conductors had multiple taps into single holes in the neutral bus bar. This can lead to loose electrical connections with those circuits. Recommend that neutral connections be separated to having only one neutral conductor per lug by a licensed electrician.

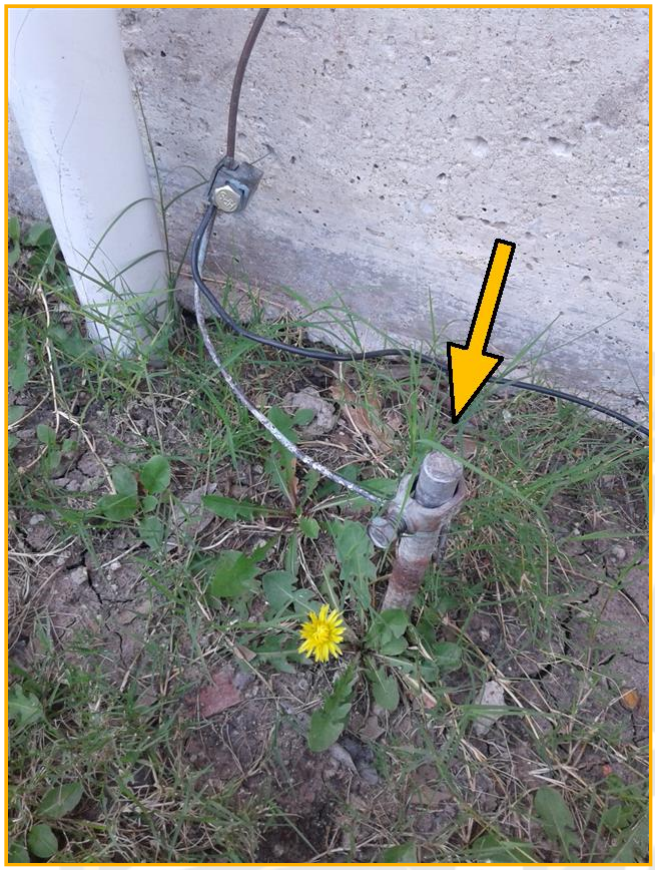


A. Item 1(Picture)

B. Branch Circuits, Connected Devices and Fixtures

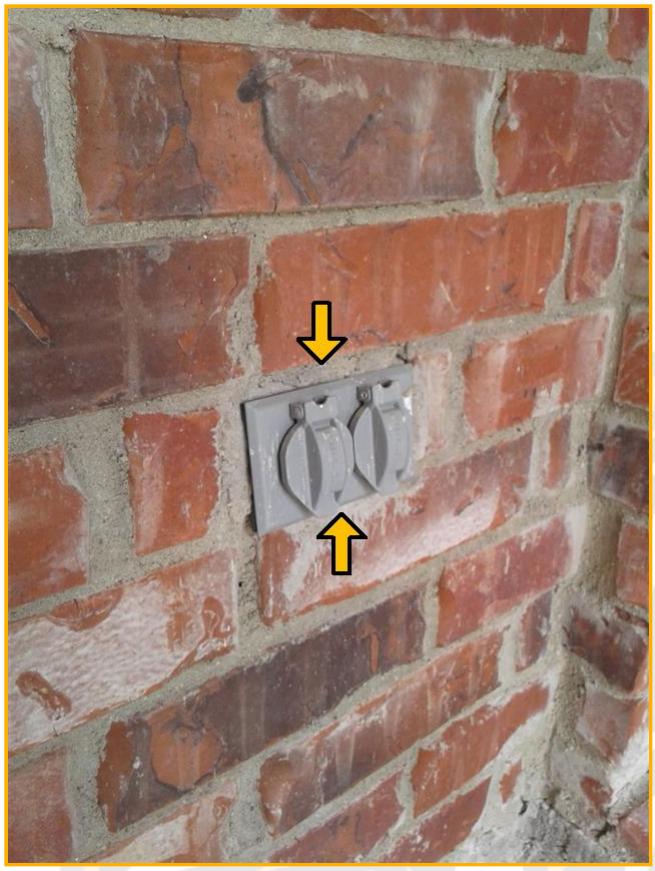
Deficient

(2) The ground rod was not driven all the way into the ground, which can compromise it's ability to ground the home wiring circuit. The ability of the grounding system to handle any likely grounding situation can only be validated by a licensed electrician however.

