# PROPERTY INSPECTION REPORT

## A Nationwide Leader in Quality Inspection Services

**Prepared For:**

**12/11/2023**

**Dallas, TX**
**75244**

**214-222-9208**
**dfwrequest@brickkicker.com**
**brickkicker.com/dallas**

**Inspector: Brian Wharton**
**TREC# 23689**

# PROPERTY INSPECTION REPORT FORM

| | |
|---|---|
| | 12/11/2023 |
| *Name of Client* | *Date of Inspection* |
| Dallas, TX 75244 | |
| *Address of Inspected Property* | |
| Brian Wharton | TREC# 23689 |
| *Name of Inspector* | *TREC License #* |
| | |
| *Name of Sponsor (if applicable)* | *TREC License #* |

**PURPOSE OF INSPECTION**

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

**RESPONSIBILTY OF THE INSPECTOR**

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

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

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

**RESPONSIBILTY OF THE CLIENT**

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

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

**REPORT LIMITATIONS**

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

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

This inspection IS NOT:

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

## NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Table Of Contents

# I. STRUCTURAL SYSTEMS

## ☑ ☐ ☐ ☑ A. Foundations

Type of Foundation(s):
TREC requires an opinion on the foundation to be rendered. The foundation is Deficient

Removing moisture from the crawl space and under the foundation is essential in North Texas. A vapor barrier should be placed under the house to prevent moisture seepage from the ground. Additionally, this area should be properly insulated. This will help to mitigate mold, fungus and algae growth on the structures and supports under the house as well as help to maintain the integrity of the foundation walls and supports. This also helps to address/mitigate rodent and insect populations as they seek water and moisture to live and thrive.

Spalling and horizontal cracking noted at back of house and at NE corner.

Exposed rebar noted at NE corner of house

Split cement pillars noted.

Wood supports that had direct contact with th ground noted.

Warped shims and off center pillars noted.

Evidence of excessive water noted in crawlspace.

Sticking doors noted on East side of house

Diagonal cracks noted around doors and under windows throughout.

No vapor barrier or underfloor insulation noted.
Crawlspace door not tightly sealed nor is flooring.

Possible mold noted in crawlspace
Mold testing done and will be results will be released in separate report.
Inspector holds Texas mold licensed TDLR MAT1313

Recommend review by qualified foundation expert.

NOTE: EXPOSED WIRING NOTED IN CRAWLSPACE THIS IS A SAFETY CONCERN.

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

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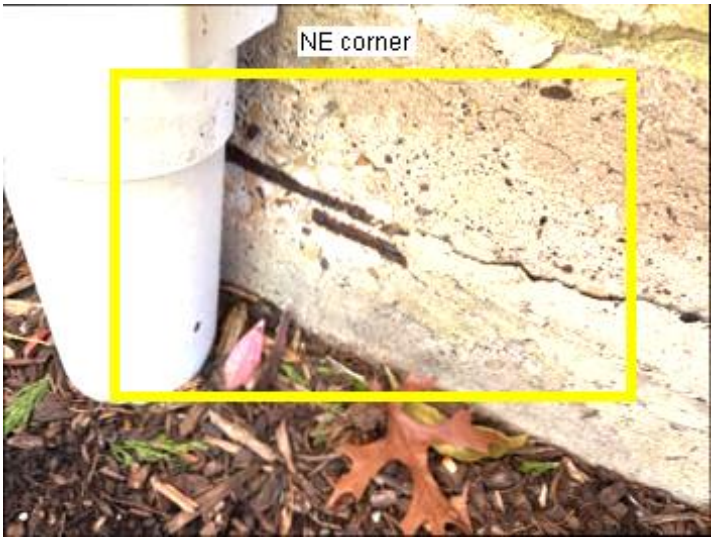



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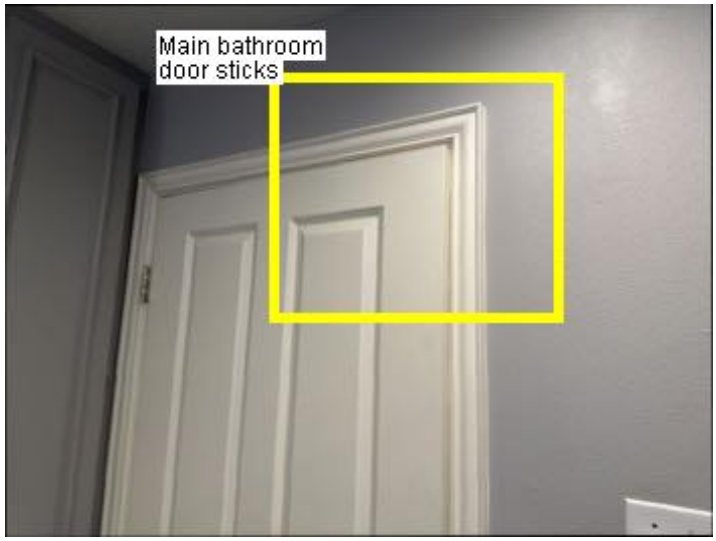


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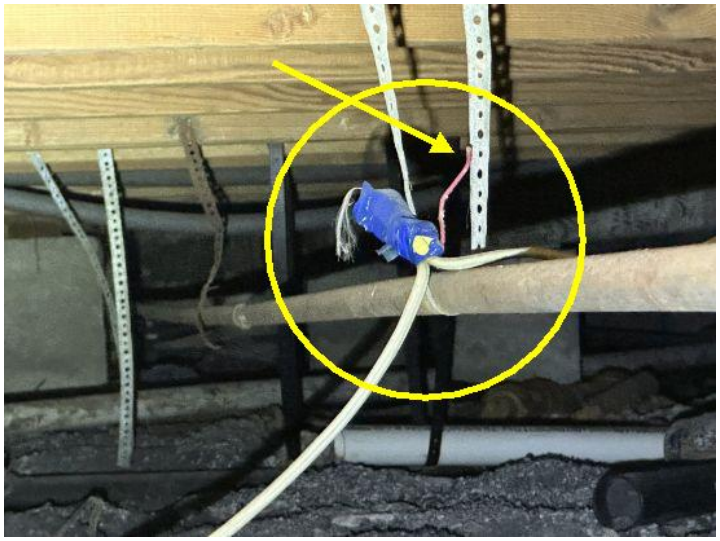
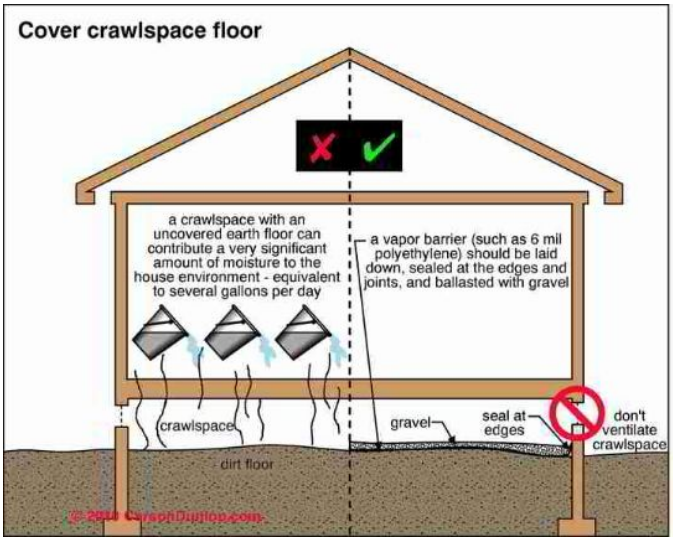
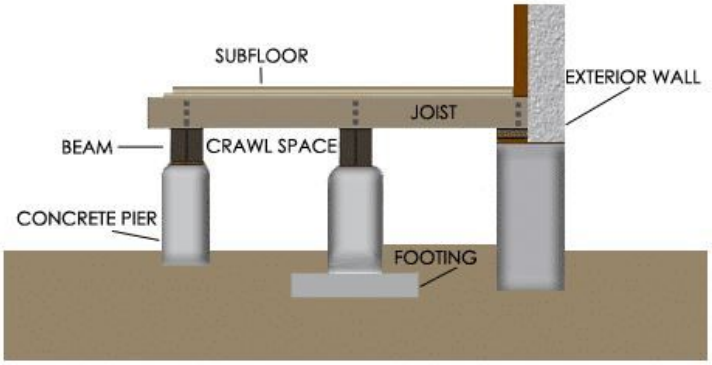





## Pier and Beam Foundation Repair




☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

• Aluminum or Vinyl rain gutters were noted. Many rain gutters had underground drains to the yard which must be kept clear and clean to function properly. Recommend at least semi-annual cleaning of gutters and yard drains.

NOTE: many yard drain covers were damaged and were trip hazards.

• Trees too close to structure

Rain gutters should extend 4-6 feet away from house

• The gutter system was partially blocked with debris and one or more downspouts or splash blocks were in need of repair

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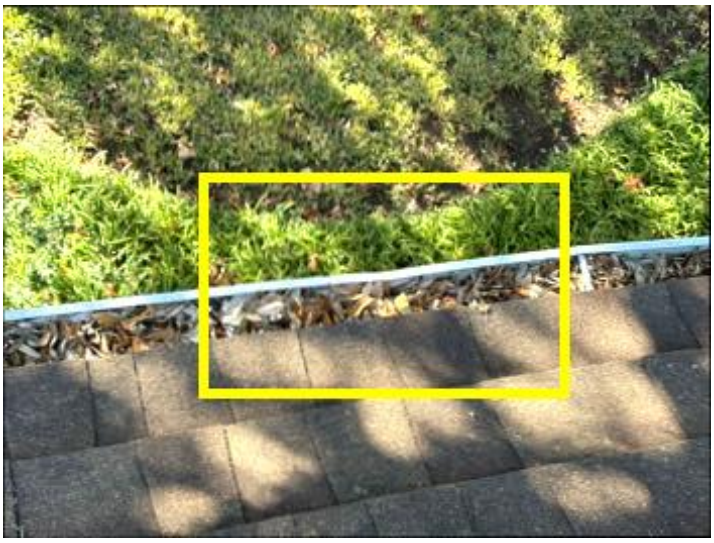

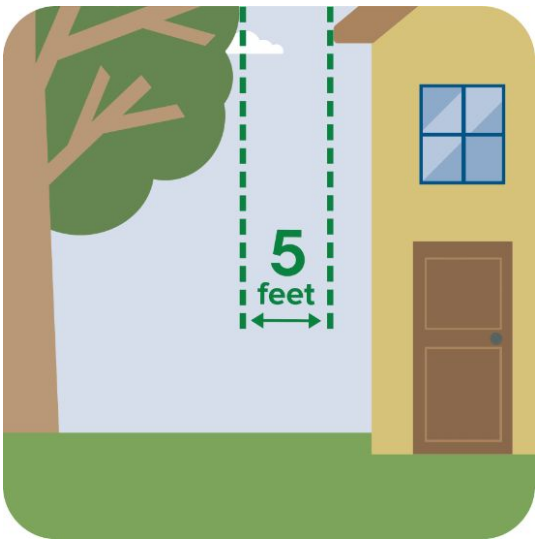


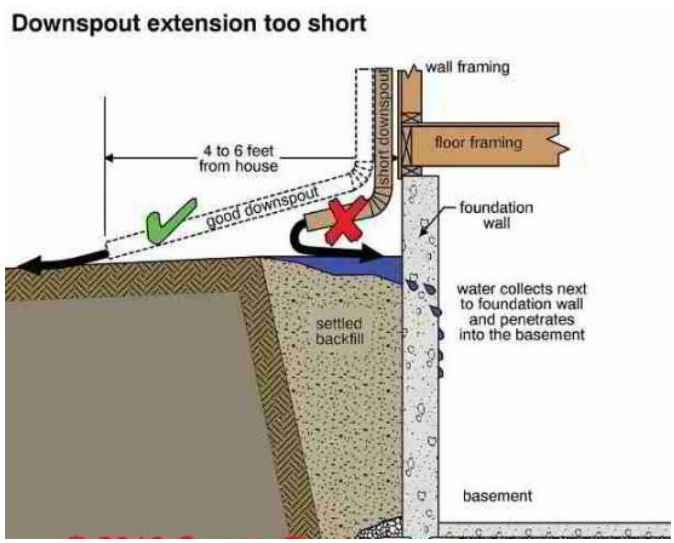

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## ☑ ☐ ☐ ☑ C. Roof Covering Materials

Type(s) of Roof Covering:
• Number of Layers Readily Visible: 1
Estimated Age (Range in Years): End of Life
Roofing Style: Hip and Valley/Gable
Roofing Surface Material(s): Asphalt Fiberglass Shingles
Viewed From:
• The roof surface was walked on during the inspection. A survey of the roof was made by walking patterns and walking in areas where vulnerabilities typically exist. Not every square foot of roof surface are was stepped on.
Comments:
• The roofing materials were severely deteriorated and well beyond their lifespan. Recommend replacement of the roof materials by a qualified roofing contractor to avoid leaks (or additional damage from leaks: see Ceilings and Floors section and Roof Structure and Attics sections).

• Flashing protects some of the most vulnerable parts of a roof, any damage to flashing is cause for concern. When flashing cracks or is bent upward, or is missing altogether moisture is able to run inside to the roof seams. This poses an especially large problem during heavy rains.Flashing is made of metal strips that are attached to all seams and edges of the roof to protect it. Damaged or missing flashing was noticed throughout. Recommend professional roof evaluation.

• A roof cricket is required behind the chimney if the chimney width is greater then {30"}

• Flashing material was observed to be missing and/or damaged in some areas of the roof and/or chimney base area

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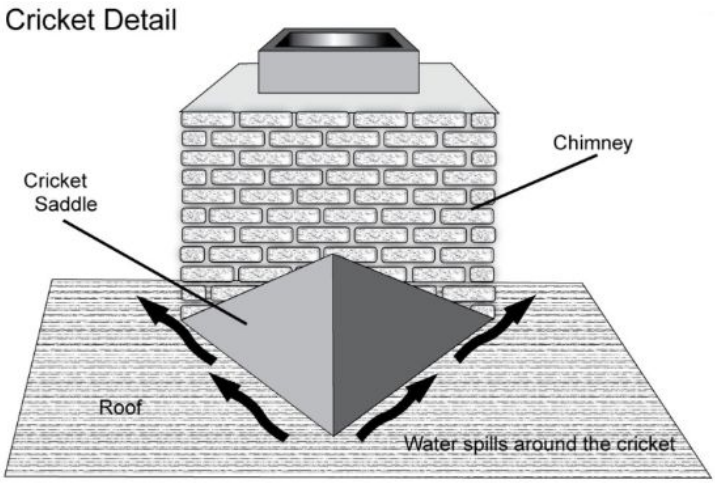

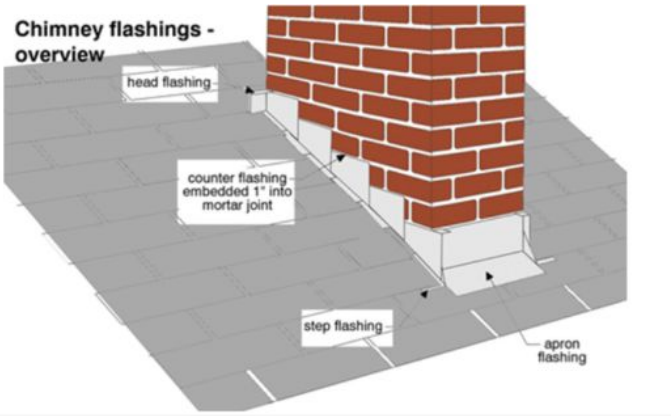


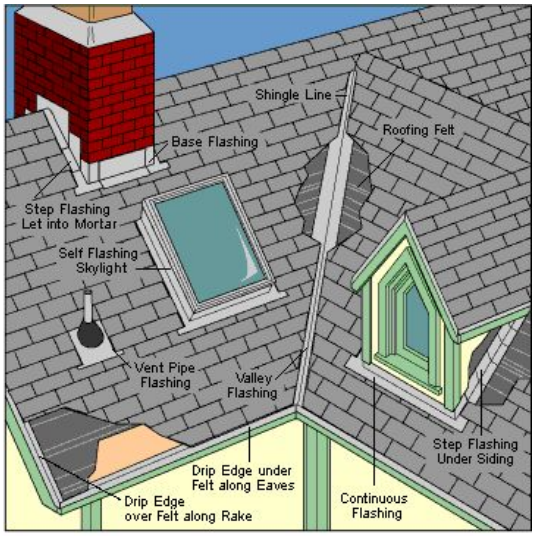


## ✔ ☐ ☐ ✔ D. Roof Structure and Attics

Viewed From:
• Attic
Approximate Average Depth of Insulation:
• Insulation is 4 inches deep
• Fiberglass batt insulation was noted at {4"}
Comments:
• Roofing system is deficient.
• The fascia board has some deterioration on more than one location on the structure

• The soffit material is sagging and/or pulling loose on one or more locations on the roof structure

• The attic insulation was observed to be covering the recessed lighting fixtures and should be removed from these areas to prevent overheating

• Evidence of roof rafters bowing / cracking.

• Split and/or broken framing members observed and should be corrected

NOTE: EXPOSED WIRING IN ATTIC IS A SAFETY CONCERN. RECOMMEND CORRECTION BY LICENSED ELECTRICIAN.

• Recommend adding insulation in the attic space(s) to achieve a consistent total depth of at least 16 inches (the current standard). This will provide improved energy efficiency and cost savings. Levels could be more depending on the insulation material used.

