



SAVIOR INSPECTION SERVICES, LLC

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TREC RESIDENTIAL

1234 Main St.
Melissa TX 75454

Buyer Name

09/17/2018 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 09/17/2018 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, Occupied

Style: Multi-level

Temperature (approximate): 85 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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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

200 AMP:

A 200 AMP main panel with a sub-panel is located in the garage.



Inaccessible :

A work bench was blocking the access to the electrical service panel at the time of the inspection, and therefore, the cover could not be safely removed for inspection. The electrical service panel may contain defective conditions. Moving of the occupant's belongings exceeds the scope of the General Home Inspection. The Inspector recommends that you have the electrical service panel inspected by a qualified inspector after access has been provided.

1: Not Enough Clearance

▲ Safety Hazard

Garage

The service panel did not have proper clearances to provide quick access for an emergency disconnect. The clear working space required in front of a panel is 30" wide by 36" deep with a minimum headroom clearance of 6 feet-6 inches. Recommend moving the work bench from in front of the panel to satisfy these requirements.

Recommendation: Contact a handyman or DIY project

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Garage

2: Missing Screws

Garage

Service panel was missing 2 screws at time of inspection.

Recommendation: Contact a qualified electrical contractor.



Garage

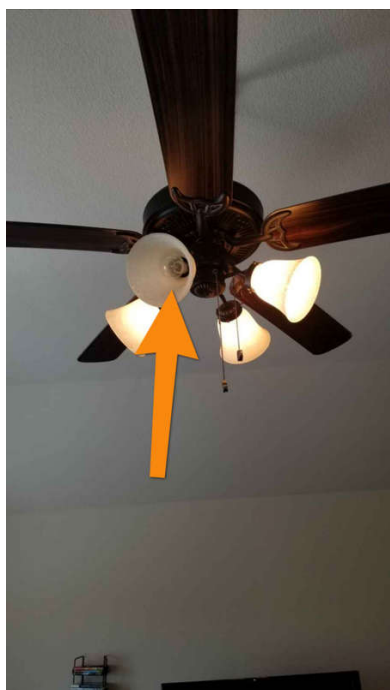
B. Branch Circuits, Connected Devices, and Fixtures
Type of Wiring: Copper

1: Light Did Not Respond

2nd Floor Gameroom

One or more lights did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, the Inspector recommends that an evaluation and any necessary repairs be made by a qualified electrical contractor.

Recommendation: Contact a qualified electrical contractor.



2nd Floor Gameroom

2: Loose Outlet

▲ Safety Hazard

Multiple Locations

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.

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Master Bedroom



2nd Floor Gameroom

3: Receptacle - Inoperable

Multiple Locations

Two receptacles were inoperable at the time of the inspection. There was a breaker that was in the OFF position at time of inspection. These receptacles may be on that particular circuit, however, since the breaker was already off at the time of inspection, it was not turned to the on position. Also, these are GFCI receptacles, so there may be a tripped GFCI outlet that needs to be reset, however one could not be located. The Inspector recommends service by a qualified electrical contractor if the OFF breaker or GFCI reset is not the reason why they are inoperable.

Recommendation: Contact a qualified electrical contractor.



Front Porch



Garage Near Door

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.

B. Grading and Drainage

1: Erosion Due to Downspout

In one or more locations, gutter downspouts causing minor erosion near foundation. Recommend installing downspout extensions to channel moisture away from foundation.

Recommendation: Contact a handyman or DIY project



West

2: Debris in Gutters

Debris found in gutters which could adversely gutter performance. Recommend having gutters cleaned to ensure proper drainage.

Recommendation: Contact a handyman or DIY project

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North

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C. Roof Covering Materials

Types of Roof Covering: Asphalt, Combination

Viewed From: Ladder

Roof Condition:

Roof appears to be performing it's intended purpose with the exception of deficiencies noted separately below.

1: Exposed Nails

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct.

Recommendation: Contact a qualified roofing professional.