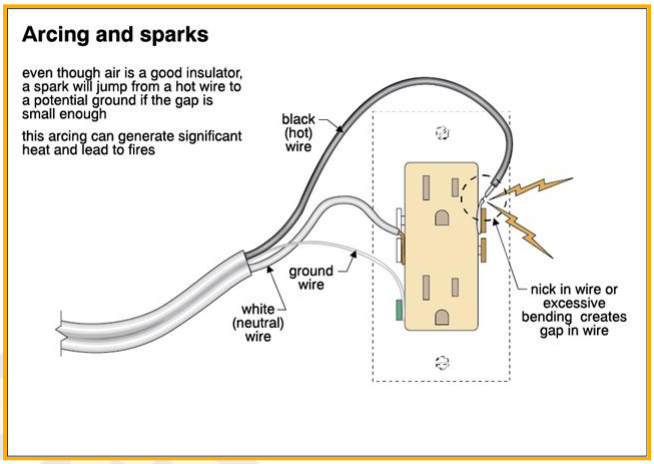


B. Item 1(Picture)

(3) This outlet and cover were loose, creating a condition where the wire connections could work themselves loose over time. The loose wires would then create an electric arc and therefore a fire hazard if not corrected. It is recommended that a licensed electrician confirm that the wires and outlet are adequately tightened to prevent this fire hazard condition.



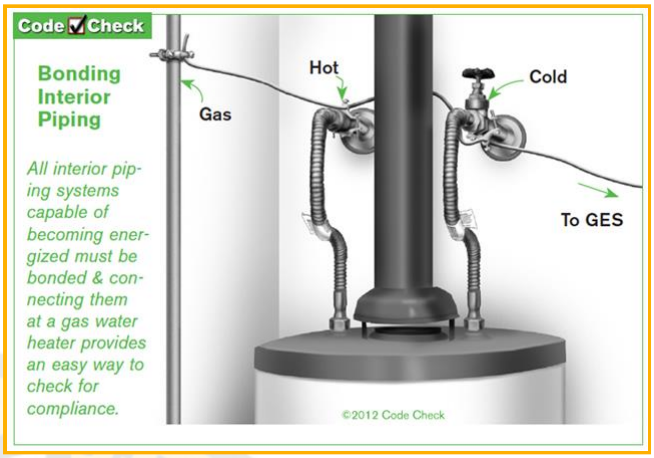
B. Item 2(Picture)



B. Item 3(Picture)

(4) No bonding was found on either the plumbing system or the gas supply piping although a bonding clamp was found adjacent to the water heater with a wire that lead nowhere. These metal pipes are required to be bonded in a conspicuous location to the main electric service panel to provide a margin of safety in the event that they become inadvertently energized. Recommend that a licensed electrician be contacted to repair this condition. Learn more about bonding at: https://en.wikipedia.org/wiki/Electrical_bonding

B. Item 4(Picture)



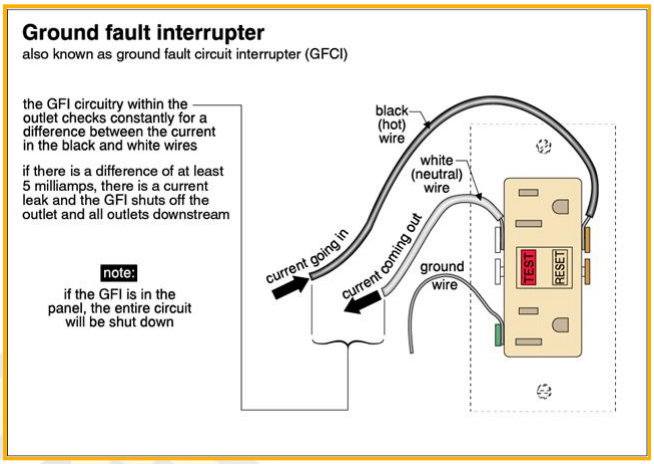
B. Item 5(Picture)

(5) There was a missing electric outlet/switch cover plate in the attic, which poses an electrocution hazard from inadvertant contact with energized components. Recommend that these devices be covered with a new cover plate to prevent accidental injury to occupants.