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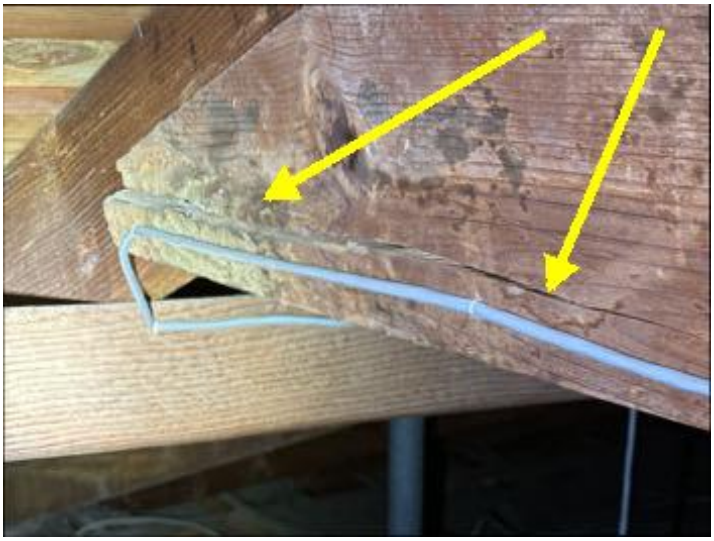

## ✔ ✔ ☐ ✔ E. Walls (Interior and Exterior)

Wall Materials:
• Exterior brick veneer and/or structural walls noted
• Exterior wood lap siding noted
• Drywall walls noted on interior
Comments:
• NOTE: could not inspect locked closet in garage.

• Typical caulking maintenance is recommended at areas of the siding in order to prevent moisture damage to the underlying wall surfaces. Caulked areas should include but are not limited to: Windows, Doors and all penetrations points such as gas lines, sump pump discharge, A/C lines.

Possible mold noted in garage
Sample taken; waiting for lab results
Inspector holds Texas Mold License TDLR MAT 1313.

Possible water damage to wall in formal sitting area at front of house under water stain in ceiling.

Cracks in walls around door frames and windows and room transitions.

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## ✔ ☐ ☐ ✔ F. Ceilings and Floors

Ceiling and Floor Materials:
• Ceiling is made of plaster
• Floors had wood flooring in one or more locations
• Floors had tile and/or stone covering in one or more areas
Comments:
• Cracked tiles noted in kitchen and laundry room

Water stain on ceiling in front family room.

Cracks in walls and ceilings in garage.

Cracked and separating floor joists noted in crawlspace.

Possible WDI damaged floor joists noted in crawlspace.

Cracks in ceiling in sitting area by fireplace and in south bedroom ceiling.


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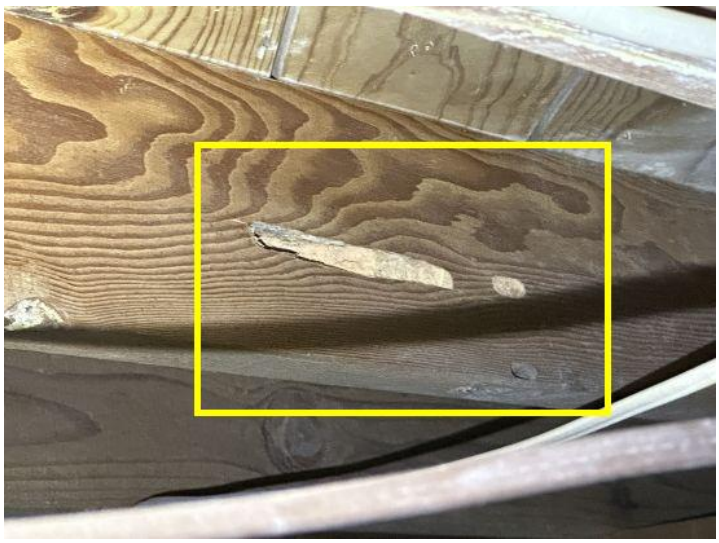

## ✔ ☐ ☐ ✔ G. Doors (Interior and Exterior)

Comments:

• Some of the exterior doors have keyed dead bolt locks. Keyed locks could be difficult to open in the event of a need for a quick exit such a fire or other emergency, therefore they are considered a dangerous condition
NOTED: at front door.

Rotted door jamb at back french doors.

Deficient threshold noted at front door.

Doors sticking at south bedroom, SE bedroom closet, main bathroom door, shower door at main bathroom.

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

• The garage entry door is not equipped with a self closing device


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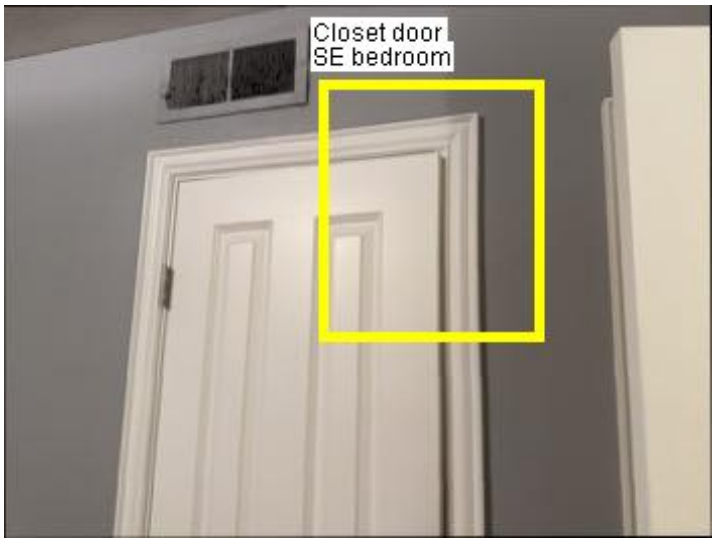

## ✔ ✔ ☐ ✔ H. Windows

Window Types:
• Casement windows
Comments:
• At the time of the inspection; I was unable to visually inspect or operate some of the windows due to height, window treatments, personal effects, large, heavy or fragile storage and/or furniture

• One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows are no longer functional as designed when the seal is lost and replacement may be necessary

• Weather stripping and/or glazing was either damaged and/or missing at one or more windows

• Caulking (sealant) maintenance is recommended around windows to prevent water infiltration and subsequent damage to the surrounding or underlying areas or adjoining materials.
NOTED: inside and outside of house.

• Some of the windows were difficult to get opened, closed and/or locked. Lubrication, exercise and adjustment is recommended. Noted throughout.

Apparent frame damage noted on windows off of dining room
NOTE: had to exit house and manually close window from outside due to improper ability for casement window to "catch" window and close it to be locked.

Recommend review of all windows by qualified specialist.

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## ☐ ✔ ✔ ☐ I. Stairways (Interior and Exterior)

Comments:
• No stairs present in this residence

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## ✔ ✔ ☐ ✔ J. Fireplaces and Chimneys

Locations:
• Fireplace is located in the family room
Types:
• Fireplace is a natural gas operated chamber
• Masonry: These units are typically built on site by a craftsman or professional and considered to be custom for each installation.
Comments:
• Spalling brick was observed on the chimney(s). This is often caused by moisture getting behind the surface of the brick. While usually cosmetic, any areas of deteriorated mortar or caulking should be properly repaired before any bricks are replaced.

• A Spark Arrestor or rain cap is not in place on the masonry chimney. The installation of one will greatly reduce the opportunity for rain water to directly enter the chimney liner.

• It was observed that masonry cracks were present within the firebox and is in need of corrective action

Gas line into firebox appeared to be broken and end of life.
NOT tested by inspector.

• Excessive build-up of soot or creosote was observed in the flue(s) and/or fireplace(s). Creosote is a fire hazard. Cleaning and inspection by a qualified chimney sweep is recommended. Flue or firebox defects may be hidden by soot and creosote.

## ✔ ☐ ☐ ✔ K. Porches, Balconies, Decks, and Carports

Comments:

• Front rail at stairs is loose.

Front ornamental metal porch columns are rusted and end of life.

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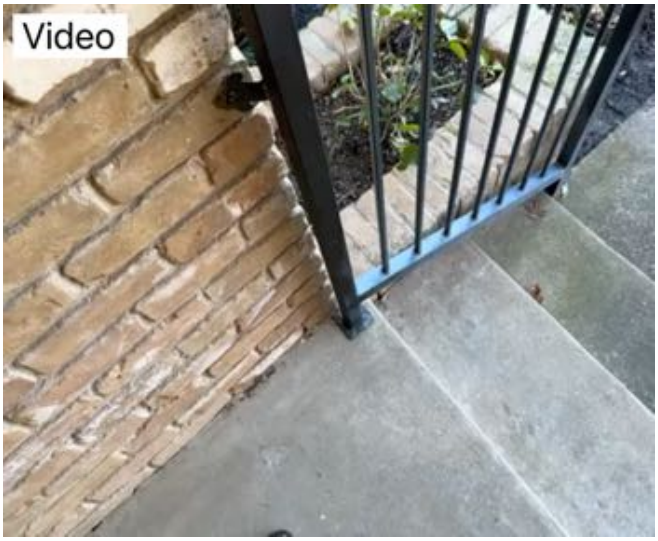


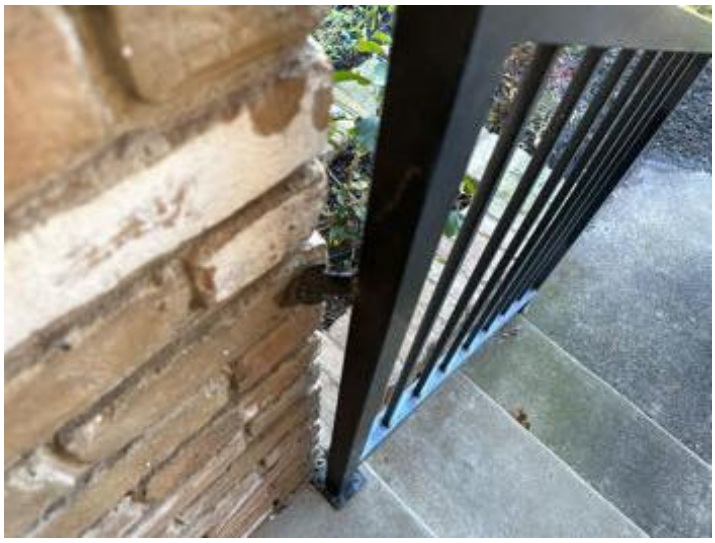

## ☑ ☐ ☐ ☐ L. Other

Materials:
• Metal fencing {wrought iron} noted
Comments:
• Metal fence is satisfactory
NOTE: could not test back gate to alley as it was locked.

Metal automatic gate was satisfactory and working as intended with remote.

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# II. ELECTRICAL SYSTEMS

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

Panel Locations:
• The electrical panel is located in the garage
Materials and Amp Rating:
• Copper wiring
• 150 amp
Comments:
• Service entrance wiring is overhead
• The service panel is NOT completely and/or properly labeled. All breakers must be specifically identified as to appliances, lighting and receptacles

• Gaps wider than {1/8"} around the service panel must be properly sealed

Cloth wiring insulation noted at feed into panel.

Electric mast is end of life.

Odd DIY wiring noted inside of panel; including apparent electrical taping of supply wire to lug; oddly capped wires at base of panel
NOTE: NO GROMMETS WERE PRESENT AT BASE OF PANEL. THIS IS A POSSIBLE SAFETY CONCERN BECAUSE OF WIRING INSULATION IS DAMAGED THE WIRING COULD ENERGIZE THE BOX AND CREATE AN ELECTRIC SHOCK OPPORTUNITY.

• No ARC fault breakers {AFCI} were observed at the service panel at the time of the inspection; AFCI breakers are required in the panel for 15A/20A branch circuits providing power to family rooms, dining rooms, living rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets and hallways. ARCI breakers provide fire protection by opening the circuit when an arcing fault is detected

Several areas where cloth wiring insulation was observed (attic, range hood wiring, main breaker panel feed, etc).
THIS IS A KNOWN FIRE AND SAFETY HAZARD.

Recommend review of all electric concerns by licensed electrician

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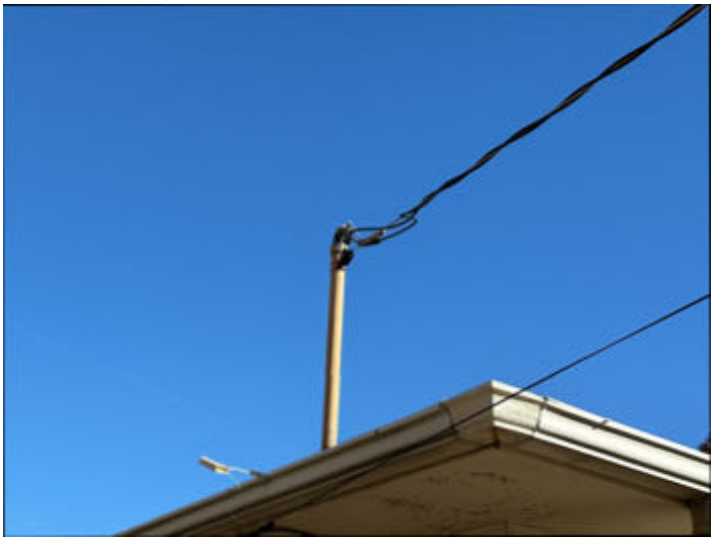

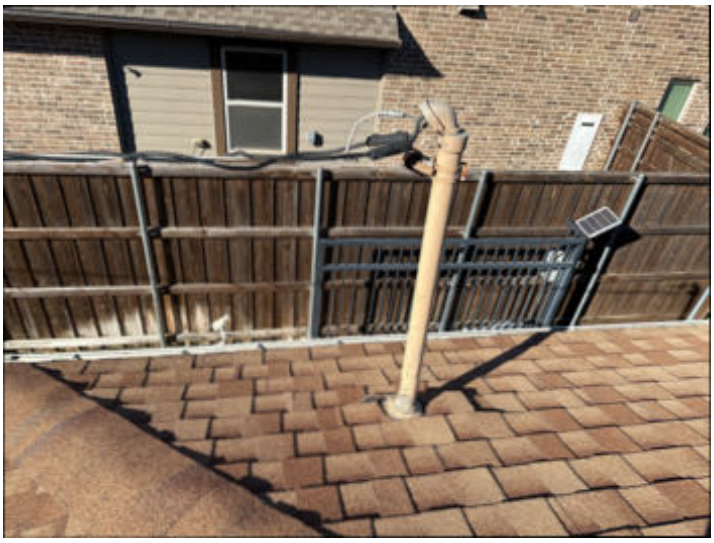

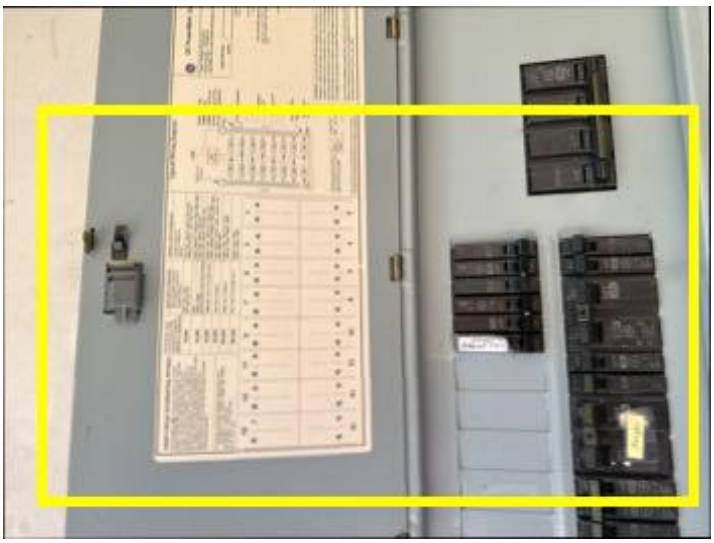

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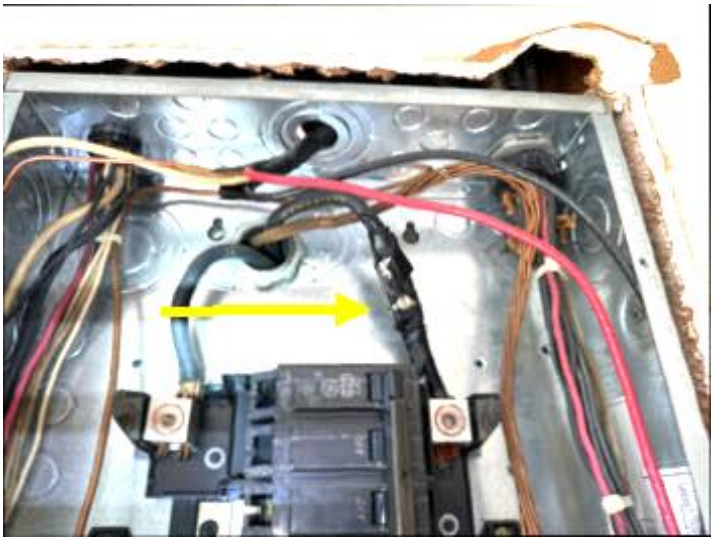
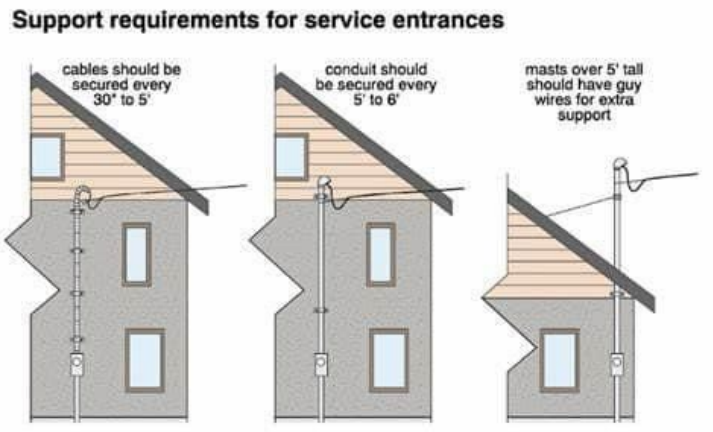


Dwelling Unit Area Reference Chart for AFCI and GFCI Requirements

| | NEC 2008 | NEC 2011 | NEC 2014 | NEC 2017 | NEC 2020 |
|---|---|---|---|---|---|
| Family Rooms | AFCI | AFCI | AFCI | AFCI | AFCI |
| Dining Rooms | AFCI | AFCI | AFCI | AFCI | AFCI |
| Kitchens | GFCI | AFCI | AF/GF | AF/GF | AF/GF[2] |
| Bedrooms | AFCI | AFCI | AFCI | AFCI | AF/GF[2] |
| Living Rooms | AFCI | AFCI | AFCI | AFCI | AFCI |
| Garage | GFCI | GFCI | GFCI | GFCI | GFCI[2] |
| Sunrooms | AFCI | AFCI | AFCI | AFCI | AFCI |
| Parlors | AFCI | AFCI | AFCI | AFCI | AFCI |
| Libraries | AFCI | AFCI | AFCI | AFCI | AFCI |
| Dens | AFCI | AFCI | AFCI | AFCI | AFCI |
| Recreation Rooms | AFCI | AFCI | AFCI | AFCI | AFCI |
| Closets | AFCI | AFCI | AFCI | AFCI | AFCI |
| Hallways | AFCI | AFCI | AFCI | AFCI | AF/GF[1] |
| Laundry Areas | GFCI[2] | GFCI[2] | AF/GF | AF/GF | AF/GF[2] |
| Basements | GFCI[3] | GFCI[3] | GFCI[3] | GFCI[3] | AF/GF[3] |
| Bathrooms | GFCI | GFCI | GFCI | GFCI | GFCI |
| Dishwasher | TM | TM | AFCI | AF/GF | AF/GF |
| Outdoor Outlets[5] | TM | TM | TM | TM | GFCI |
| Sump Pump | TM | TM | TM | TM | GFCI |
| Outdoor Receptacles | GFCI | GFCI | GFCI | GFCI | GFCI[2] |

TM = Thermal-Magnetic breaker; AF / AFCI = Arc-Fault Circuit-Interrupter; GF / GFCI = Ground-Fault Circuit-Interrupter
1: GFCI protection required if receptacle outlet is within 6ft of edge of sink (i.e. bedroom bathroom; hallway bathroom, etc.)
2: 250V receptacle outlet requirement
3: Unfinished basements
4: where the receptacle is installed within 6ft of the outside edge of the sink
5: Example of outdoor outlet loads are Air Conditioner unit, Septic Aerator, etc.
Refer to the appropriate section of the ***NEC*** for further details on the specific requirements.



