



SAVIOR INSPECTION SERVICES, LLC

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TREC RESIDENTIAL

1234 Main St.
Melissa TX 75454

Buyer Name
12/11/2018 9:00AM



Inspector

Chris Scanland

Professional Inspector TREC# 23176

469-678-9011

chris@saviorinspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com



PROPERTY INSPECTION REPORT

Prepared For: Buyer Name
(Name of Client)

Concerning: 1234 Main St. Melissa TX 75454
(Address or Other Identification of Inspected Property)

By: Chris Scanland - Professional Inspector TREC# 23176 12/11/2018 9:00AM
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Owner

Occupancy: Furnished

Style: Multi-level

Temperature (approximate): 50 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Clear

Mold Disclaimer:

We do not test or inspect for mold or measure indoor air quality, which the Consumer Product safety Commission ranks high

among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas. [Here's the EPA's website on mold.](#)

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold contamination will remain.

Shingle Installation Disclaimer:

A huge number of different types and models of asphalt shingles have been produced and installed over the years. Shingles vary in material design and quality, in installation quality, installation requirements, and performance characteristics. For optimum performance, and for shingle manufacturer's warranties to remain in effect, asphalt shingles must be installed according to the manufacturer's recommendations, which often vary from one manufacturer to another, and even between different shingle models produced by the same manufacturer. Because of the many different installation requirements for the different types of shingles, confirmation of proper installation requires inspection by a qualified specialist, can often require research, and exceeds the scope of the General Home Inspection.

No Destructive Testing or Research Performed on Roof:

Although the Inspector inspects the roof to the best of his ability, the General Home Inspection does not include destructive testing or research. We disclaim responsibility for confirming installation according to the manufacturer's installation recommendations of roofing components including, but not limited to, shingles, underlayment, flashing and fasteners. Inspection of these components is limited to compliance with widely accepted general best practices.

Slab On Grade Foundation:

This residence has a bolted, slab foundation. Such foundations are the most modern, but they can vary considerably from older ones that have no moisture barrier beneath them and no reinforcing steel within them to newer ones that have moisture barriers beneath them and adjustable reinforcing steel within them. This type is called a post-tension slab, but is often impossible to distinguish one slab type from another in which even the size and spacing of the bolts can vary, although most are concealed. Our inspection of slabs conforms to industry standards. We examine the visible portion of the stem walls on the exterior of the structure for any evidence of significant cracks or structural deformation. However, we do not move furniture or lift carpeting and padding to look for cracks, and we do not use any specialized tools or measuring devices to establish relative elevations or determine any degree of differential settling. Significantly, many slabs are built or move out of level, but the average person would not realize this until there is a difference of more than one inch in twenty feet, which most authorities describe as being tolerable. Interestingly, many slabs are found to contain cracks when the carpet and padding are removed, but there is no absolute standard for evaluating them. However, those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are not regarded as being structurally threatening. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a structural engineer or a foundation contractor, but this should not deter you from seeking the opinion of any such expert

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Concrete, Slab on Grade

Foundation Condition:

Slab on grade foundation appears to be performing it's intended purpose. Any noted discrepancies will be found further in the report.

1: Corner Pop

Northwest

One or more corners of the foundation had cracking and/or damage. This is cosmetic in nature and does not effect the overall integrity of the foundation. However, the inspector recommends having corner pops repaired to prevent future damage to the brick siding.

Recommendation: Contact a qualified masonry professional.



Northwest

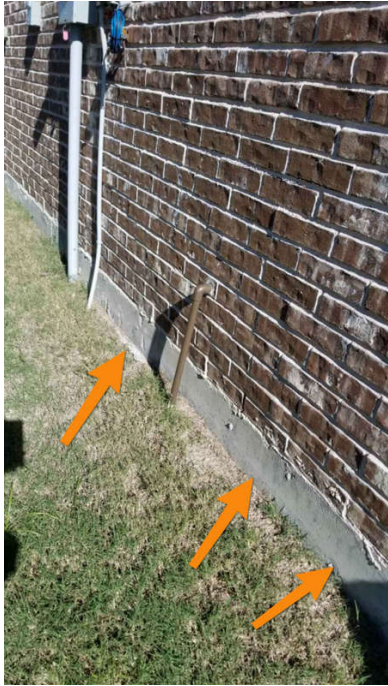
B. Grading and Drainage

1: Low Soil Level

Low soil level on foundation. Recommend back-filling area to allow 4-6 inches of foundation to be visible above grading.