B. Item 6(Picture)

(6) Some of the outlets were not GFCI (Ground Fault Circuit Interrupter) rated (outdoor, utility room and garage) , which was likely not required when the house was built. It is a current standard however and represents an enhanced safety measure if installed. The State of Texas requires that missing GFCI outlets be called out as deficient in recognition of the advantages of having these available. GFCI outlets should be installed in kitchens, laundry rooms, wet bars, garages, bathrooms and all exterior area. Recommend that a licensed electrician be retained to accomplish the conversion. Learn more about GFCI outlets at: https://www.safeelectricity.org/information-center/library-of-articles/55-home-safety/317-ground-fault-circuit-interrupters-gfcis

B. Item 7(Picture)



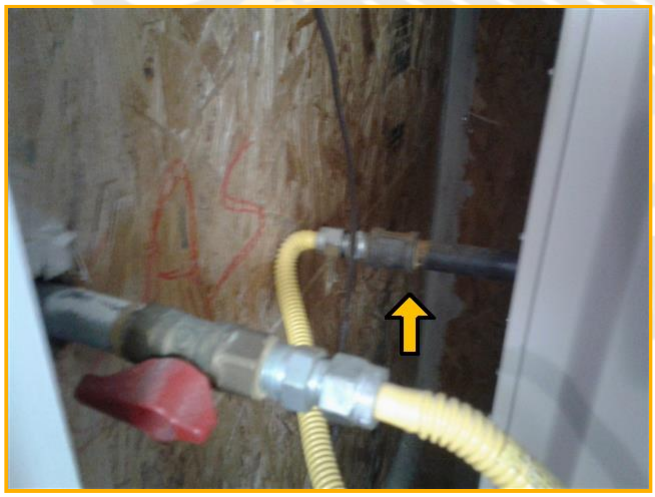
B. Item 8(Picture)

III. Heating, Ventilation and Air Conditioning Systems

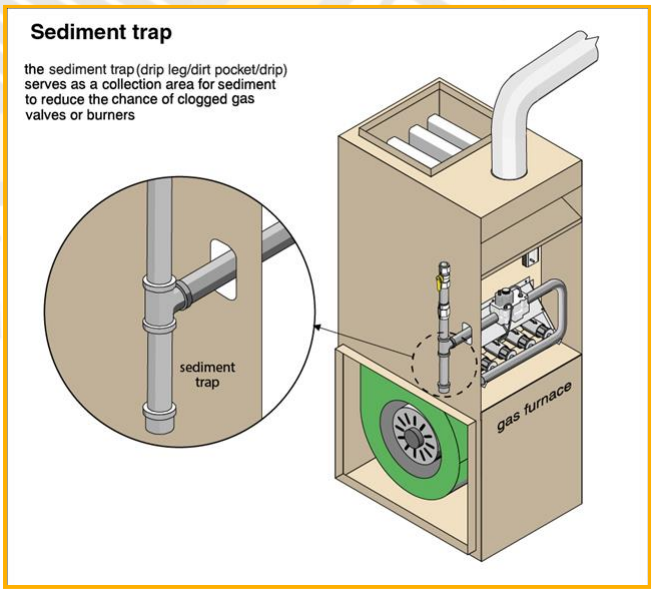
A. Heating Equipment

Deficient

(2) The furnace gas supply line was missing a sediment trap, which are designed to help keep with burner assemblies clean and burn efficiently. Recommend that a sediment trap be installed by a licensed plumber as required.