East

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D. Roof Structure & Attic

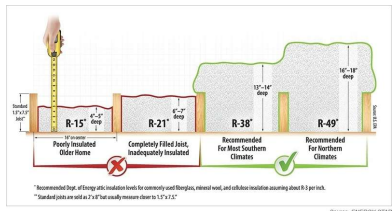
Material: OSB, Wood

Type: Combination

Approximate Average Depth of Insulation: 13 Inches -

Attic appears to be adequately insulated. Fiberglass insulation is at an average of 12 inches deep.

Attic



Recommended Insulation Depth

Viewed From: Binoculars, Ground, Ladder, Roof, Attic

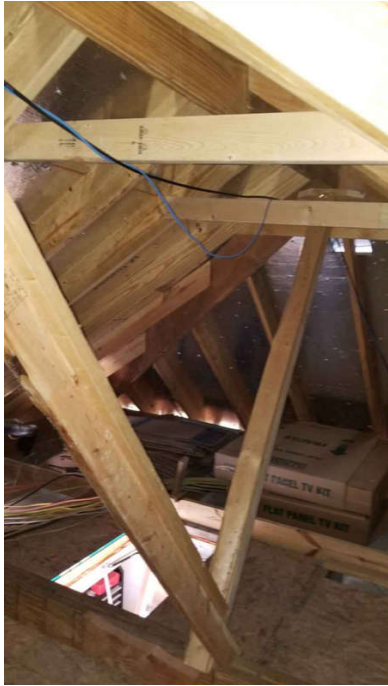
1: No Light in the Attic

Attic

The attic space above garage was not provided with a light.

Recommendation: Contact a qualified electrical contractor.

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2: Twisted Engineered Beam

Attic Above Garage

In attic above the garage, there are two engineered beams that parallel each other. One of those beams appear to have rotated or twisted and is separating from the other. There also appears to be a failed attempt at attaching these beams together.

Recommendation: Contact a qualified structural engineer.



Attic Above Garage

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3: Split Framing

Attic

In the attic above the garage, above the access hatch, there were three framing members that are split. These appear to be a combination of hip rafters and ridge beams. All of these are 2x12 boards and come together at the peak. Although difficult to see in photos, the split continues almost the entire length of a couple of the boards.

In addition, in the portion of the attic above the master bedroom/bath, there was another split framing member.

The Inspector highly recommends that a Structural Engineer evaluate the safety and integrity of the roof structure.

Recommendation: Contact a qualified structural engineer.



Above Garage Attic Hatch



Above Garage Attic Hatch



Above Garage Attic Hatch

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Above Garage Attic Hatch



Attic Above Master Bedroom

E. Walls (Interior and Exterior)

Material: Brick, Wood, Drywall

1: Firewall Not Compliant to Current Safety Standards

▲ Safety Hazard

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.

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.

This home failed to meet requirement number (5).

Recommendation: Contact a handyman or DIY project

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Door Leading to Garage Needs Self-closing Hinge

2: Exterior Gap Needs Sealed

Above Front Porch

In one or more locations, gaps/holes were observed that are big enough for vermin intrusion. Recommend sealing gaps/holes to prevent vermin from entering attic space.

Recommendation: Contact a handyman or DIY project



Above Front Porch, Exterior View



Inerior View

F. Ceilings and Floors

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1: Evidence of Moisture Intrusion

Multiple Locations

The ceiling in the 2nd floor closet showed signs of water intrusion, which could lead to more serious structural damage. In the ceiling area and wall area near the ceiling, there were very high levels of moisture present. This closet is directly underneath the air handler, which is leaking onto the attic floor. Once the leaking air handler is repaired, the Inspector recommends a qualified professional evaluate and repair the area of high moisture.

In the master bathroom shower, there is a small area right beside the overhead shower head that may be the result of water intrusion. However, the moisture meter showed very low levels of moisture in this area. The Inspector was unable to positively confirm the presence of moisture in this area and recommends monitoring the area to see if it worsens. Contact a qualified plumbing contractor to evaluate and repair if needed.

Recommendation: Contact a qualified professional.