Recommendation: Contact a qualified professional.

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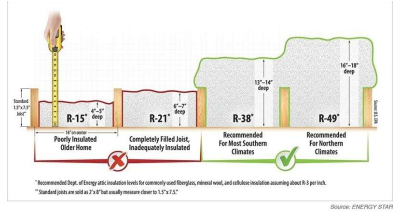
West

- C. Roof Covering Materials**
Types of Roof Covering: Asphalt
Viewed From: Binoculars, Ground, Ladder, Roof
Roof Condition:
Roof appears to be performing it's intended purpose.

- D. Roof Structure & Attic**
Material: OSB, Wood
Type: Combination
Approximate Average Depth of Insulation: 14 Inches -
Attic appears to be adequately insulated. Fiberglass insulation is at an average of 14 inches deep.

Attic

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Recommended Insulation Depth

Viewed From: Attic

E. Walls (Interior and Exterior)

Material: Brick, Drywall

1: Seal Exterior Penetrations

West

Exterior wall penetrations had gaps that should be sealed with an appropriate sealant to prevent moisture and insect entry.

Recommendation: Contact a qualified handyman.



Air Conditioner Lines

2: Cracks - Minor

North

Minor cracking was observed in drywall throughout the home. This is common and is cosmetic in nature.

Recommendation: Contact a qualified painter.



North

3: Cracks in Brick and Mortar

Multiple Locations

At time of inspection, there were one or more minor cracks in brick and mortar. These appear to be mostly cosmetic in nature, however, should be repaired to prevent moisture intrusion and further damage.

Recommendation: Contact a qualified masonry professional.



Above Garage



Right Side of Garage



Front Porch



Front Porch

4: Moisture Damage- Active Leak

Multiple Locations

A stain on the wall was visible at the time of the inspection and appeared to be the result of moisture intrusion. The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent.

Recommendation: Contact a qualified professional.



1st Floor South Bedroom



1st Floor South Bedroom



1st Floor South Bedroom



1st Floor South Bedroom



2nd Floor Northeast Bedroom



2nd Floor Northeast Bedroom

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2nd Floor Northeast Bedroom

5: Trim Caulking

Garage Door

One or more locations need caulking replaced around trim/molding to prevent moisture and/or pest intrusion.

Recommendation: Contact a handyman or DIY project



Right Side Garage Door



Left Side Garage Door

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6: Vegetation/Structure Contact

Front Porch

Trees/shrubs in contact with exterior structure. Recommend trimming shrubs/trees away from structure to help prevent mechanical, moisture and pest damage.

Recommendation: Contact a qualified lawn care professional.



Front Porch Area

7: Trim Boards Need Replacing

Above Garage Door

Overhead board above the garage door has a large gap above it. It appears as though the board was installed that way when the home was built.

Recommendation: Contact a qualified carpenter.



Above Garage

8: Trim Needs Paint

Garage Door

Garage door trim needs touch-up paint where cracks are present. This will help prevent moisture intrusion and significantly prolong the life of the boards.

Recommendation: Contact a handyman or DIY project



Garage Trim

9: Missing Frieze Board

South Roofline

Missing small frieze board on the front of the home. It appears as though one was never installed.

Recommendation: Contact a qualified professional.



Front Roofline

F. Ceilings and Floors

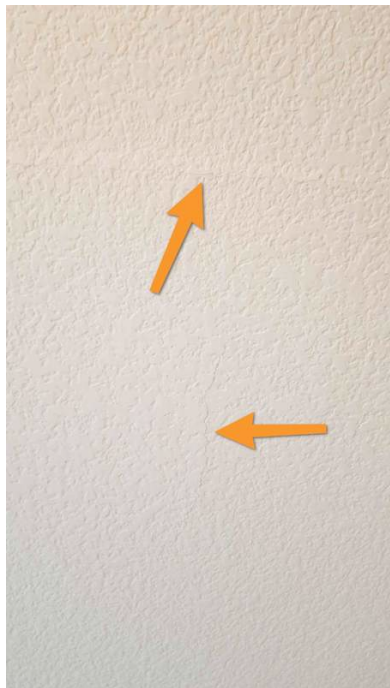
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1: Ceiling - Minor Damage

Master Bedroom

Minor damage/cracking to the ceiling was visible at the time of the inspection. This is possibly from stepping on the sheet rock, or dropping something on it, while walking in the attic.