A. Item 2(Picture)

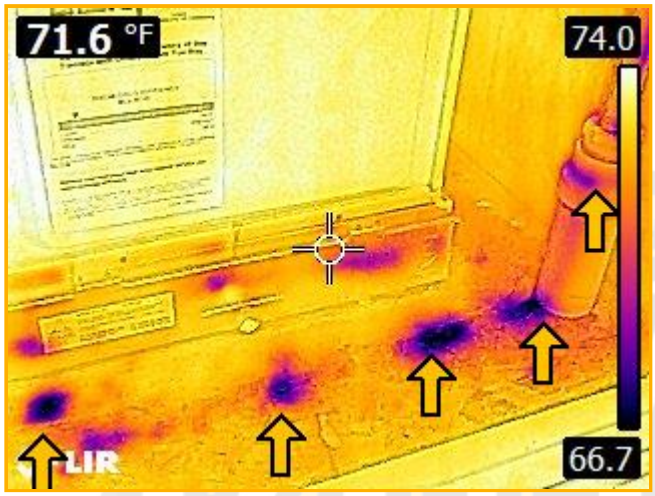


A. Item 3(Picture)

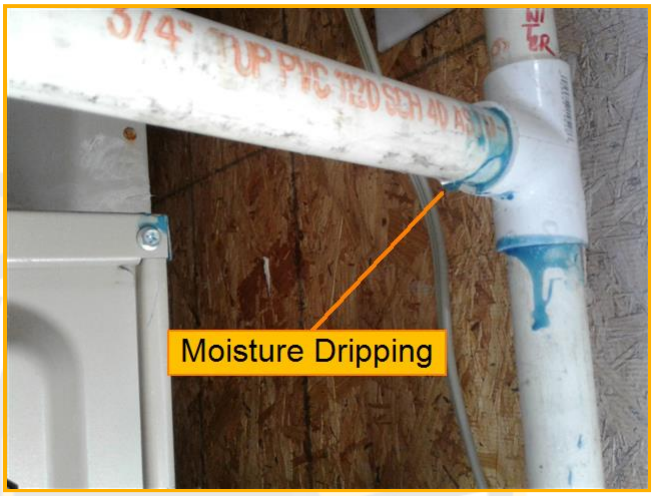
B. Cooling Equipment

Deficient

(3) The condensate drain line connected to the air conditioning evaporator coil pan is condensing moisture on it's exterior and dripping in the area below which provides potential for moisture damage. Recommend that the condensate line be insulated to prevent condensation on the outside of the condensate drain pipe by a contractor.



B. Item 2(Picture) Floor Below Condensate Line



B. Item 3(Picture) Condensate Line

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Deficient

(3) The gas supply pipe entering the house was found to be corroded, which can cause gas leaks in the future if not taken care of. Recommend that it be cleaned and re-painted to prevent further corrosion by a qualified contractor.

A. Item 2(Picture)

(5) Gas supply line did not have a sediment trap installed between the shutoff valve and the water heater, which could more easily allow contaminants to get in the burner reducing efficiency. Recommend that sediment traps be installed on all gas appliance connections by a qualified contractor.

A. Item 4(Picture)

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Optional

Buy Smart Home Inspections

1155 Rocky Brook Drive
Cedar Hill, Texas 75104

Customer
Jane Doe

Address
xxx Sample Street
Forney TX 73135

This section contains findings that are in one or more of the following categories:

- Repair is not practical, but the issue is being brought up for your information.
- Repair is not necessary at this point, but it is recommended that the deficiency be monitored to ensure it does not worsen to the point where repair is necessary.
- The item is deficient, but repair is considered to be optional due to it being an aesthetic or not related to a critical function.
- The finding is less urgent than being in the "Repair Within 1 Months" category.