## ✔ ☐ ☐ ✔ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
Comments:
• Carbon Monoxide detectors are now required within 15 feet of a sleeping room, therefore installation is recommended.

• The door bell was serviceable during the inspection.

• GFCI protection is required on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge

• Open wire splices were observed. This is hazardous because the metal conductors can be exposed or may be pulled apart. Recommend further review and correction of all open splices (into proper junction boxes) by a qualified electrician. >Open Splice Location(s) NOTED in attic and in crawlspace

THIS IS A SAFETY HAZARD

• One or more electrical outlets did not appear to be "grounded" when tested. Grounding provides an emergency path for electricity and helps to prevent electrical shock. Recommend further review by a qualified electrician to determine cause and options for correction of the open ground conditions
NOTED outside and in bathrooms with GFCI's
NOTE: RENDERS GFCI OUTLET SAFETY FEATURES USELESS.

NOTE: NO WORKING OR PROPERLY PLACED GFCI PROTECTED OULETS THROUGHOUT.

NOTE overheated outlet noted in laundry room closet.

NOTE switch at back yard by cleanouts did not appear to be functional.

NOTE: DIY wiring in garage with extension cords - these should be reviewed by a licensed electrician for a more permanent solution that meets current standards.

NOTE: 220V outlet in garage not active.

• Many or all of the outlets were of the older two prong type. If an intact conduit system is present, proper installation of three prong outlets will enhance safety (by providing properly grounded outlets). Recommend further evaluation of the two-prong outlets and the condition (or presence) of the grounding system by a qualified electrician.

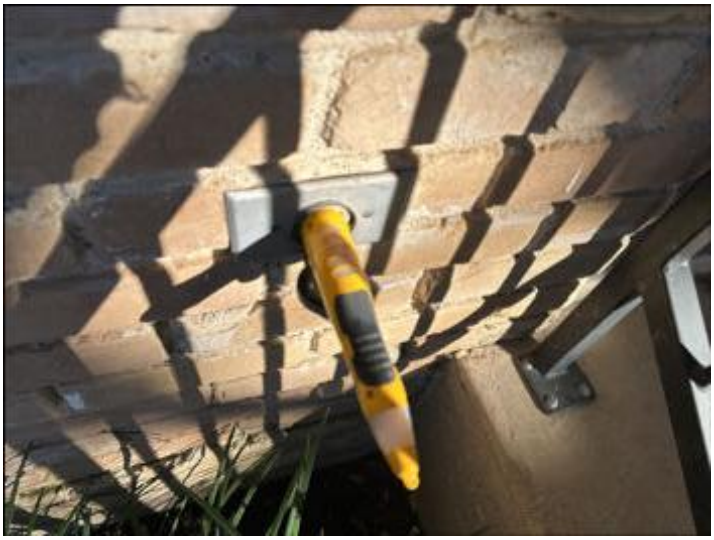
• Open junction boxes were observed. Recommend all junction boxes have proper covers installed for personal safety. Open Junction Box Location(s):
NOTED in attic and crawlspace.
THIS IS A SAFETY CONCERN.

Loose outlet cover for furnace on off switch in hall closet.

RECOMMEND REVIEW OF ELECTRIC SYSTEM BY LICENSED ELECTRICIAN.

• Inadequate smoke alarm coverage was observed and it is recommended that additional smoke detectors and CO2 detectors be installed in accordance with current building standards. The NFPA {National Fire and Protection Agency} recommends one smoke alarm on each level, every bedroom and adjoining hallway, above stairwells and a CO2 detector in the garage and outside each bedroom with fuel fired appliances. A primary fire extinguisher is recommended on each level with a UL rating of 2-B:C.

NOTE: see diagrams for proper placement.



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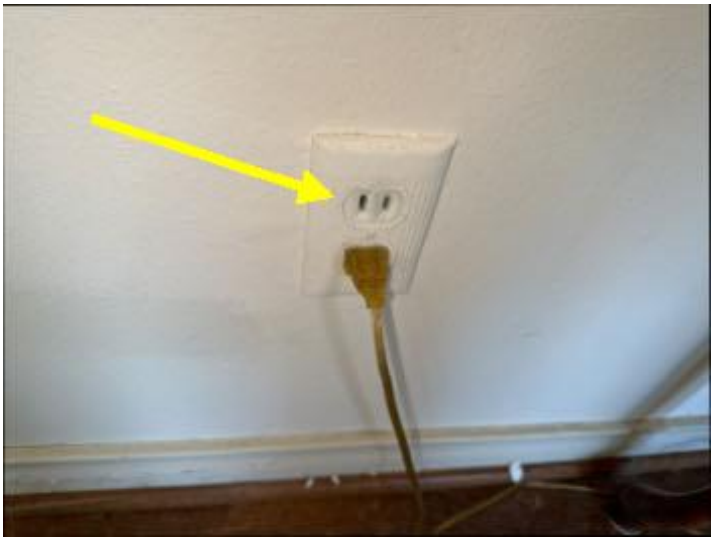




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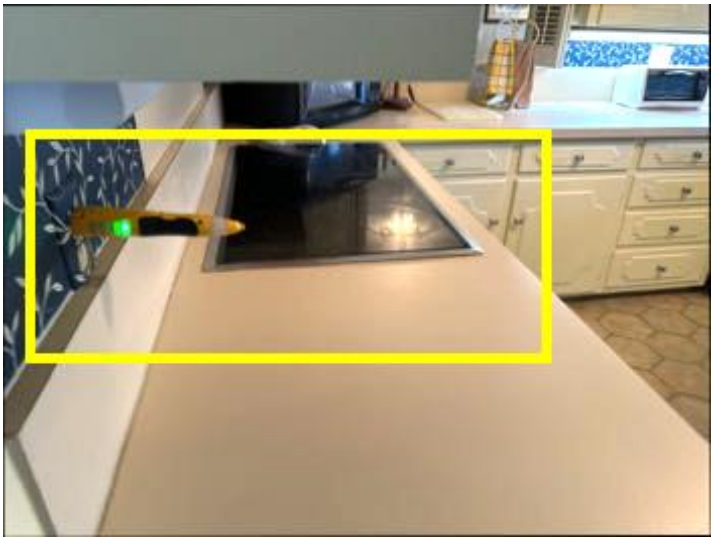



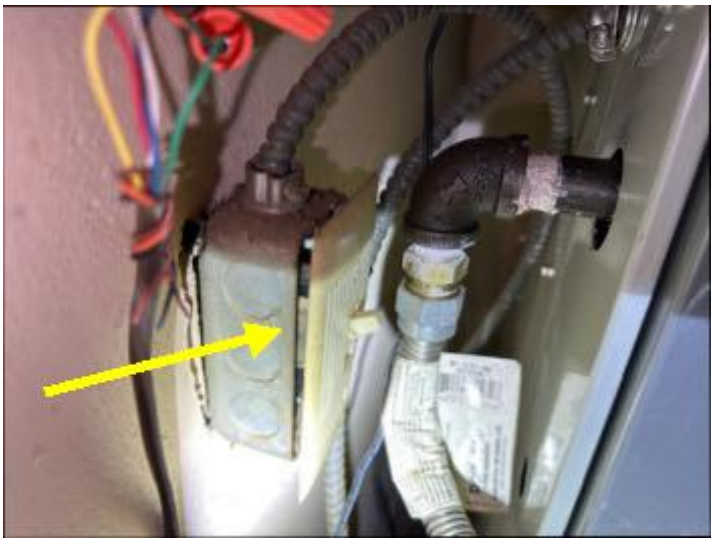

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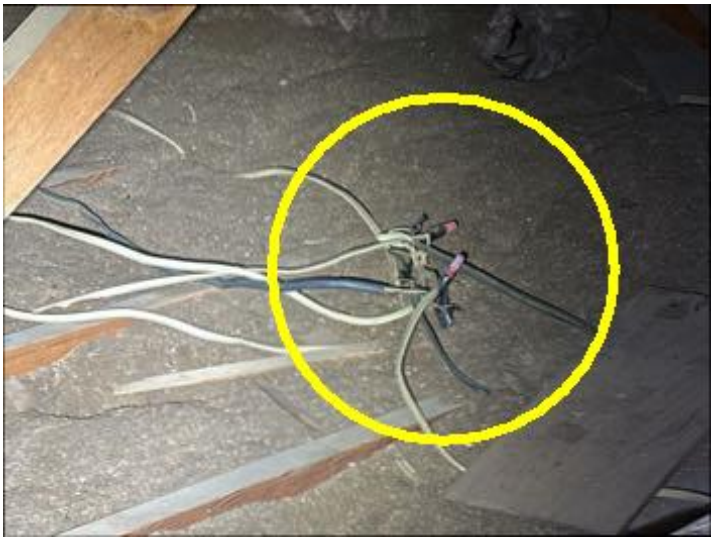

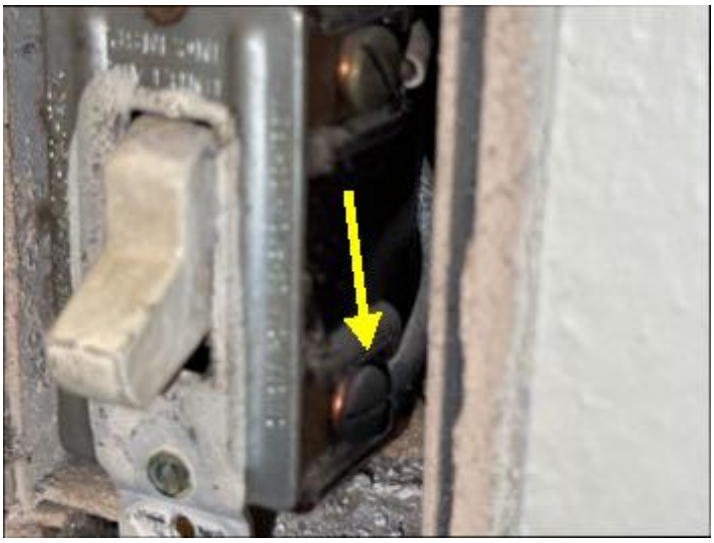

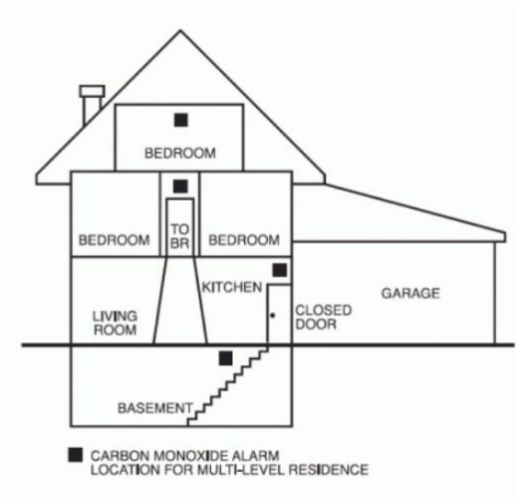

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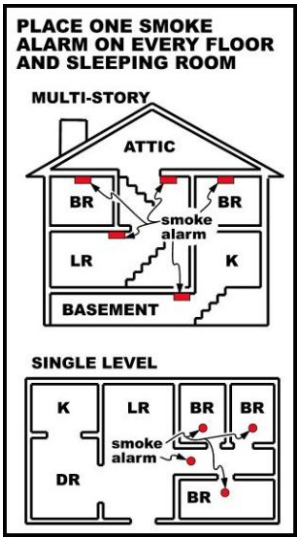
**AFCI**
Family Room, Dining Room, Living Room, Bedroom, Sunroom, Library, Kitchen, Den, Office, Hallways, Closets, Rec Rooms, Laundry Rooms, Similar Areas

**GFCI**
Kitchen, Bathroom, Garage, Porch, Pool Area, Laundry Rooms

*AFCI technology is also required in college dormitories

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## C. Other

Comments:
• Not present or observed at time of inspection

# III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

## ☑ ☐ ☐ ☑ A. Heating Equipment

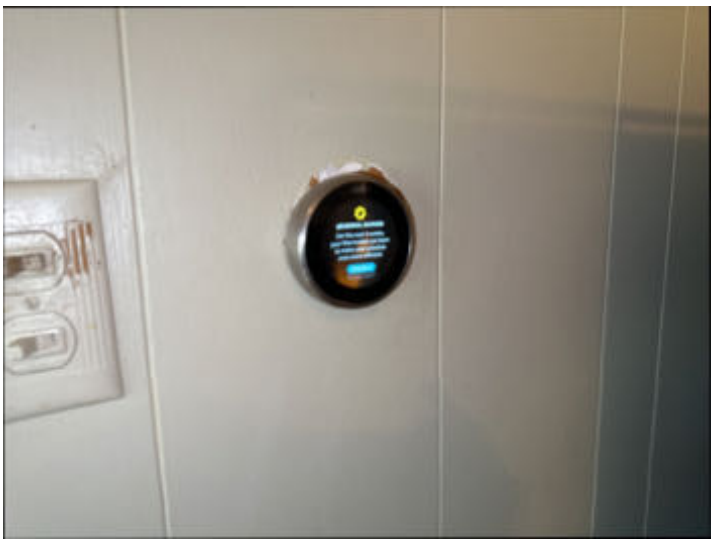
Type of Systems:
• Gas fired forced hot air; Trane; 2013
Energy Sources:
• The furnace is electrically powered
Comments:
• Please note that to properly inspect the heat exchanger; the unit must be physically dismantled and heat exchangers removed for examination. Due to the limitations of the Texas Real Estate Commission {TREC}; this procedure is prohibited and the inspection of the heat exchanger was limited

• The unit appeared to be functioning as intended at the time of the inspection

• The thermostat was found be operational under normal controls, however, enhanced features and settings were not tested as apart of this inspection. Any deviation from basic normal controls would listed in this section below.

• The HVAC system should be further evaluated by a Qualified Licensed HVAC contractor prior to the expiration of a warranty and/or option period
• The gas supply line was not equipped with a required drip leg trap just before the appliance connector. This condition does not meet current mechanical standards and should be corrected

Electric wiring entering cavity is not protected with conduit and does not have proper gasket at entrance to unit. Over time this wires protective sheathing can be worn away and energize the furnace cavity creating a safety concern.



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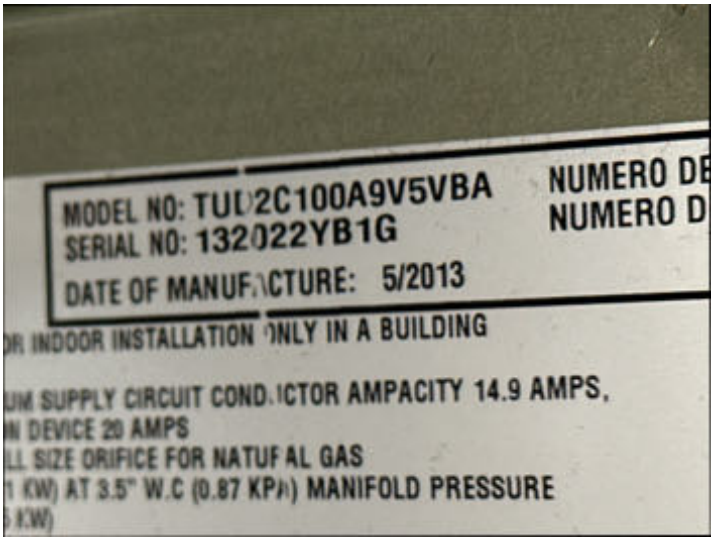


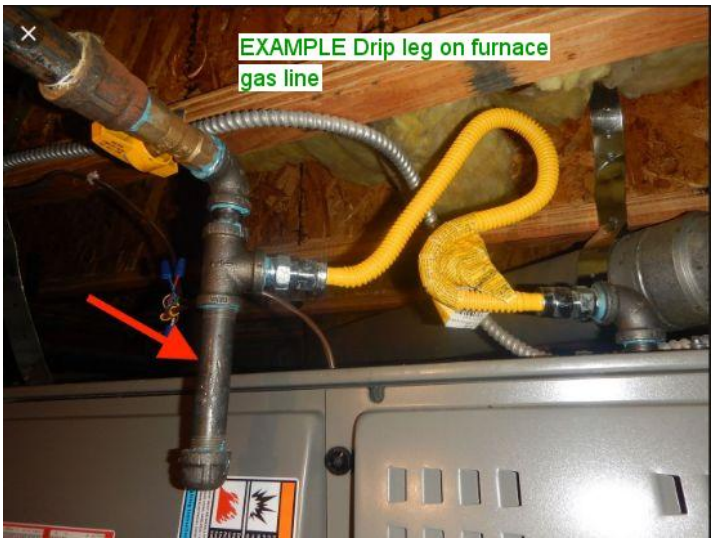

## B. Cooling Equipment

Type of Systems:
• Electric forced hot air; Trane; 2013; 410a; 4 Ton
Comments:
• Remember to have system serviced 2x per year.