Recommendation: Contact a qualified drywall contractor.



Master Bedroom



Master Bedroom

G. Doors (Interior and Exterior)

1: Weatherstripping/Door Sweep Insufficient

One or more doors had deficient weatherstripping and/or door sweeps. This can result in significant energy loss and moisture/pest intrusion.

[Here is a DIY guide on weatherstripping.](#)

Recommendation: Contact a handyman or DIY project



Back Door

2: Door is Binding

Front Door

Door sticks and is tough to open and close.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation: Contact a handyman or DIY project



Front Door

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3: Gate Latch

West

Gate does not latch properly without manipulating it.

Recommendation: Contact a handyman or DIY project



H. Windows

1: Caulking

Multiple Locations

One or more windows need new caulking to prevent moisture intrusion. This applies to both the inside and outside. Some examples are listed below.

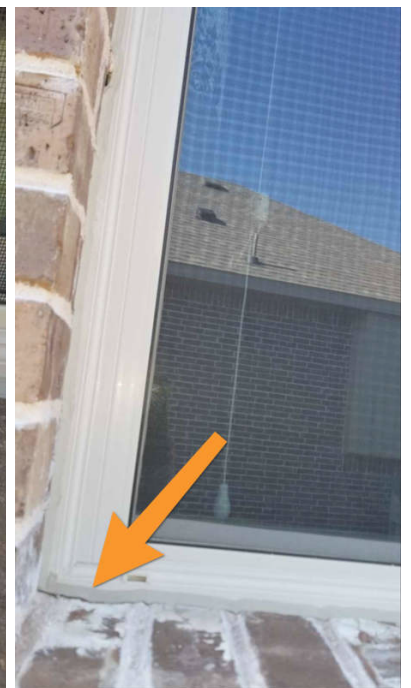
Recommendation: Contact a handyman or DIY project



1st Floor South Bedroom

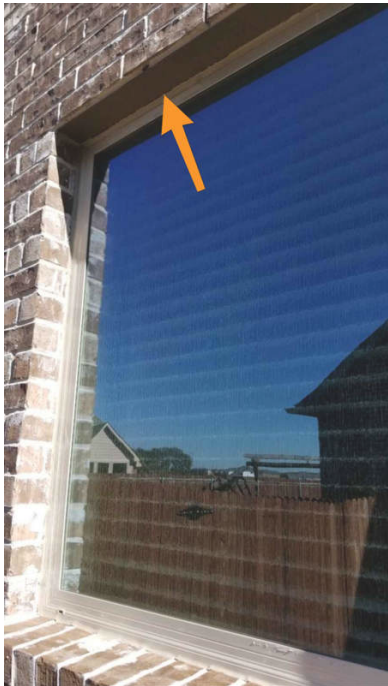


East



2nd Floor East

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West

I. Stairways (Interior and Exterior)

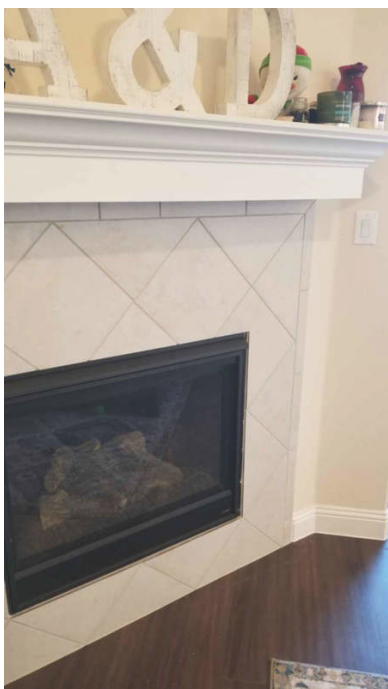
J. Fireplaces and Chimneys

1: Would Not Light

Living Room

At time of inspection, the gas fireplace would not light.

Recommendation: Contact a qualified fireplace contractor.