2nd Floor Closet Where Moisture is Present



High Moisture, 2nd Floor Closet Ceiling



High Moisture Level , 2nd Floor Closet Wall

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Master Bathroom

G. Doors (Interior and Exterior)

H. Windows

1: Caulking

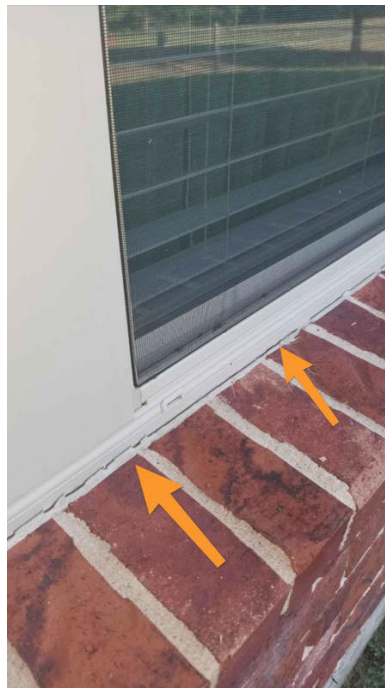
Multiple Locations

One or more windows need new exterior caulking to prevent moisture intrusion.

Recommendation: Contact a qualified handyman.



West



West

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2: Lintle Rusted

Multiple Locations

In one or more location, lintels are rusted. Recommend having lintels painted to help prevent corrosion, which can damage the brick around it.

Recommendation: Contact a qualified professional.



North

Southwest

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

Ashes/Wood in Fireplace:

Ashes and or wood was in fireplace at time of inspection. Inspector could not see hearth or bottom area of fireplace wall. There is a possibility that these areas are deficient. The Inspector recommends you have a qualified fireplace inspector inspect these areas once wood and/or ashes are removed.

Fireplace

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- K. Porches, Balconies, Decks, and Carports**

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

- A. Heating Equipment**
Brand: Armstrong Air
Energy Source: Electric
Type of System: Heat Pump
Heat Pump Not Tested:
Due to outside temperature being above 70 degrees Fahrenheit, the heat pump could not be operated.
Damage to the compressor may result if operated in hot weather.

- B. Cooling Equipment**
Type of System: Electric

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East

1: Drip Pan Debris

Attic

Both secondary drip pan contain 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

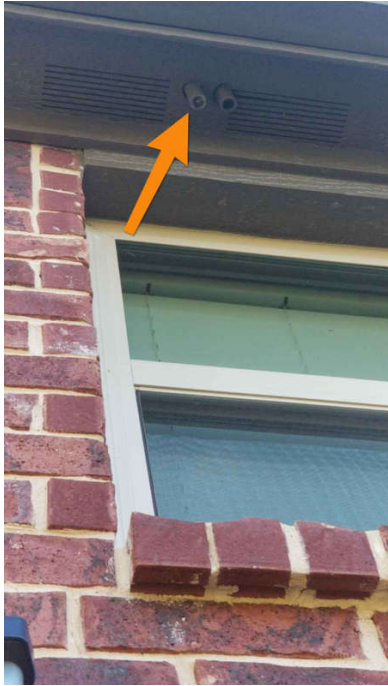


2: Clogged Secondary Drain Line

One of the secondary condensation drain lines appear to be clogged. This can result in moisture intrusion in the attic and the structure below the air handler.

Recommendation: Contact a qualified HVAC professional.

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Northeast

3: Moisture Dripping

Return side of air handler is leaking condensate onto the attic floor and running down the wall to the structure below. Water intrusion can cause mold and structural damage if not corrected.

Recommendation: Contact a qualified heating and cooling contractor



Area of Moisture



Dripping From Here

C. Duct System, Chases, and Vents

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

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Material - Distribution: Pex
Material - Water Supply: Unknown

B. Drains, Wastes, & Vents

Drain Size: 2"
Material: PVC

C. Water Heating Equipment

Manufacturer: Rheem



Power Source: Electric

Capacity: 50(x2) Gallons

Location: Garage

Annual Maintenance Flush :

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.

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B. Food Waste Disposers

C. Range Hood and Exhaust Systems
Exhaust Hood Type: Re-circulate

D. Ranges, Cooktops, and Ovens
Range/Oven Energy Source: Electric
Range/Oven Brand: Maytag



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

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further evaluation by qualified technician prior to closing.



F. Mechanical Exhaust Vents and Bathroom Heaters

G. Garage Door Operators

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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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Controller Location:

Irrigation controller located in the garage