• Unit does not have proper 3" clearance from ground as current standards require.

Unit was dirty and did not appear to have been recently cleaned.

• The unit appeared to be cooling inadequately when the temperature drop was measured across the system. Poor cooling can be caused by several possible deficiencies and further review and correction by a qualified heating contractor is recommended. The normal operating range tested is between 15 and 22 degrees.
This unit achieved 11 degrees differential.

• The breaker providing protection and electric service to the air conditioning unit at the contractor cut off by the unit appears to be too large. The system appears to call for a max breaker size of 45amps but the cut off is rated for 60 amps.

Recommend service and review of system by licensed HVAC professional.

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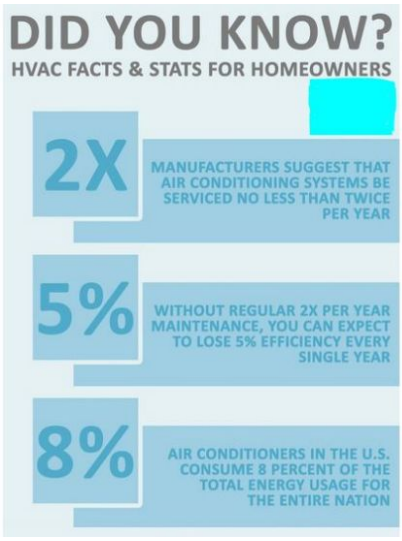

## ☑ ☐ ☐ ☑ C. Duct Systems, Chases, and Vents

Comments:
• Filter located at unit

Filter size is 20x25x1

• Duct work should be suspended and not take hard turns to avoid crimping

• The air filter(s) was dirty at the time of the inspection. Dirty filters restrict air flow which may cause short cycling and can shorten the life of the heating equipment. Recommend changing (or cleaning, if a reusable type) the filter in accordance with the filter manufacturer's and the heating equipment manufacturer's directions.

• Registers are dirty

Sampling of substance on registers taken and will be included in mold report
Inspector holds Texas Mold License TDLR MAT1313.

Recommend review of by licensed HVAC professional.

| I | NI | NP | D |
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## ☐ ☑ ☑ ☐ D. Other

Comments:
• Not present or observed at time of inspection

# IV. PLUMBING SYSTEMS

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

Location of Water Meter:
• Front of structure
• Water meter & Main supply shutoff co-located in common underground utility box
Location of Main Water Supply Valve:
• Material(s) used for distribution of potable water through the home was observed to be: Copper, PEX. Only the visible plumbing materials can be commented upon. The visual nature of the home inspection does not provide for destructive orr invasive methods investigation to determine what materials are used.
Comments:
• The anti static water pressure was observed at 60 PSI

• Most modern hose bibbs have vacuum breakers built into them. This is a safety device which prevents water from being syphoned back into the home through the hose. If one is not present, we strongly encourage one be placed at the end of the faucet.

• The exterior garden hose faucets (hose bibbs) was not a frost-proof type. Damage may occur in colder weather if the water in the garden hose faucet(s) freezes. Recommend checking with the current owner as to the location of an interior valve so the garden hose faucet(s) may be shut off and drained. Installation of frost-proof garden hose faucets by a licensed plumber may also be considered.

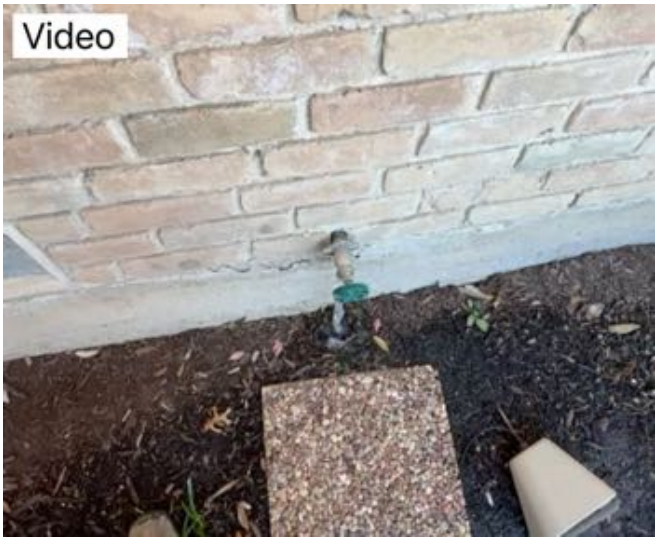
• The hose bibb was found to be loose. Tightening is recommended.

• The toilet fixture appeared to be loose at the floor. This condition can cause the toilet to leak at the base, potentially causing damaged and/or rotted flooring. Proper correction by a qualified contractor is recommended.
NOTED in main bathroom

Toilet handles deficient at all toilets in home.

Shower door in main bedroom rubs floor and does not fully open.

Recommend review of all concerns by licensed plumber.


Video


Main bathroom shower
door rubs floor

## ☑ ☐ ☐ ☑ B. Drains, Wastes, and Vents

Comments:
• The exterior main cleanout was located at the rear of the structure

• Vent pipes are noted as PVC and Galvanized Steel

• Rubber seal at sewer line away from house appears to be installed improperly and may eventually fail.

There is some water bellying occurring in the sewer line away from the house.

There appears to be some cast iron drain lines still in use under the house

Rubber plumbing stack boot jacks are depressed and will eventually fail and cause water leaks,.

Recommend review of all concerns by licensed plumber.

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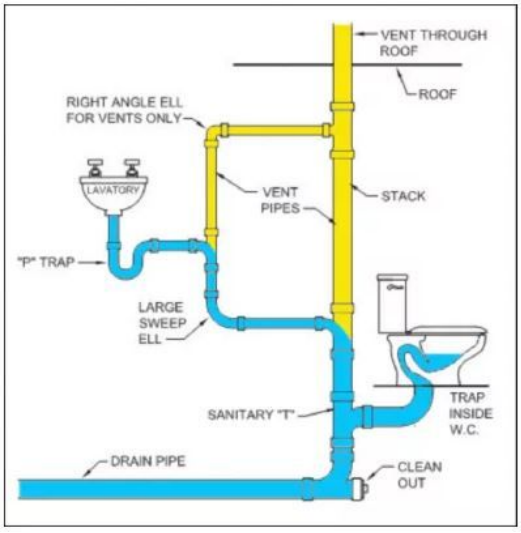
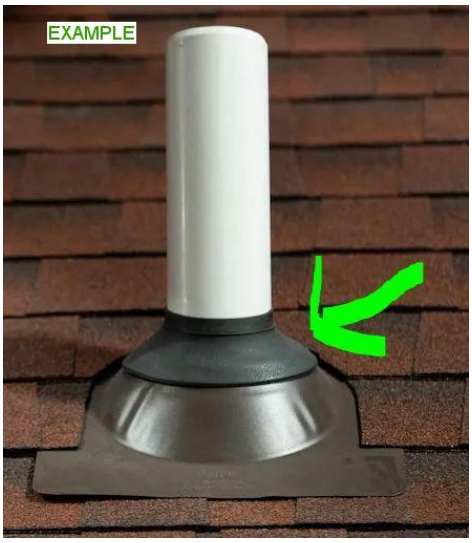



## ✔ ☐ ☐ ✔ C. Water Heating Equipment

Energy Source:
• Water heater is natural gas; Kenmore; 2011
• Water heater is located in the garage in closet.
Capacity:
• Unit is 40 gallons
Comments:
• This equipment was near the end of or beyond its normal life expectancy. Budgeting for its eventual replacement is recommended.

• The TPR valve will activate if either water temperature (measured in degrees Fahrenheit) or pressure (measured in pounds per square inch [PSI]) exceed safe levels. The valve should be connected to a discharge pipe (also called a drain line) that runs down the length of the water heater tank. This pipe is responsible for routing hot water released from the TPR to a proper discharge location.

It is critical that discharge pipes meet the following requirements, which can be found in InterNACHI's Water Heater Discharge Piping mini-course, at **www.nachi.org/education**. A discharge pipe should:

be constructed of an approved material, such as CPVC, copper, polyethylene, galvanized steel, polypropylene, or stainless steel. PVC and other
non-approved plastics should not be used since they can easily melt.
not be smaller than the diameter of the outlet of the valve it serves (usually no smaller than 3/4").
not reduce in size from the valve to the air gap (point of discharge).
be as short and as straight as possible so as to avoid undue stress on the valve.
be installed so as to drain by flow of gravity.
not be trapped, since standing water may become contaminated and backflow into the potable water.
discharge to a floor drain, to an indirect waste receptor, or to the outdoors.
not be directly connected to the drainage system to prevent backflow of potentially contaminating the potable water.
discharge through a visible air gap in the same room as the water-heating appliance.
be first piped to an indirect waste receptor such as a bucket through an air gap located in a heated area when discharging to the outdoors in areas subject to freezing, since freezing water could block the pipe.
not terminate more than 6 inches (152 mm) above the floor or waste receptor.
discharge in a manner that could not cause scalding.
discharge in a manner that could not cause structural or property damage.
discharge to a termination point that is readily observable by occupants, because discharge indicates that something is wrong, and to prevent unobserved termination capping.
be piped independently of other equipment drains, water heater pans, or relief valve discharge piping to the point of discharge.
not have valves anywhere.
not have tee fittings.
not have a threaded connection at the end of the pipe so as to avoid capping.

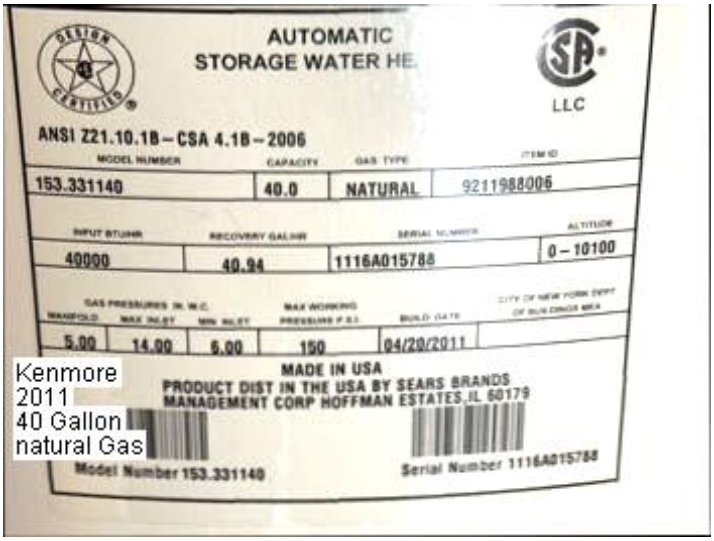
• The TPR valve drain pipe was not terminated on the exterior and is a Safety Hazard

• It was noted that the water heater was not equipped with a corrosion resistant drain pan to discharge on the exterior

• Sediment trap missing from water heater

• The water temperature at the faucet locations was noted to exceed the {120 degree} scald limit and adjustments on the temperature control are recommended

Recommend review of all concerns by licensed plumber.

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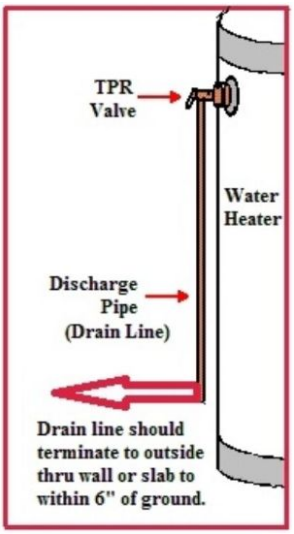
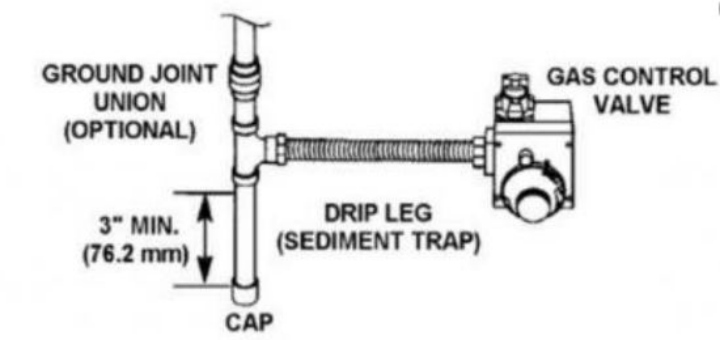
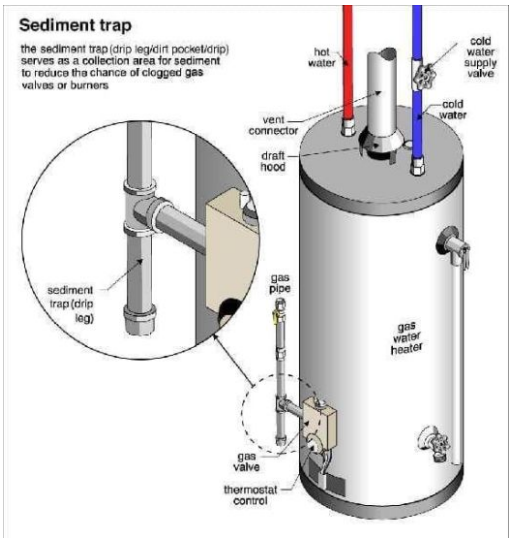



## ☐ ✔ ✔ ☐ D. Hydro-Massage Therapy Equipment

Comments:
• Not present or observed at time of inspection

## ✔ ☐ ☐ ✔ E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:
• Backyard
SE corner

Type of Gas Distribution Piping Material:
• Black iron

Flex line connections at appliances

Comments:
• Gas fireplace

Gas water heater

Gas furnace

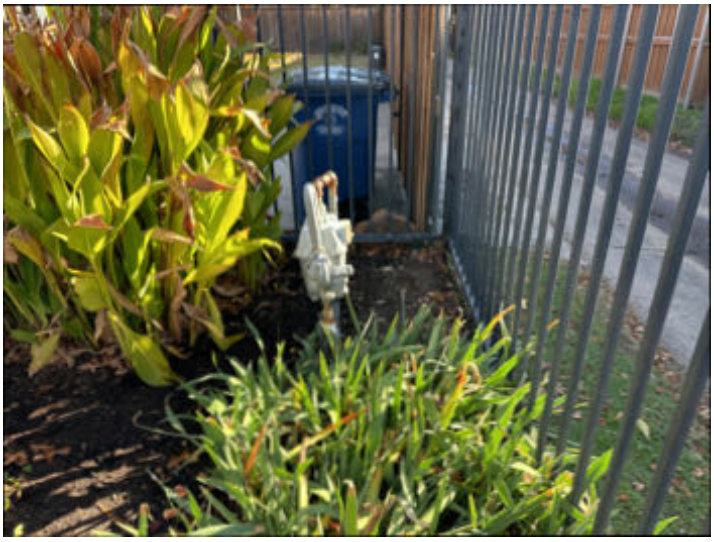
No gas leaks detected at time of inspection

• Gas meter supply line missing electric bond

Water heater gas line missing sediment trap

Gas furnace missing drip leg

Gas fireplace not tested as gas supply line appears to be damaged



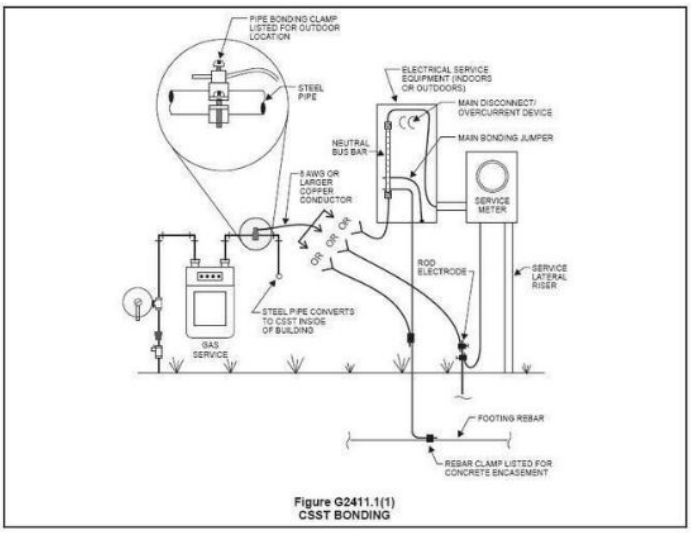
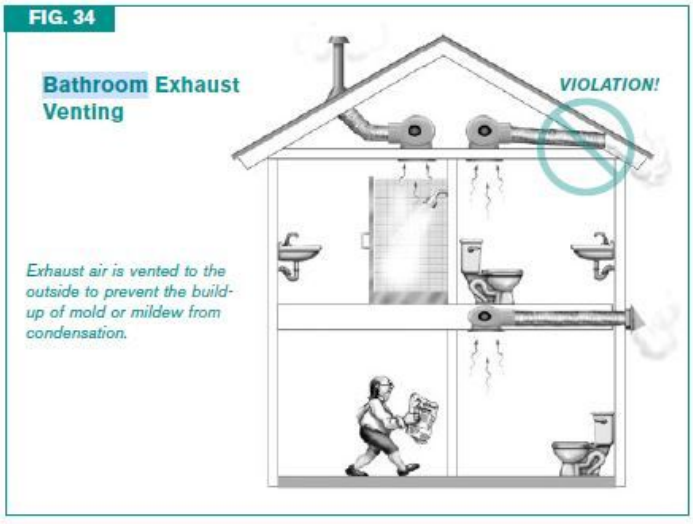


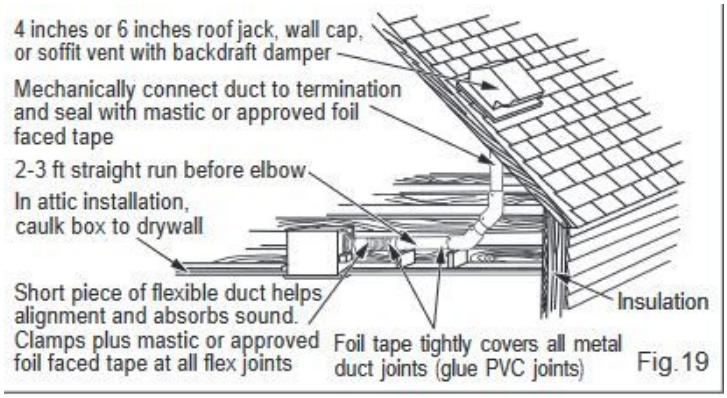
Figure G2411.1(1)
CSST BONDING

## ✔ ☐ ☐ ✔ F. Other

Materials:
Comments:

• Bathroom exhaust fans to not appear to properly vent to EXTERIOR of home. Venting to attic or inside home (including walls) does not properly remove the moisture from the home. Consult a qualified contractor for proper remedy solutions.