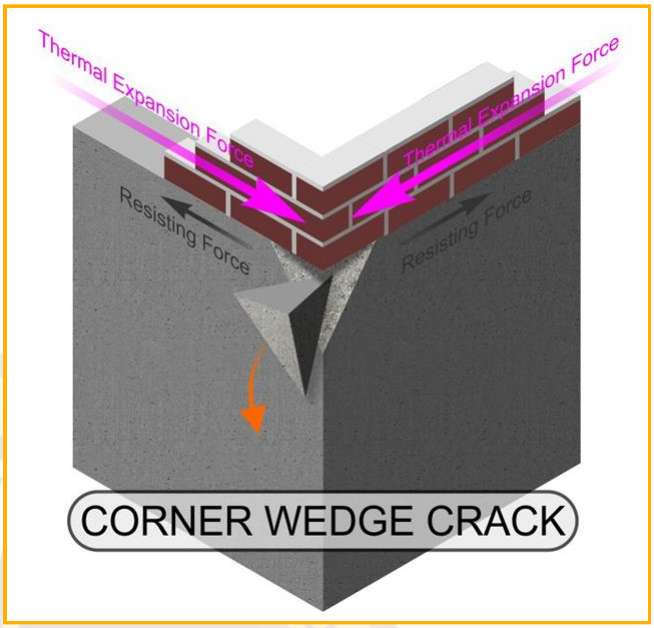
I. Structural Systems

A. Foundations

Deficient

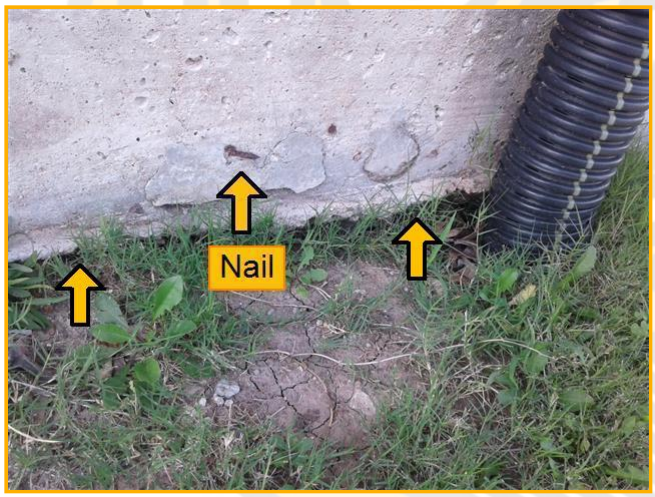
(2) The slab had wedge fractures in some corners. This is caused by differential movement between the masonry walls and the concrete foundation. The corner fractures did not appear to adversely affect the structure. The cracks should be monitored to be sure that further concrete degradation does not cause the foundation brick ledge to be undermined leading to inadequate support of the bricks and required repairs.

A. Item 1(Picture)



A. Item 2(Picture)

(3) The foundation was undermined by erosion cause by water. The owner indicated that the underground drainage pipes attached to the downspouts were installed after this problem was detected as a solution. This appears to be an adequate solution, so no further repairs are recommended other than removal of the rusty nail, which may cause injury.



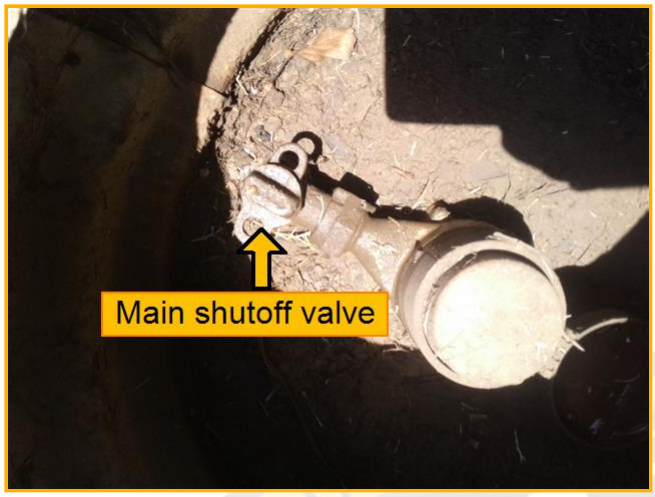
A. Item 3(Picture)

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Deficient

(4) The main water shutoff for the house was adjacent to the water meter, which requires a tool to shutoff the water supply in the event of an emergency or for maintenance. Recommend that a water shutoff tool be kept on hand for ready access to rapidly shut off the water supply when needed.



A. Item 3(Picture)

V. Appliances

D. Ranges, Cooktops and Ovens

Deficient

The oven(s) was tested for the accuracy of the thermostat with it set at 350 degrees F. The oven showed a temperature variance of 37 degrees below the set temperature. Recommend that the thermostat be replaced if desired by a qualified appliance technician.

D. Item 1(Picture)

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1155 Rocky Brook Drive
Cedar Hill, Texas 75104

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/ attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

Ground Fault Circuit Interruptor

GFCI