K. Porches, Balconies, Decks, and Carports

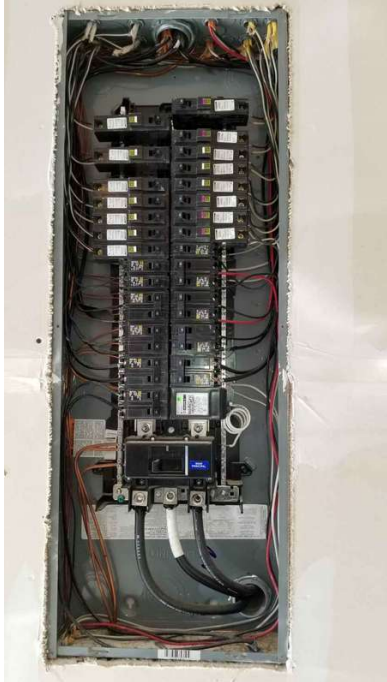
II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

200 AMP:

200 AMP box located in garage.



1: Panel Missing Screws

Garage

One screw is missing on panel.

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

1: Loose Outlet

▲ Safety Hazards

North

One or more electrical receptacles in the home were improperly secured and moved when plugs were inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard.

Recommendation: Contact a qualified electrical contractor.



North

2: Exterior Light Not Sealed

South

One or more exterior lights need to be sealed with caulk to prevent moisture intrusion.

Recommendation: Contact a handyman or DIY project

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South



South

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

- A. Heating Equipment**
Brand: Carrier



Energy Source: Electric
Type of System: Heat Pump

- B. Cooling Equipment**
Type of System: Electric, Central Air Conditioner, Heat Pump

Low Temperature:

The air-conditioning system was not tested because the outside temperature was below 65 degrees F. and to test it would risk damaging the coils. The Inspector recommends having the system inspected by a qualified HVAC specialist before the expiration of your Inspection Objection Deadline.

1: Drip Pan Debris

Attic

Secondary drip pan contains debris which can clog the drain line. If drain gets clogged it can result in overflowing the pan which will cause moisture damage to surrounding area. Recommend cleaning drip pan.

Recommendation: Recommended DIY Project

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Attic

- C. Duct System, Chases, and Vents**

IV. PLUMBING SYSTEMS

- A. Plumbing Supply, Distribution Systems, and Fixtures**

Material - Distribution: Pex

Material - Water Supply: PVC

1: Missing Backflow Device

Southwest

Back-flow device not installed on exterior spigot. Recommend installing back-flow device to prevent cross contamination of the potable water supply system.

Recommendation: Contact a qualified plumbing contractor.



Southwest

2: Hose Bib Not Secured

Multiple Locations

Recommend securing both hose bibs so they do not move. Any movement of these also cause the pipe in the wall to move. Over time, this can cause the pipes to leak.

Recommendation: Contact a qualified professional.



South

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3: Hose Bib Threads Stripped

South

Stripped threads were found on hose bib.

Recommendation: Contact a qualified plumbing contractor.



South

- B. Drains, Wastes, & Vents**
Drain Size: 2"
Material: PVC

- C. Water Heating Equipment**
Manufacturer: RUUD
Power Source: Electric



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Capacity: 50 Gallons

Location: Garage

Annual Maintenance Flush Recommended:

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush if it has been over a year since last serviced.

Two Water Heaters:

This home had two water heaters.

- D. Hydro-Massage Therapy Equipment**

V. APPLIANCES

- A. Dishwashers**

Dishwasher Full:

Dishwasher was full of dishes. Could not operate dishwasher to determine if it is functional.



- B. Food Waste Disposers**

- C. Range Hood and Exhaust Systems**

Exhaust Hood Type: Vented

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- D. Ranges, Cooktops, and Ovens**
Range/Oven Energy Source: Gas
Range/Oven Brand: Whirlpool



- E. Microwave Ovens**
Tested Microwave:
Built-in microwave oven tested using normal operating controls. Unit was tested by boiling water. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

- F. Mechanical Exhaust Vents and Bathroom Heaters**

- G. Garage Door Operators**

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1: Sensors Too High

▲ Safety Hazards

Garage door sensors are too high. Should be 6 inches from the deck to prevent children from being able to get under the sensors. Recommend moving sensors down to 6 inches above the deck.

Recommendation: Contact a qualified professional.



H. Dryer Exhaust Systems

Dryer Vent Visual Inspection:

The dryer vent was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

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