# V. APPLIANCES

## ☑ ☐ ☐ ☐ A. Dishwashers

Comments:
• The dishwasher was found to be performing and satisfactory condition at the time of the inspection

## ☑ ☑ ☐ ☐ B. Food Waste Disposers

Comments:
• Disposal was inoperable at time of inspection.

Not wired properly nor fully installed.

## ☑ ☐ ☐ ☑ C. Range Hood and Exhaust Systems

Comments:
• Exposed cloth wiring for unit; conduit has slipped or was not properly installed.

Lights do not work at unit.

• The vent was terminated in the attic and should extend to the exterior

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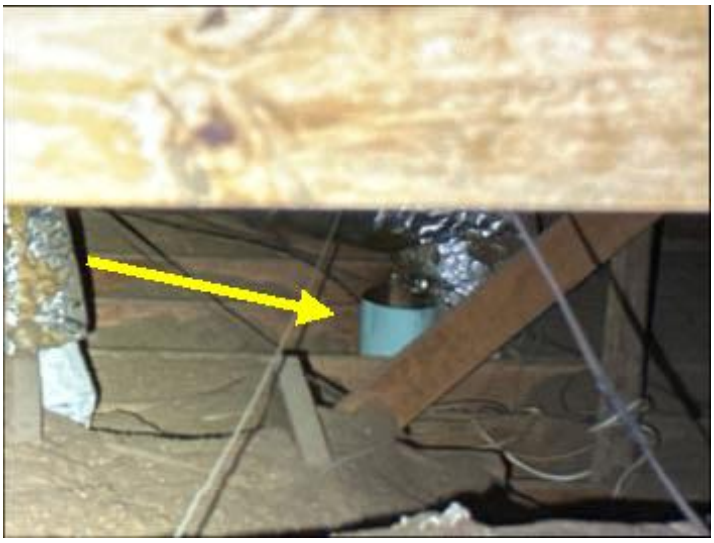
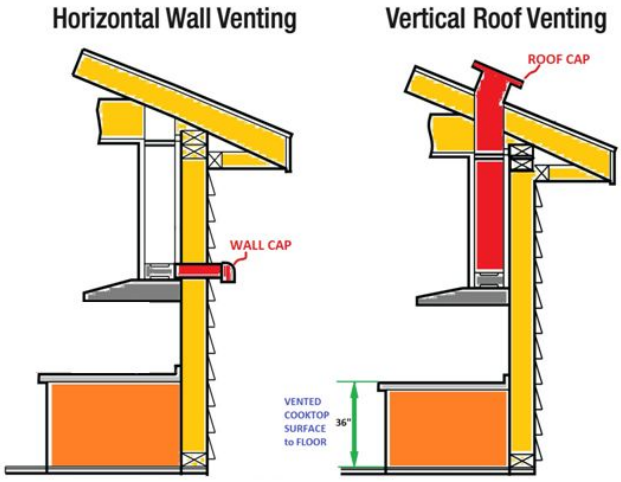


**TYPICAL KITCHEN EXHAUST VENT TERMINATION**



## ✔ ☐ ☐ ✔ D. Ranges, Cooktops, and Ovens

Comments:
• Oven(s)/cooktop: Electric

• Cooktop appeared to work as intend.

• Bottom oven appeared to have deficient temperature setting as the oven was set at 350 degrees and reached over 500 degrees.

Recommend review by licensed appliance contractor.

## ☐ ✔ ☐ ☐ E. Microwave Ovens

Comments:
• The microwave unit was a countertop type appliance

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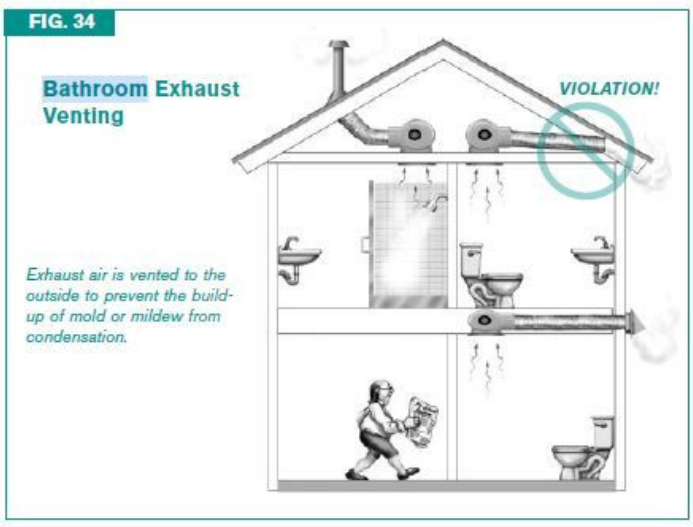
## ☑ ☐ ☐ ☑ F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

• The vent fan terminated in the attic space and should be vented to the exterior as per current building standards

Bath fan over shower enclosure in hall bath - need to review with seller to review installation manual to ensure that this unit is rated for placement over the shower and not next to it (unit must be properly moisture rated).



## ✔ ☐ ☐ ✔ G. Garage Door Operators

Door Type:
• One {16'} upgraded insulated steel door
Comments:
• Openings and/or non-fire rated materials on the walls and/or ceiling were noted that are a breach of the common firewall. These openings could allow a garage fire to quickly migrate into main structure. Proper correction is recommended for personal safety.The walls separating the garage from the home living space did not meet generally-accepted current safety standards firewall requirements. Firewalls are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape. Generally-accepted current safety standards require an intact firewall be installed between the garage and living space which meets the following requirements: 1. Drywall joints must be fire-taped. 2. The firewall must be continuous between the garage and living space 3. Wall penetrations such as ducts must be made of metal. 4. A door through a firewall (fire door) may be: a. A solid core slab door with a minimum thickness of 1 3/8 inches. b. A sheet metal door. c. A 20-minute fire-rated panel door. 5. A fire door must also be self-closing, typically with a spring-type hinge. 6. Hatches providing access to attic spaces must conform to firewall requirements. The inspector assumes no responsibility for confirming drywall thickness.

• The garage door sensors should be installed within {6"} of the finished floor

• The side jamb(s) at the overhead garage door(s) were rotted. Proper repair and refinishing is recommended.

Rail at steps to house appears to be loose.

Emergency release setting is hard to reset.

• The garage door did NOT automatically reverse under reasonable resistance and adjustments are recommended

Recommend review of garage door by certified garage door specialist.

Door jamb and garage fire resistance concerns should be addressed by qualified painter/drywall specialist.

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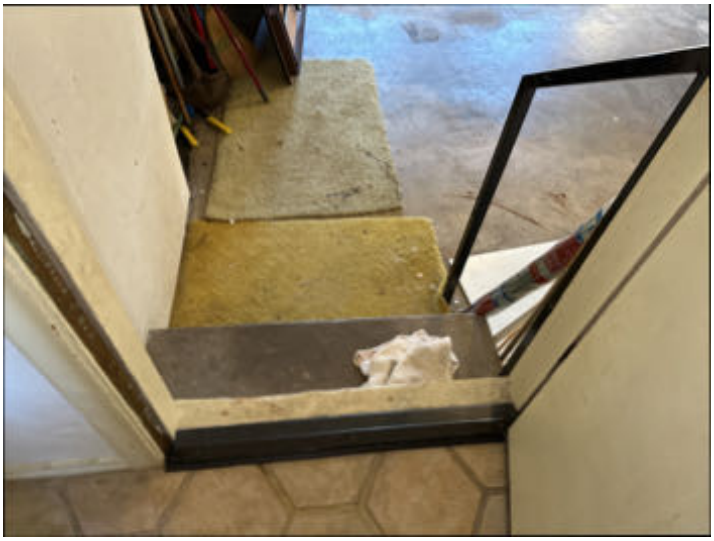
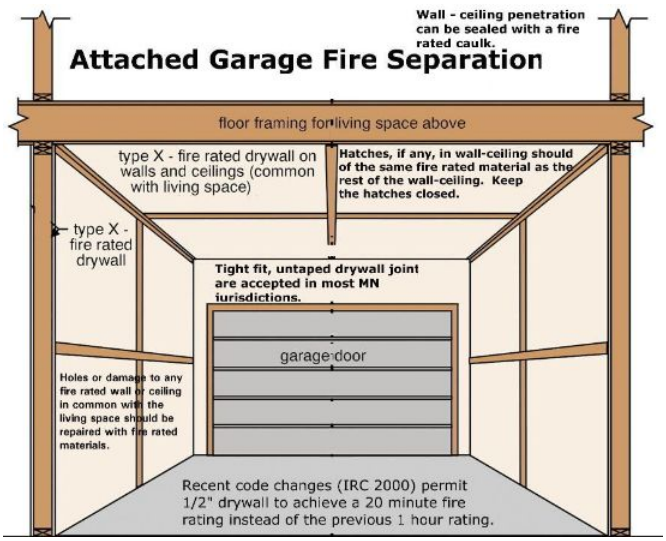


## ✔ ☐ ☐ ✔ H. Dryer Exhaust Systems

Comments:
• Washing Machines and Dryers are not tested as they are outside of SCOPE of the Standards of Practice (SOP) per TREC guidelines.

Refrigerators are also exempt from review according to TREC guidelines.

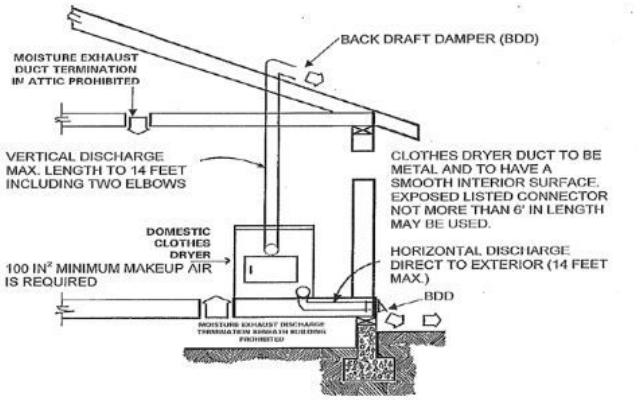
• The dryer exhaust vent is required to terminate at the exterior of the structure. The vent pipe should not exceed {25 ft} for electric dryers and typically {35 ft} for gas units. Metal ducting is recommended and there should be no screws penetrating the duct that may collect lint. The dryer vent should terminate outside with a backdraft damper and no screens.

• Could not fully inspect the dryer vent as it is enclosed in cabinetry or within the wall cavity

• It is recommended that the dryer line/vent be cleaned at move in and a new dryer line meeting current manufacturer specs and code be installed. The leading cause of fires from clothes dryers is the failure to clean the lint and other debris that can accumulate in and around them. Inspectors can make the following recommendations to their clients:
Always use a lint filter or screen.
Clean the lint filter before or after each load of laundry.
Remove any visible lint within the dryer.
At least once a year, have a professional technician clean the dryer exhaust pipe.
Gas dryers should be cleaned and serviced regularly by a professional.
Follow the manufacturer's operating instructions and don't overload the dryer. Also, don't attempt to dry soaking wet laundry that hasn't been wrung out or gone through a washing machine's spin cycle to remove excess moisture.
Turn off the dryer when leaving home and before going to bed.
Install a fire extinguisher in the laundry area.
Install a smoke alarm in the laundry area.
Install a CO alarm in the laundry area for a gas dryer.

• The dryer vent pipe was found to be dirty at the time of the inspection. Dirty pipes are typically a result of accumulated lint and a potential fire hazard.

• No backdraft damper door observed on the dryer vent


## ☐ ✔ ☐ ☐ I. Other

Observations:
• The inspector is not required to...verify the performance of...circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; RULE §535.231Standards of Practice: Minimum Inspection Requirements for Plumbing Systems

# VI. OPTIONAL SYSTEMS

## ✔ ☐ ☐ ✔ A. Landscape Irrigation (Sprinkler) Systems

Comments:
• System tested in manual setting only.

Zone 1 has leaks and does not function as intended.

Sprinkler water sensor does not appear to be functional or set-up correctly.

Recommend review by qualified irrigation specialist.

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

| I | NI | NP | D |
|---|---|---|---|




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

| I | NI | NP | D |
|---|---|---|---|

## B. Swimming Pools, Spas, Hot Tubs, and Equipment

| I | NI | NP | D |
|---|---|---|---|
| | ✔ | ✔ | |

Type of Construction:
Comments:
• Not present or observed at time of inspection

## C. Outbuildings

| I | NI | NP | D |
|---|---|---|---|
| | ✔ | ✔ | |

Materials:
Comments:
• Not present or observed at time of inspection

## D. Private Water Wells (A coliform analysis is recommended)

| I | NI | NP | D |
|---|---|---|---|
| | ✔ | ✔ | |

Type of Pump:
Type of Storage Equipment:
Comments:
• Not present or observed at time of inspection

## E. Private Sewage Disposal Systems

| I | NI | NP | D |
|---|---|---|---|
| | ✔ | ✔ | |

Type of System:
Location of Drain Field:
Comments:
• Not present or observed at time of inspection

## F. Other Built-in Appliances

| I | NI | NP | D |
|---|---|---|---|
| | ✔ | ✔ | |

Comments:
• Not present or observed at time of inspection

## G. Other

| I | NI | NP | D |
|---|---|---|---|
| | ✔ | ✔ | |

Comments:
• Not present or observed at time of inspection

# VII. GENERAL INFORMATION

## A. Prefatory Comments

Observations:

• At the time of this inspection, the home was vacant and some of the systems may not have been used for an unknown period of time. Please be aware that, because of the inactivity of these systems, some defects may not become apparent until normal usage is resumed. Recommend verifying with the current owner as to the condition of such systems prior to closing. Systems that may have not been used for an unknown period of time and could show signs of developing issue once normal usage resumes could be but not limited to: Water Fixtures, Water Heater, Water Drain Lines, Kitchen Appliances, Electrical Outlets, Lighting Fixtures, Heating and Cooling Systems.

• Because of the visual nature of this home inspection, it is not possible to inspect or report on conditions in areas that are inaccessible, obstructed or concealed from view. Your inspector can only address those areas that are readily accessible at the time of the inspection. The inspector is not required, and should not be expected, to move furnishings or other items during the inspection, disassemble equipment or open wall coverings. A home inspection is a "snapshot" of the home at the time of the inspection; it is designed to educate a buyer about the home, not to replace the obligation of a home seller to disclose known defects. A home inspection is not a guarantee or warranty of the condition of the home or property; neither is it a guarantee that conditions will not change in the future. We strongly recommended that the buyer perform a thorough pre-closing walk-through inspection in order to confirm the condition of the house, systems and appliances therein, and to check areas that may have been obstructed from view at the time of the home inspection.

• As the prospective owner of an older home, one should both understand and appreciate the unique characteristics of such ownership. An older home cannot be compared with new construction. For example, the structure was probably assembled using materials and methods no longer used, and it is possible that the house was built before any local building codes were in place. This does not mean that an older home is inferior to new construction; some aspects of typical older construction materials and methods are, in fact, superior to today's materials and methods. Characteristically, older homes have "rolling" roof lines and uneven floors due to the nature of the construction, long-term settlement, and age deficiencies. These homes were often expanded with bump-out type additions over crawl spaces to accommodate the needs of a growing family. The home may have been constructed prior to indoor plumbing, electricity and central heating. An older home reflects a history of construction evolution and modernization. The mechanical systems, kitchen and bathrooms have likely been renovated several times, while the foundation and skeleton of the home remained mostly original. The heart of an older home was usually its fireplace and kitchen, representing heat and nourishment and the center of family life. In colonial era dwellings, the fireplace and chimney were built first and then the house was constructed around them. Such chimneys often help to support the floor frames. Unfortunately, older colonial chimneys were not constructed with flue liners and therefore do not provide modern fire protection. The optional relining of such older chimneys should be a consideration prior to their use and is highly recommended for fire safety. Older homes were often constructed using untreated or air-dried native lumber as opposed to kiln dried materials used to build modern houses. Therefore, older homes generally suffer from wood boring insect infestation in one form or another that were present in the wood prior to construction. For that reason, I recommend that you hire a licensed pest control company to evaluate the property prior to commitment, if such an evaluation is not part of your home inspection. An older home may have a number of materials not at issue in modern dwellings. These may include lead based paint, asbestos, potential allergens such as horsehair binder in the plaster, etc. Note that my inspection does not include laboratory level analysis of, or testing for, such materials. If any of these is a concern, I advise specialized sampling and testing .The structure, including floors and roof elevations, of antique or colonial homes is frequently not level. Floors often exhibit springy conditions in need of reinforcement. Attempts to repair or reinforce floor and roof frames of older homes is a specialized trade best left to a licensed contractor who specializes in old house restoration techniques. Such repairs should be done by local permit and inspection, and usually involve stabilization to arrest the structure from further settlement rather than attempting to bring the framing back into a plumb and level condition.

• A representative number of certain items were tested such as windows, cabinets, electric receptacles, etc., there should be no assumption that all were tested/operated.

• This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. We recommend that licensed contractors further evaluate all listed concerns and defects, as well as the entire system mentioned.

• Note: No shower pans were tested as part of this inspection unless specifically noted/documented in the plumbing section.

• Note: no overflow drains at tubs or sinks were tested as part of this inspection unless specifically noted/documented in the plumbing section.

• Link to all photos:
https://drive.google.com/drive/folders/1343IY6VXmaN8ron0MB4WQ4p4CJoUsA-h?usp=sharing

Link to Major Repair list addendum:
https://docs.google.com/document/d/1uZR9EtMIEGRrOOKkwMI70sYaiPCAMe123Jx6A7lWVco/edit?usp=sharing

☐ ✔ ✔ ☐ **B. Asbestos**

Observations:

☐ ✔ ☐ ☐ **C. Carbon Monoxide**

Observations:
• These life saving devices appear to be missing from the property. Recommend adding; see electric section for diagram of proper placement.
THIS IS A SAFETY CONCERN.

✔ ☐ ☐ ✔ **D. Earthen Floors**

Observations:
• Some of the below-grade areas of the dwelling have a bare earthen floor. This condition allows for the migration of moisture and other unwanted ground vapors such as radon gas into the living area. Furthermore, this condition is conducive to pest infestation. I advise you to consider installation of a vapor retarder over the exposed earth. A vapor retarder can consist of four to six mil thick polyethylene plastic sheeting or even concrete.

☐ ✔ ☐ ☐ **E. Lead-based paint**

Observations:
• The property may have lead-based paint. According to the EPA, it is estimated that lead-based paint was applied to approximately two-thirds of the homes built in the U.S. before 1940; one-third of the homes built from 1940 to 1960; and to an indeterminate (but smaller) portion of U.S. homes built since 1960. Lead can enter the air within a home when surfaces covered with lead-based paint are scraped, sanded or heated with an open flame in paint stripping procedures. Once released into the home atmosphere, lead particles circulate into the air and can be inhaled or ingested through the mouth and nose. Lead particles in the form of fine dust or vapors settle into carpet fibers or fabric and can be recirculated into the air by normal household cleaning (such as sweeping or dusting) and through normal hand-to-mouth behavior of young children, which can result in the ingestion of potentially harmful lead. The only way to determine if paint in a home contains lead is to test for it. Testing should always be done by a certified lead inspector or risk assessor. This home inspection does not include a definitive determination as to it's presence, absence, or hazard. Please see the Environmental section of the report reference materials for further background.

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

| I | NI | NP | D |
|---|---|---|---|

## F. Mold

Observations:

• Visible discoloration is apparent. This discoloration is typically caused by condensation, leaks, moisture or other wet conditions. Addressing and alleviating the moist or wet conditions can prevent the continuing development of mold/fungus. This visible discoloration can be associated with mold/fungus growth, lead to deterioration of structural members, and represents a concern for the health and safety of the occupants of the home.

Additional testing was conducted by Brian Wharton owner of The Brickkicker.
Brian holds Texas Mold License TDLR MAT 1313
A separate report will be released with mold results.

## G. Vermiculite Insulation

Observations:

## H. Underground Storage Tank

Observations:

Glossary

| Term | Definition |
|---|---|
| A/C | Abbreviation for air conditioner and air conditioning |
| AFCI | Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected. |
| Air Gap | Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged. |
| DIY | Do-it-yourself |
| GFCI | A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system. |
| PVC | Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines. |
| TPR Valve | The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves |
| Valley | The internal angle formed by the junction of two sloping sides of a roof. |

## 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:

•Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
•Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
•Ordinary glass in locations where modern construction techniques call for safety glass;
•The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
•Excessive spacing between balusters on stairways and porches;
•Improperly installed appliances;
•Improperly installed or defective safety devices; and
•Lack of electrical bonding and grounding.

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

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

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

| STRUCTURAL SYSTEMS | | |
|---|---|---|
| Page 4 Item: A | Foundations | Spalling and horizontal cracking noted at back of house and at NE corner.<br><br>Exposed rebar noted at NE corner of house<br><br>Split cement pillars noted.<br><br>Wood supports that had direct contact with th ground noted.<br><br>Warped shims and off center pillars noted.<br><br>Evidence of excessive water noted in crawlspace.<br><br>Sticking doors noted on East side of house<br><br>Diagonal cracks noted around doors and under windows throughout.<br><br>No vapor barrier or underfloor insulation noted.<br>Crawlspace door not tightly sealed nor is flooring.<br><br>Possible mold noted in crawlspace<br>Mold testing done and will be results will be released in separate report.<br>Inspector holds Texas mold licensed TDLR MAT1313<br><br>Recommend review by qualified foundation expert.<br><br>NOTE: EXPOSED WIRING NOTED IN CRAWLSPACE THIS IS A SAFETY CONCERN. |
| Page 7 Item: B | Grading and Drainage | • Aluminum or Vinyl rain gutters were noted. Many rain gutters had underground drains to the yard which must be kept clear and clean to function properly. Recommend at least semi-annual cleaning of gutters and yard drains.<br><br>NOTE: many yard drain covers were damaged and were trip hazards.<br><br>• Trees too close to structure<br><br>Rain gutters should extend 4-6 feet away from house<br><br>• The gutter system was partially blocked with debris and one or more downspouts or splash blocks were in need of repair |

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| Page 9 Item: C | Roof Covering Materials | • The roofing materials were severely deteriorated and well beyond their lifespan. Recommend replacement of the roof materials by a qualified roofing contractor to avoid leaks (or additional damage from leaks: see Ceilings and Floors section and Roof Structure and Attics sections).<br><br>• Flashing protects some of the most vulnerable parts of a roof, any damage to flashing is cause for concern. When flashing cracks or is bent upward, or is missing altogether moisture is able to run inside to the roof seams. This poses an especially large problem during heavy rains.Flashing is made of metal strips that are attached to all seams and edges of the roof to protect it. Damaged or missing flashing was noticed throughout. Recommend professional roof evaluation.<br><br>• A roof cricket is required behind the chimney if the chimney width is greater then {30"}<br><br>• Flashing material was observed to be missing and/or damaged in some areas of the roof and/or chimney base area |
| Page 12 Item: D | Roof Structure and Attics | • The fascia board has some deterioration on more than one location on the structure<br><br>• The soffit material is sagging and/or pulling loose on one or more locations on the roof structure<br><br>• The attic insulation was observed to be covering the recessed lighting fixtures and should be removed from these areas to prevent overheating<br><br>• Evidence of roof rafters bowing / cracking.<br><br>• Split and/or broken framing members observed and should be corrected<br><br>NOTE: EXPOSED WIRING IN ATTIC IS A SAFETY CONCERN. RECOMMEND CORRECTION BY LICENSED ELECTRICIAN.<br><br>• Recommend adding insulation in the attic space(s) to achieve a consistent total depth of at least 16 inches (the current standard). This will provide improved energy efficiency and cost savings. Levels could be more depending on the insulation material used. |

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| Page 15 Item: E | Walls (Interior and Exterior) | • Typical caulking maintenance is recommended at areas of the siding in order to prevent moisture damage to the underlying wall surfaces. Caulked areas should include but are not limited to: Windows, Doors and all penetrations points such as gas lines, sump pump discharge, A/C lines.<br><br>Possible mold noted in garage<br>Sample taken; waiting for lab results<br>Inspector holds Texas Mold License TDLR MAT 1313.<br><br>Possible water damage to wall in formal sitting area at front of house under water stain in ceiling.<br><br>Cracks in walls around door frames and windows and room transitions. |
| Page 17 Item: F | Ceilings and Floors | • Cracked tiles noted in kitchen and laundry room<br><br>Water stain on ceiling in front family room.<br><br>Cracks in walls and ceilings in garage.<br><br>Cracked and separating floor joists noted in crawlspace.<br><br>Possible WDI damaged floor joists noted in crawlspace.<br><br>Cracks in ceiling in sitting area by fireplace and in south bedroom ceiling. |
| Page 19 Item: G | Doors (Interior and Exterior) | • Some of the exterior doors have keyed dead bolt locks. Keyed locks could be difficult to open in the event of a need for a quick exit such a fire or other emergency, therefore they are considered a dangerous condition<br>NOTED: at front door.<br><br>Rotted door jamb at back french doors.<br><br>Deficient threshold noted at front door.<br><br>Doors sticking at south bedroom, SE bedroom closet, main bathroom door, shower door at main bathroom.<br><br>• The garage entry door was observed to be a non-fire rated door. Under current building standards; the entry door between the garage and the residence should have a minimum of a {20} minute fire block rating.<br><br>• The garage entry door is not equipped with a self closing device |

| | | |
|---|---|---|
| Page 21 Item: H | Windows | • One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows are no longer functional as designed when the seal is lost and replacement may be necessary<br><br>• Weather stripping and/or glazing was either damaged and/or missing at one or more windows<br><br>• Caulking (sealant) maintenance is recommended around windows to prevent water infiltration and subsequent damage to the surrounding or underlying areas or adjoining materials.<br>NOTED: inside and outside of house.<br><br>• Some of the windows were difficult to get opened, closed and/or locked. Lubrication, exercise and adjustment is recommended.<br>Noted throughout.<br><br>Apparent frame damage noted on windows off of dining room<br>NOTE: had to exit house and manually close window from outside due to improper ability for casement window to "catch" window and close it to be locked.<br><br>Recommend review of all windows by qualified specialist. |
| Page 23 Item: J | Fireplaces and Chimneys | • Spalling brick was observed on the chimney(s). This is often caused by moisture getting behind the surface of the brick. While usually cosmetic, any areas of deteriorated mortar or caulking should be properly repaired before any bricks are replaced.<br><br>• A Spark Arrestor or rain cap is not in place on the masonry chimney. The installation of one will greatly reduce the opportunity for rain water to directly enter the chimney liner.<br><br>• It was observed that masonry cracks were present within the firebox and is in need of corrective action<br><br>Gas line into firebox appeared to be broken and end of life.<br>NOT tested by inspector.<br><br>• Excessive build-up of soot or creosote was observed in the flue(s) and/or fireplace(s). Creosote is a fire hazard. Cleaning and inspection by a qualified chimney sweep is recommended. Flue or firebox defects may be hidden by soot and creosote. |
| Page 24 Item: K | Porches, Balconies, Decks, and Carports | • Front rail at stairs is loose.<br><br>Front ornamental metal porch columns are rusted and end of life. |

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| Page 25 Item: L | Other | • Metal fence is satisfactory<br>NOTE: could not test back gate to alley as it was locked.<br><br>Metal automatic gate was satisfactory and working as intended with remote. |
| **ELECTRICAL SYSTEMS** | | |
| Page 27 Item: A | Service Entrance and Panels | • The service panel is NOT completely and/or properly labeled. All breakers must be specifically identified as to appliances, lighting and receptacles<br><br>• Gaps wider than {1/8"} around the service panel must be properly sealed<br><br>Cloth wiring insulation noted at feed into panel.<br><br>Electric mast is end of life.<br><br>Odd DIY wiring noted inside of panel; including apparent electrical taping of supply wire to lug; oddly capped wires at base of panel<br>NOTE: NO GROMMETS WERE PRESENT AT BASE OF PANEL. THIS IS A POSSIBLE SAFETY CONCERN BECAUSE OF WIRING INSULATION IS DAMAGED THE WIRING COULD ENERGIZE THE BOX AND CREATE AN ELECTRIC SHOCK OPPORTUNITY.<br><br>• No ARC fault breakers {AFCI} were observed at the service panel at the time of the inspection; AFCI breakers are required in the panel for 15A/20A branch circuits providing power to family rooms, dining rooms, living rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets and hallways. ARCI breakers provide fire protection by opening the circuit when an arcing fault is detected<br><br>Several areas where cloth wiring insulation was observed (attic, range hood wiring, main breaker panel feed, etc).<br>THIS IS A KNOWN FIRE AND SAFETY HAZARD.<br><br>Recommend review of all electric concerns by licensed electrician |

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| Page 30 Item: B | Branch Circuits, Connected Devices, and Fixtures | • Open wire splices were observed. This is hazardous because the metal conductors can be exposed or may be pulled apart. Recommend further review and correction of all open splices (into proper junction boxes) by a qualified electrician. >Open Splice Location(s)<br>NOTED in attic and in crawlspace<br><br>THIS IS A SAFETY HAZARD<br><br>• One or more electrical outlets did not appear to be "grounded" when tested. Grounding provides an emergency path for electricity and helps to prevent electrical shock. Recommend further review by a qualified electrician to determine cause and options for correction of the open ground conditions<br>NOTED outside and in bathrooms with GFCI's<br>NOTE: RENDERS GFCI OUTLET SAFETY FEATURES USELESS.<br><br>NOTE: NO WORKING OR PROPERLY PLACED GFCI PROTECTED OULETS THROUGHOUT.<br><br>NOTE overheated outlet noted in laundry room closet.<br><br>NOTE switch at back yard by cleanouts did not appear to be functional.<br><br>NOTE: DIY wiring in garage with extension cords - these should be reviewed by a licensed electrician for a more permanent solution that meets current standards.<br><br>NOTE: 220V outlet in garage not active.<br><br>• Many or all of the outlets were of the older two prong type. If an intact conduit system is present, proper installation of three prong outlets will enhance safety (by providing properly grounded outlets). Recommend further evaluation of the two-prong outlets and the condition (or presence) of the grounding system by a qualified electrician.<br><br>• Open junction boxes were observed. Recommend all junction boxes have proper covers installed for personal safety. Open Junction Box Location(s):<br>NOTED in attic and crawlspace.<br>THIS IS A SAFETY CONCERN.<br><br>Loose outlet cover for furnace on off switch in hall closet.<br><br>RECOMMEND REVIEW OF ELECTRIC SYSTEM BY LICENSED ELECTRICIAN. |

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|---|---|---|
| | | • Inadequate smoke alarm coverage was observed and it is recommended that additional smoke detectors and CO2 detectors be installed in accordance with current building standards. The NFPA {National Fire and Protection Agency} recommends one smoke alarm on each level, every bedroom and adjoining hallway, above stairwells and a CO2 detector in the garage and outside each bedroom with fuel fired appliances. A primary fire extinguisher is recommended on each level with a UL rating of 2-B:C.<br><br>NOTE: see diagrams for proper placement. |
| **HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS** | | |
| Page 36 Item: A | Heating Equipment | • The HVAC system should be further evaluated by a Qualified Licensed HVAC contractor prior to the expiration of a warranty and/or option period<br>• The gas supply line was not equipped with a required drip leg trap just before the appliance connector. This condition does not meet current mechanical standards and should be corrected<br><br>Electric wiring entering cavity is not protected with conduit and does not have proper gasket at entrance to unit. Over time this wires protective sheathing can be worn away and energize the furnace cavity creating a safety concern. |
| Page 38 Item: B | Cooling Equipment | • Unit does not have proper 3" clearance from ground as current standards require.<br><br>Unit was dirty and did not appear to have been recently cleaned.<br><br>• The unit appeared to be cooling inadequately when the temperature drop was measured across the system. Poor cooling can be caused by several possible deficiencies and further review and correction by a qualified heating contractor is recommended. The normal operating range tested is between 15 and 22 degrees. This unit achieved 11 degrees differential.<br><br>• The breaker providing protection and electric service to the air conditioning unit at the contractor cut off by the unit appears to be too large. The system appears to call for a max breaker size of 45amps but the cut off is rated for 60 amps.<br><br>Recommend service and review of system by licensed HVAC professional. |

| | | |
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| Page 40 Item: C | Duct Systems, Chases, and Vents | • Duct work should be suspended and not take hard turns to avoid crimping<br><br>• The air filter(s) was dirty at the time of the inspection. Dirty filters restrict air flow which may cause short cycling and can shorten the life of the heating equipment. Recommend changing (or cleaning, if a reusable type) the filter in accordance with the filter manufacturer's and the heating equipment manufacturer's directions.<br><br>• Registers are dirty<br><br>Sampling of substance on registers taken and will be included in mold report<br>Inspector holds Texas Mold License TDLR MAT1313.<br><br>Recommend review of by licensed HVAC professional. |
| **PLUMBING SYSTEMS** | | |
| Page 42 Item: A | Plumbing Supply, Distribution System and Fixtures | • Most modern hose bibbs have vacuum breakers built into them. This is a safety device which prevents water from being syphoned back into the home through the hose. If one is not present, we strongly encourage one be placed at the end of the faucet.<br><br>• The exterior garden hose faucets (hose bibbs) was not a frost-proof type. Damage may occur in colder weather if the water in the garden hose faucet(s) freezes. Recommend checking with the current owner as to the location of an interior valve so the garden hose faucet(s) may be shut off and drained. Installation of frost-proof garden hose faucets by a licensed plumber may also be considered.<br><br>• The hose bibb was found to be loose. Tightening is recommended.<br><br>• The toilet fixture appeared to be loose at the floor. This condition can cause the toilet to leak at the base, potentially causing damaged and/or rotted flooring. Proper correction by a qualified contractor is recommended.<br>NOTED in main bathroom<br><br>Toilet handles deficient at all toilets in home.<br><br>Shower door in main bedroom rubs floor and does not fully open.<br><br>Recommend review of all concerns by licensed plumber. |

| | | |
|---|---|---|
| Page 44 Item: B | Drains, Wastes, and Vents | • Rubber seal at sewer line away from house appears to be installed improperly and may eventually fail.<br><br>There is some water bellying occurring in the sewer line away from the house.<br><br>There appears to be some cast iron drain lines still in use under the house<br><br>Rubber plumbing stack boot jacks are depressed and will eventually fail and cause water leaks,.<br><br>Recommend review of all concerns by licensed plumber. |
| Page 47 Item: C | Water Heating Equipment | • The TPR valve drain pipe was not terminated on the exterior and is a Safety Hazard<br><br>• It was noted that the water heater was not equipped with a corrosion resistant drain pan to discharge on the exterior<br><br>• Sediment trap missing from water heater<br><br>• The water temperature at the faucet locations was noted to exceed the {120 degree} scald limit and adjustments on the temperature control are recommended<br><br>Recommend review of all concerns by licensed plumber. |
| Page 49 Item: E | Gas Distribution Systems and Gas Appliances | • Gas meter supply line missing electric bond<br><br>Water heater gas line missing sediment trap<br><br>Gas furnace missing drip leg<br><br>Gas fireplace not tested as gas supply line appears to be damaged |
| Page 50 Item: F | Other | • Bathroom exhaust fans to not appear to properly vent to EXTERIOR of home. Venting to attic or inside home (including walls) does not properly remove the moisture from the home. Consult a qualified contractor for proper remedy solutions. |
| **APPLIANCES** | | |
| Page 52 Item: B | Food Waste Disposers | • Disposal was inoperable at time of inspection.<br><br>Not wired properly nor fully installed. |

| | | |
|---|---|---|
| Page 52 Item: C | Range Hood and Exhaust Systems | • Exposed cloth wiring for unit; conduit has slipped or was not properly installed.<br><br>Lights do not work at unit.<br><br>• The vent was terminated in the attic and should extend to the exterior |
| Page 54 Item: D | Ranges, Cooktops, and Ovens | • Bottom oven appeared to have deficient temperature setting as the oven was set at 350 degrees and reached over 500 degrees.<br><br>Recommend review by licensed appliance contractor. |
| Page 55 Item: F | Mechanical Exhaust Vents and Bathroom Heaters | • The vent fan terminated in the attic space and should be vented to the exterior as per current building standards<br><br>Bath fan over shower enclosure in hall bath - need to review with seller to review installation manual to ensure that this unit is rated for placement over the shower and not next to it (unit must be properly moisture rated). |

| | | |
|---|---|---|
| Page 56 Item: G | Garage Door Operators | • Openings and/or non-fire rated materials on the walls and/or ceiling were noted that are a breach of the common firewall. These openings could allow a garage fire to quickly migrate into main structure. Proper correction is recommended for personal safety.The walls separating the garage from the home living space did not meet generally-accepted current safety standards firewall requirements. Firewalls are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape. Generally-accepted current safety standards require an intact firewall be installed between the garage and living space which meets the following requirements: 1. Drywall joints must be fire-taped. 2. The firewall must be continuous between the garage and living space 3. Wall penetrations such as ducts must be made of metal. 4. A door through a firewall (fire door) may be: a. A solid core slab door with a minimum thickness of 1 3/8 inches. b. A sheet metal door. c. A 20-minute fire-rated panel door. 5. A fire door must also be self-closing, typically with a spring-type hinge. 6. Hatches providing access to attic spaces must conform to firewall requirements. The inspector assumes no responsibility for confirming drywall thickness.<br><br>• The garage door sensors should be installed within {6"} of the finished floor<br><br>• The side jamb(s) at the overhead garage door(s) were rotted. Proper repair and refinishing is recommended.<br><br>Rail at steps to house appears to be loose.<br><br>Emergency release setting is hard to reset.<br><br>• The garage door did NOT automatically reverse under reasonable resistance and adjustments are recommended<br><br>Recommend review of garage door by certified garage door specialist.<br><br>Door jamb and garage fire resistance concerns should be addressed by qualified painter/drywall specialist. |
| Page 58 Item: H | Dryer Exhaust Systems | • The dryer vent pipe was found to be dirty at the time of the inspection. Dirty pipes are typically a result of accumulated lint and a potential fire hazard.<br><br>• No backdraft damper door observed on the dryer vent |

| | | |
|---|---|---|
| **OPTIONAL SYSTEMS** | | |
| Page 59 Item: A | Landscape Irrigation (Sprinkler) Systems | • System tested in manual setting only.<br><br>Zone 1 has leaks and does not function as intended.<br><br>Sprinkler water sensor does not appear to be functional or set-up correctly.<br><br>Recommend review by qualified irrigation specialist. |
| **GENERAL INFORMATION** | | |
| Page 64 Item: C | Carbon Monoxide | • These life saving devices appear to be missing from the property. Recommend adding; see electric section for diagram of proper placement.<br>THIS IS A SAFETY CONCERN. |
| Page 64 Item: D | Earthen Floors | • Some of the below-grade areas of the dwelling have a bare earthen floor. This condition allows for the migration of moisture and other unwanted ground vapors such as radon gas into the living area. Furthermore, this condition is conducive to pest infestation. I advise you to consider installation of a vapor retarder over the exposed earth. A vapor retarder can consist of four to six mil thick polyethylene plastic sheeting or even concrete. |
| Page 65 Item: F | Mold | • Visible discoloration is apparent. This discoloration is typically caused by condensation, leaks, moisture or other wet conditions. Addressing and alleviating the moist or wet conditions can prevent the continuing development of mold/fungus. This visible discoloration can be associated with mold/fungus growth, lead to deterioration of structural members, and represents a concern for the health and safety of the occupants of the home.<br><br>Additional testing was conducted by Brian Wharton owner of The Brickkicker.<br>Brian holds Texas Mold License TDLR MAT 1313<br>A separate report will be released with mold results. |

4508 Nashwood, Dallas, TX 75244
Major Repair List/Addendum:
https://docs.google.com/document/d/1uZR9EtMIEGRrOOKkwMI70sYaiPCAMe123Jx6A7IWVco/edit?usp=sharing

- Roof/Attic
  - Review /correct spitting rafter in attic.
  - Correct missing damaged flashing:
    - Around Chimney
    - Correct opening wiring concerns

- HVAC
  - Have HVAC system cleaned and serviced by licensed contractor

- Appliances
  - Review/correct oven which appears to be overheating
  - Correct wiring for garbage disposal
  - Correct flue for range hood

- Walls
  - Correct gaps in the garage with firestop sealant.
  - Repair cracks throughout
  - Repair water damage wall in front dining room

- Foundation:
  - Have foundation reviewed by appropriate contractor due excessive corner popping at foundation

# What to expect next...

Now that your inspection is complete, review your report with your professional Real Estate Agent and determine what items should be addressed prior to closing.

**1 Read your report**

Read the entire report to fully understand reported deficiencies. Any questions regarding the inspection and/or report can be directed to The BrickKicker or to the inspector's information found below.

**2 Consult your team**

This is a chance to possibly have any health/ safety/improvements items addressed before taking ownership, and to discuss with your agent, who has the expertise to advise you about what deficiencies to negotiate on.

**3 Review additional resources**

Look for additional documents and resources from The BrickKicker to assist you as you get closer to the closing date. The BrickKicker has prepopulated HomeBinder with great resources.

**4 Leave a review**

Please give us your feedback; we welcome any and all feedback so we can continue to improve. Respond to our text to leave a review.

## Don't forget to log in to your free HomeBinder!

Your inspection report is the steppingstone to easily and properly maintaining your home; your most valuable asset. Let HomeBuilder and The BrickKicker keep you informed and up to date, making the longevity, value and future sale of your home a breeze.

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AUTHORIZED PARTNER

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800.377.6915

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**dfwrequest@brickicker.com**
**214-222-9208/817-813-3314**

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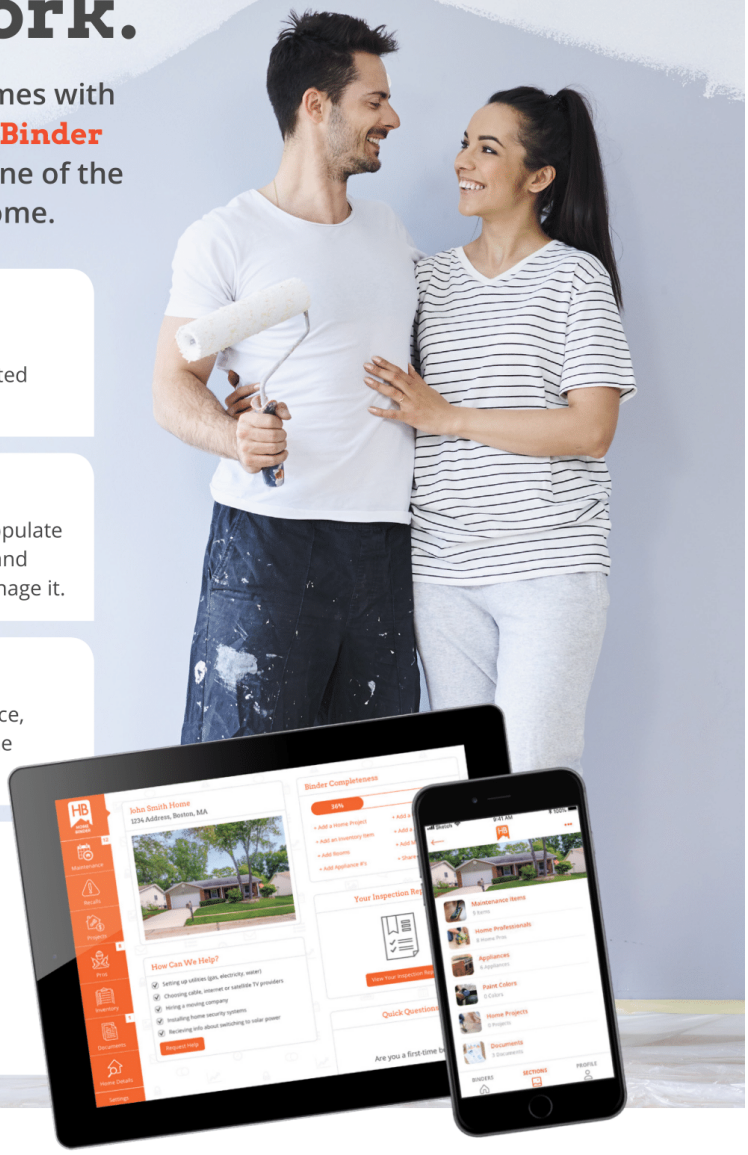

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the BRICKKICKER INSPECTION SERVICES

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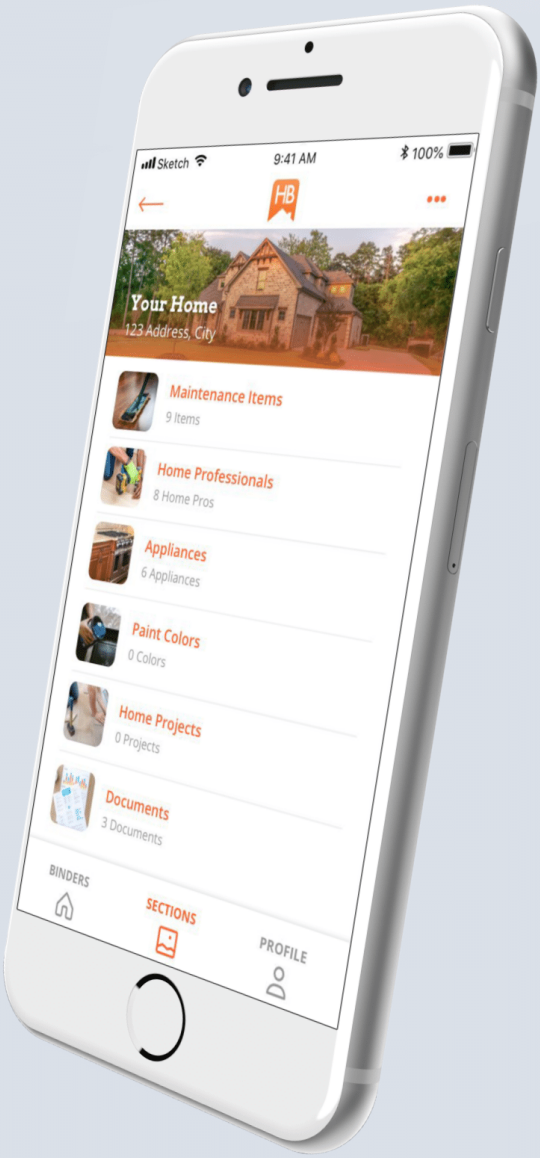


**1 Log in with your personalized link**

You will get a personalized link via email from HomeBinder within 24 hours of your inspection. Don't create an account outside of that email, as you won't be able to access your free subscription! Email HomeBinder if you don't get that welcome email within a week.

**2 Confirm your home details**

Pre-existing information, such as maintenance schedules and recommended local pros, may have all been uploaded to your binder from the inspection. All of your personal information is safe, private, and only accessible to you. **Your information will not be shared with any vendors unless you specifically request it.**

**3 Enjoy your new benefits**

Be on the lookout for maintenance reminders so you never forget a task, appliance recalls to safeguard your home, plus plan home improvement projects, with easy access to qualified home pros.

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(214)-222-9208

the BRICKKICKER INSPECTION SERVICES

# LIFE EXPECTANCIES – HOME COMPONENTS & APPLIANCES

The National Association of Home Builders completed a survey of the life expectancies of common house components and appliances.
Figures are average findings, taking into account the quality of the product and installation, level of maintenance, weather, intensity of use, changes in taste and technology.

| LH = Lifetime of house | Life (Years) |
|---|---|

## APPLIANCES

| | |
|---|---|
| Air conditioner | |
| Room | 10 |
| Unitary | 15 |
| Clothes Dryer | |
| Electric | 13 |
| Gas | 13 |
| Clothes Washer | 10 |
| Compactors | 6 |
| Dehumidifiers | 8 |
| Dishwasher | 9 |
| Disposers, food | 12 |
| Exhaust fans | 10 |
| Freezers | 11 |
| Garage door operator | 10-15 |
| Microwave oven | 11 |
| Range, electric | 13-20 |
| Range, gas | 15-20 |
| Range hood | 14 |
| Refrigerator, compact | 9 |
| Refrigerator, standard | 13-20 |
| Thermostat | 35 |
| Water heater | |
| Electric | 12 |
| Gas | 12 |
| Tankless | 20+ |

*Source: Appliance Magazine, Grainger*

## COUNTERTOPS

| | |
|---|---|
| Ceramic | 75 |
| Cultured marble | 20 |
| Granite | 20 |
| Laminate | 15 |
| Natural Stone | LH |
| Tile | LH |
| Wood/Butcher block | 20+ |

*Source: Association of Western Plastics, Ceramic Tile Institute of America, Bynone, Buffalo Stone, Architectural Product by Outwater, Formica Corp., U.S. Ceramic Tile Co., National Hardwood Flooring & Molding*

## DECKS

| | |
|---|---|
| Deck planks, pressure-treated | |
| Dry areas | 20-25 |
| South | 10-15 |
| North | 20-30 |
| Deck planks | |
| Cedar | 30+ |
| Composite | 30+ |
| Redwood | 30+ |

*Source: Decks.com, Timbertech*

## DOORS

| | |
|---|---|
| Exterior | |
| Cedar | 40 |
| Fiberglass | LH |
| Mahogany | 60 |
| Pine | 40 |
| Screen | 25 |
| Steel, fire-rated | LH |
| Vinyl | 20 |
| Garage | 20-50 |
| Interior | |
| Closet | LH |
| Folding | 30-50 |
| Hollow core | 20-30 |
| Solid core | 30-50 |

*Source: Fiberfram, Neoporte, Timberline Vinyl Products, Victoria East, Coppa Woodworking, Inc. Marvin Windows & Doors, Krestrel*

## ELECTRICAL & LIGHTING

| | |
|---|---|
| Accessories | 10 |
| Lighting controls | 10 |
| Wiring | |
| Copper-plated | 100 |
| Copper-clad aluminum | 100 |
| Bare copper | 100 |

*Source: Lutron Electronics, Lighting Controls Assoc., Copper Development Assoc.*

## FAUCETS & FIXTURES

| | |
|---|---|
| Accessible/ADA | LH |
| Bathtub | |
| Metal | 50 |
| Fiberglass | 20 |
| Faucets | |
| Bar | 15 |
| Kitchen | 15 |
| Lavatory | 20 |
| Tub/shower | 20 |
| Toilet/Bidet | 10 |
| Sauna | 15-20 |
| Shower | |
| Door | 20 |
| Enclosure | 50 |
| Shower head | 25 |
| Sink | |
| Enamel steel | 5-10 |
| Modified acrylic | 50 |
| Soapstone | 100 |
| Toilet/Bidet | LH |
| Whirlpool | 20-50 |

*Source: Delta Faucet Co., Grohe, Kohler Co., Moen, Plexicor, Toto USA, Acquinox, Alumax, Alsons, Karran, Green Mountain Soapstone Corp., Saunastore*

## FLOORING

| | |
|---|---|
| All wooden floors | LH |
| Bamboo | LH |
| Brick pavers | 100 |
| Carpet | 10-12 |
| Concrete | 50+ |
| Engineered wood | 50+ |
| Exotic wood | LH |
| Granite | 100 |
| Laminate | 15-25 |
| Linoleum | 25 |
| Marble | 100 |
| Slate | 100 |
| Tile | 75+ |
| Vinyl | 30-40 |
| Other domestic wood | LH |
| Terrazzo | 75 |

*Source: Marble Institute of Amer., Berg & Berg, Dal-Tile Corp., Floortec, National Wood Flooring Assoc., General Shale Brick, Masland Carpets, Buealieu of America, Concrete Designs, Formica Corp., Linenoleumstore.com, Monarch Ceramic Tile, DE Paoli Musali*

## HEATING, VENTILATION & AIR CONDITIONING

| | |
|---|---|
| Air conditioner | |
| Central | 12-15 |
| Heat Pump | 10-15 |
| Window | 100 |
| A/C compressor | 12-15 |
| Air quality system | 15 |
| Boiler | |
| Electric | 15-20 |
| Fuel Oil | 15-20 |
| Gas | 15-20 |
| Burners | 8-10 |
| Coils | |
| DX, water, steam | 20 |
| Electric | 15 |
| Dampers | 20+ |
| Dehumidifier | 8-10 |
| Diffusers, grilles, register | 25 |
| Duct work | |
| Flexible insulated | 25 |
| Galvanized | 30-50 |
| Plastic | 15 |
| Fans | |
| Axial | 20 |
| Centrifugal | 25 |
| Roof-mounted | 20 |
| Furnace, warm air | |
| Electric | 12-15 |
| Gas | 20-25 |
| Heat Pump | 10-12 |
| Oil | 15-20 |
| Heat recovery vent | 20 |
| Humidifier | 8-10 |
| Radiant heat | |
| Electric | 10-15 |
| Hot water | 20+ |
| Steam | 20+ |
| Thermostat | 30 |

*Source: Center Point Energy; Association of Home Appliance Manufacturers; American Society of Heating, Refrigerating and Air Conditioning Engineers; Econar; Honeywell; American Insulation Manufacturers Assoc.; Radiantec; Appliance Magazine; Trane*

LH = Lifetime of house

| | Life (Years) |
|---|---|
| **INSULATION** | |
| Cellulose | 100 |
| Fiberglass | LH |
| Foam. | LH |

*Source: Dupont, National Fiber, Johns Manville, RHH Foam Systems, North American Insulation Manufacturer Assoc.*

| | |
|---|---|
| **PAINTS, CAULKS & ADHESIVES** | |
| Adhesives, roof | 15+ |
| Caulk | 5-20 |
| Paints & stains | |
| Exterior | 15+ |
| Interior | 15+ |

*Source: Sherwin-Williams Co., Slate Savers, Tamko Roofing Products, Dutch Boy Paint*

| | |
|---|---|
| **ROOFING** | |
| Aluminum roof coating | 3-7 |
| Asphalt | 20 |
| Coal & tar | 30 |
| Clay/concrete | LH |
| Copper | LH |
| Fiber cement | 25 |
| Modified bitumen | 20 |
| Simulated slate | 50 |
| Slate | 50+ |
| Wood, shakes & shingles | 20 |

*Source: Gardner-Gibson Maxitile, National Roofing Contractors Assoc., GAF Material Corp., Asphalt Roof Manuf. Assoc., Johns Manville, Metal Roof Specialties, Nycore, The Northern Roof Tile Sales Co., Universal Marble & Granite, Slate Savers, Koppers, Northern Elastomeric, EcoStar Metals*

| | |
|---|---|
| **SIDING & ACCESSORIES** | |
| Downspouts | |
| Aluminum | 30 |
| Copper | 100 |
| Galvanized steel | 30 |
| Gutters | |
| Aluminum | 20 |
| Copper | 50+ |
| Galvanized steel | 20 |
| Siding material | |
| Brick | LH |
| Engineered wood | LH |
| Fiber cement | LH |
| Manufactured stone | LH |
| Stone | LH |
| Stucco | 50+ |
| Vinyl | 50 |
| Shutters | |
| Wood, exterior | 20 |
| Wood, interior | 15+ |
| Aluminum, interior | 10+ |
| Soffits & fascia | 50 |
| Trim | 25 |

*Source: Boral Bricks, APA, GAF Materials Corp., James Hardie Building Products, Boulder Creek Stone & Brick, Owens Corning, Genstone Enterprises, El Rey Stucco, Heartland Building Products, Azek Vixel Hill Mfg., Yost Mfg. & Supply, Berger Building Products, Guttersupply.com*

| | |
|---|---|
| **SITE & LANDSCAPING** | |
| Driveway, asphalt | 15-20 |
| Fences | |
| Chain link | 20-30 |
| Polyvinyl | LH |
| Wood | LH |
| Patio, brick & concrete | 25 |
| Paving, clay | LH |
| Sidewalk | 25 |
| Sprinkler systems | |
| Controllers | 15 |
| PVC Piping | 25 |
| Sprinkler heads | 20 |
| Valves | 20 |
| Swimming pools | |
| Cleaning equipment | 7-10 |
| Concrete Shell | 25+ |
| Decking | 15 |
| Interior finish, plaster | 10-15 |
| Interior finish, Pebble-tec | 25-35 |
| Tile | 15-25 |
| Waterline tile | 10 |
| Tennis Court | |
| American red clay | LH |
| Asphalt, acrylic coating | 12-15 |
| Fast-Dry Green | LH |

*Source: Paddock Pools, Patios & Spas; Boral Bricks; Accurate Tennis; Aquatic Technology; Huyser Digger Specialties, Inc.; Aquatech Pools; Society of Professional Builders; Iny Pool Products; Omega Pool Structures, Inc.; Assoc. Landscape Contractors of America; Irrigation Assoc*

| | |
|---|---|
| **WINDOWS, SKYLIGHTS & GLASS** | |
| Glazing | 10+ |
| Windows, aluminum | 15-20 |
| Windows, vinyl | 30-50 |
| Windows, wood | 15-20 |

*Source: Polygal, Galina USA LLC, Allied Window*

| | |
|---|---|
| **HOME TECHNOLOGY** | |
| Audio/built-in | 10+ |
| Heat/Smoke detector | 15-20 |
| Security System | 5-10 |

| | |
|---|---|
| **MISCELLANEOUS** | |
| Caulk | 12-20 |
| Termite Proofing | 12 |
| Particle Board | 60 |
| Plywood | 60 |
| Underlayment, floor | 25 |
| Acoustical ceiling | LH |
| Ceramic tile | LH |
| Waterproofing | |
| Bituminous coating | 10 |
| Pargeting | 20-30 |

*Source: ASHI Reporter Sept. 2009*

**Keeping you informed to help preserve your investment**


## PROTECTED ITEMS INCLUDE:

### *HVAC*
- AC/Furnace

### *Plumbing*
- Water Heater
- Pipe Leaks

### *Electrical*
- Electrical Wiring
- Main Panel
- Outlets & Switches

### *Appliances*
- Dishwasher
- Range
- Refrigerator
- Washer
- Dryer
- Microwave

# *Congratulations!*

Buying a home is such an exciting time! It was smart to have your home inspected by a professional who has thoroughly evaluated your property and pointed out problem areas for you. Between the inspection and this Complete Protection (CP™) 120-day warranty you can proceed without worrying about an unexpected repair bill or a major appliance replacement. Complete Protection offers security, support and savings.

## NEED TO INITIATE A CLAIM?

If you have a problem with any of your protected appliances call CP™ Customer Service at 800-978-2022 to obtain authorization and initiate a claim.

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Security is such a great feeling. Why not be protected beyond your 120-Day warranty? CP™ has four plans to choose from to fit your needs. View details and pricing on our website or give us a call today!

## REIMBURSEMENT SCHEDULE

| | | | |
|---|---|---|---|
| Evaporator Coil | $500 | Dishwasher | $300 |
| Condensing Unit | $700 | Range | $300 |
| Furnace/Air Handler | $500 | Microwave | $150 |
| Packaged Unit | $950 | Refrigerator | $500 |
| Thermostat | $150 | Washer | $300 |
| Water Heater | $300 | Dryer | $300 |

*1-800-978-2022*
*Call Us Anytime! 24/7*

**For More Information**
info@completehomewarranty.com

**1532 NE 96th St. STE. A**
Liberty, MO 64118

**Visit Us**
completehomewarranty.com

Form HI2022

A. OVERVIEW:
"Company" means Complete Appliance Protection, Inc. (Complete Protection, Inc. in Iowa), 1532 NE 96th Street, Suite A, Liberty, MO 64068, the administrator of the Complete Protection Home Warranty. "You or Your" means the recipient of this Plan.

B. TERM OF PLAN:
This plan runs for a period of 120 days following the initial date of Your inspection, or 30 days after closing, whichever is later.

C. PROTECTION SUMMARY:
This Plan covers only those items specifically listed below and excludes all others. Appliances: Dishwasher, dryer, microwave, range (cooktop, oven), refrigerator, and washer. Heating/Cooling: Central forced air conditioning, furnace/air handler, and thermostat. Plumbing: Water heaters and pipe leaks. Electrical: Electrical wiring, main panel, outlets, and switches.

D. PROTECTION TERMS:
1. The Company will provide repair service on Your protected items to restore them to standard operating condition as a result of normal usage and electrical or mechanical component failure.
2. Any part necessary for the normal operation and is contained within the sheet metal skin of the unit is protected by this Plan.
3. Items must be properly installed and in normal working order on the effective date of this Plan.
4. All protection is limited to those items within the home's foundation, except for pipe leaks (as described in Section F1).
5. This Plan becomes effective only after all other manufacturer, builder, distributor, or extended warranties are exhausted.
6. In the event the Company determines, in its sole discretion, that it is unable to repair a protected system or appliance, the Company is entitled to satisfy its obligations hereunder by providing the amounts per the schedule in Section G towards the replacement and installation of the new protected system or appliance.
7. Repairs will not be authorized if Your account is expired.

E. THIS PLAN DOES NOT PROTECT:
1. Anything the home inspector did not or could not inspect.
2. Items with any noted defect, damage, or worn materials.
3. Any item the inspector has noted is at the end of its life or where he has recommended further review by an industry professional.
4. Any items that are not up to code.
5. Repairs or replacement required as a result of fire, freeze, flood, or other acts of God; accidents; vandalism; neglect; misuse; abuse; missing parts; cosmetic defects; design flaws; manufacturer defect; power failure, shortage, surge, or overload; inadequate capacity; mismatched systems; or damages due to pests or pets.
6. Consequential or secondary damage, including consequential damages due to a service contractor's conventional repair efforts of the primary item.
7. Commercial properties and/or residential properties being used for commercial purposes.
8. Systems or appliances classified by the manufacturer as commercial and/or commercial equipment modified for domestic use.
9. Closing access to protected items or the restoration of landscaping, wall coverings, flooring, countertops, or any other structural or cosmetic component.
10. Removal of defective systems and appliances.
11. Cost of construction, carpentry, or other modifications made necessary by a protected repair or replacement.
12. Normal or routine maintenance. You are responsible for performing normal and routine maintenance and cleaning pursuant to the manufacturer's specifications, including changing HVAC and refrigerator filters.
13. Homes being renovated or remodeled.
14. Fraud or abuse of this Plan.

F. SYSTEM-SPECIFIC LIMITATIONS
1. PIPE LEAKS:
Protected: Internal and external pipe leaks that occur due to normal usage including water, gas, and drain lines that service the main home.
PLUMBING SYSTEM EXCLUSIONS:
Drain line stoppages; faucets; shower arms and shower heads; pressure regulators; valves for shower, tub, and diverter valves; ball valves; gate valves; toilets and related mechanisms; toilet wax ring seals; hose bibs; sprinkler systems; pool piping; downspout; landscape drain lines; damage caused by collapsed, damaged, or broken drain, vent, or sewer lines outside the home's main foundation; damage caused by roots; damage due to freeze; hydro jetting; cameras; flow restrictions in fresh water lines; bathtubs; whirlpool tubs and related components; sinks; showers; shower enclosures and base pans; toilet lids and seats; caulking; grouting; water filtration/purification system; septic, holding, or storage tanks cost to locate, access, or install cleanouts; polybutylene piping; leak detection tests; water softeners; sump pumps; inadequate or excessive water pressure; sewage ejector pump.

2. ELECTRICAL SYSTEM
Protected: Internal wiring; junction boxes; conduit; main panel; circuit breakers; outlets; switches; fuses.
ELECTRICAL SYSTEM EXCLUSIONS:
Mounted light fixtures and ballasts; ceiling fans; exhaust fans; wireless remotes; telephone wiring; heat lamps; intercoms; alarms and related wiring; electronic or computerized energy management or lighting and appliance management systems; security systems; doorbell and related wiring; chimes; smoke detectors.

**G. PROTECTION LIMITS**
**In the event the Company determines, in its sole discretion, that it is unable to repair a protected system or appliance, the Company is entitled to satisfy its obligations hereunder by providing the following amounts towards the replacement and installation of the new protected system or appliance: $150 for Microwave, Thermostat; $300 for Dishwasher, Dryer, Range (Oven, Cooktop), Washer, Water Heater; $500 for AC Evaporator Coil, Furnace/Air Handler, Refrigerator; $700 for AC Outside Condensing Unit; $950 for Packaged Unit. Plumbing and Electrical claims are subject to an aggregate maximum of $1,000 each.**

H. TO REQUEST SERVICE:
1. Service can be initiated by phone at 800-978-2022 or online at www.completehomewarranty.com, 24 hours a day, 7 days a week.
2. You will be asked to send a copy of Your home inspection report to info@completehomewarranty.com prior to authorization being given.
3. Once Your home inspection report has been reviewed, You will be provided with a unique authorization number for each appliance or system, each time work is needed. Under normal circumstances, the company will initiate the performance of services within 48 hours after the service is requested.
4. It is Your responsibility to provide access and clear non-related items away from the area that requires service.
5. Weather conditions and workload will govern servicer response time. Overtime/holiday rates will not be paid, only straight time, unless the Company deems it a valid emergency. The Company has the sole discretion in determining what constitutes a valid emergency.
6. You may utilize a service company of Your own choosing, or the Company may provide You with a referral, if available.
7. When utilizing a technician of Your choosing, You must call 800-978-2022 to obtain Override Authorization for total repair costs prior to having any repairs completed. Your service company will need to provide an itemized repair estimate, including the breakdown of parts and labor, as well as a specific cause for the failure.
8. The Company will not pay for services procured by You without prior authorization by the Company.
9. To request reimbursement for approved repairs or replacements, please email your receipt/invoice to claims@completehomewarranty.com or fax to 816-792-2009. All documentation for approved repairs or replacements must be submitted within 30 days of expiration.

COMPLETE PROTECTION 120-Day Warranty

**Complete Appliance Protection, Inc.**
**1532 NE 96th Street, Suite A**
**Liberty, MO 64068**
**800-978-2022**
**Fax 816-792-2009**
**info@completehomewarranty.com**

## Understanding The Essence Of This "Limited Inspection"

**There may come a time when you discover something with the house is just not right, and in considering its cost or inconvenience, you may be inclined or told to blame the home inspector. We understand … it's natural to "wish-away" the burdens of home ownership … but please, before you begin the Blame Game, reflect on the following:**

**Intermittent or Concealed Issues:** Living in the house is often the only way to discover some latent issues. They cannot be discovered during a few hours of a home inspection. For example, a shower stall may leak when a person is in the shower, but does not leak when you simply turn on the tap and let the water run. Some roofs and basements only leak when specific weather or storm conditions exist. Other issues may only be discovered when carpets are lifted, furniture is moved, or coverings detached. According to the prevailing standards of our industry, these situations are beyond the "limited" scope of our work.

**The Great "Cover Up":** At times we discover attempts to mask deficiencies, some being expertly crafted (i.e. repaired and painted ceiling covering up evidence of a past or active roof leak); unfortunately we're not intrusive investigators. Although the inspection may address some cause and effect scenarios, there will likely be circumstances that reach beyond the "visible and readily accessible" nature of our responsibilities.

**Service/Trade Contractors' Advice:** A common source of skepticism with home inspectors comes from comments made by contractors visiting the house subsequent to a condition surfacing as an issue. The contractors' opinions may differ from ours. For example, don't be surprised when three roofers all say the roof requires replacement while we've reported it to be "NORMAL: Average wear and tear for a building this age". Keep in mind, our opinion reflects the condition, operation, and function of the component at the time of the inspection and is meant to be a fair, objective assessment relative to its age; and therefore, in most cases, should not be subject to the standards of new material, components or workmanship. Additionally, service contractors like to recite and allege violation of local codes … unfortunately we're not "local code" liable.

**The "New Broom" Syndrome:** It's not unusual that upon scheduling a typical service call or subsequent visits, others may say; "I can't believe you had this house inspected, and they didn't find this issue." If we had the luxury of focusing an hour under the kitchen sink or 45 minutes disassembling the furnace, we would likely find more incidental issues too. Unfortunately, the inspection would take several days and would cost considerably more; however for some, sweeping up dirt after others have cleaned is self-assuring. In fairness, there are several reasons why these conjectures are often misguided:

1. Conditions During Inspection: Our work is performed "as is" relative to the circumstances and conditions in or around the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, etc. We make the best of the present opportunity given the practical limitations that may exist.

2. If We Only Had A Crystal Ball: A condition may manifest itself subsequent to the inspec-tion. It's not uncommon that there be some recurring conditions within a house whereby if not active during the inspection, even an expert would not think of "what might be" happening in the future.

3. We're Generalists: It's critical to understand that we are generalists; we are not specialists. There may be an occasion that we need to defer our opinion to a professional with more specific expertise and experience … after all, the objective is to render and identify the "right" opinion.

4. An Invasive Look: Issues often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination of the home at a particular moment of time and not intended to be invasive, destructive or exercise analysis beyond reasonable measures … after all it's still someone else's home we're visiting.

**In conclusion, a home inspection is designed to minimize significant surprises. It is not designed to eliminate all risk. Given that, our inspection report should not be treated as an insurance policy whereby one has access to loss recovery for general occurrences through a defined period. Although we pledge as professionals to stand by our work, our hope is that others, in turn, will respect and appreciate the reasonable limits of our efforts. We wish you the best!**

## *** CLIENT ADVISEMENT AND NOTICE ***
PLEASE READ CAREFULLY

Simply Safe Pest Control

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469-878-7233

&

214-222-9208

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