



INSPECTED FOR

**Dwight Schrute**  
4321 Dunder Dr.  
Dallas, TX 75223

**April 12, 2022**



# PROPERTY INSPECTION REPORT FORM

Dwight Schrute <i>Name of Client</i>	04/12/2022 <i>Date of Inspection</i>
4321 Dunder Dr., Dallas, TX 75223 <i>Address of Inspected Property</i>	
Ryan Cantrell <i>Name of Inspector</i>	21398 <i>TREC License #</i>
 <i>Name of Sponsor (if applicable)</i>	 <i>TREC License #</i>

## 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.

## RESPONSIBILITY 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).

## RESPONSIBILITY 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 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.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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Inspection Time In: **8:45 am** Time Out: **11:45 am** Property was: **Occupied**  
Building Orientation (For Purpose Of This Report Front Faces): **Southwest**  
Weather Conditions During Inspection: **Sunny**  
Outside temperature during inspection: **70 to 80 Degrees Fahrenheit**  
Parties present at inspection: **Buyer, Seller, Buyers Agent**  
Year Build: **1925** Square Footage: **1500-1999**

#### **Upon Arrival:**

Water: ☒ On ☐ Off  
Electric: ☒ On ☐ Off  
Gas: ☒ On ☐ Off

#### **Departure:**

Water: ☒ On ☐ Off  
Electric: ☒ On ☐ Off  
Gas: ☒ On ☐ Off

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**Comments:**

**Limitations for an Occupied Property:** Due to the home being occupied, I was unable to inspect all of the interior surfaces because of window treatments, wall coverings, personal effects, large, heavy or fragile storage, furniture, floor coverings etc. It is recommended that you review these areas during your final walk through after the sellers items have been removed and prior to closing.

**Notice:** There appeared to be modifications to the residence involving a master bedroom conversion. No documentation was made available to inspector at the time of this inspection. It is suggested that you obtain any available plans, permits and/or municipal inspection records regarding any modifications made to the home. If proper documentation is unavailable then such modifications may not have been carried out to current industry standards and/or with municipal approval.



**WDI/Termite Inspection:** This general home inspection does not cover wood destroying insects. A separate WDI inspection and report can be performed under regulation by the Texas Dept. of Agriculture (TDA).

**Termite Inspection Performed:** ☒ Yes ☐ No (Client declined Termite Inspection)

**THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Dwight Schrute. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.**

**THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.**

**THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.**

This inspection report is made for the sole purpose of assisting the purchaser to determine their own opinion moving forward in purchasing the inspected property and does not warrant or guarantee **all** defects to be found. A general home inspection is a visual 3rd party observation of the condition of the property on a specific day without prior knowledge of the dwelling, following the Texas standards of practiced outlined by TREC (Texas Real Estate Commission). If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods. This report contains technical information which we are happy to explain.

If you were not present during this inspection, please call us to arrange for a consultation with your inspector by phone. If you choose **not** to consult with the inspector, TruVision Property Inspections PLLC cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining **insurability** or **warranty** of the structure and may/may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.

The digital pictures in this report are a sample of the deficiencies / damages in place and should not be considered to show **all** of the deficiencies / damages found. There may be some damage and/or deficiencies not represented with digital imaging included. Please feel free to request any additional photos from your inspector.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

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### A. Foundations

*Type of Foundation(s):* Pier & Beam - Crawlspace

*Comments:*

Foundation visibility: Partially or Not Visible, deck in place

*Description of supporting piers:* **Concrete**

*Viewed From:* **Interior of Crawl Space**

*Crawl Space Accessibility:* **Partial**

#### Foundation Needs Further Evaluation

Some of the pier and beam foundation structural components appear to have deficiencies that are beyond normal. The Buyer should have the cause and remedy investigated by a foundation repair company familiar with pier and beam type structures. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- Leaning and vertically mis-aligned beam under living room area observed.
- One or more piers need shimming to make contact with beam above as gap was observed between pier and beam. Manually able to move piers below beams in one or more locations.
- The beam or floor joists below southeast wall (kitchen and dining area) are not properly supported, shims loose or beams/joists not bearing at least 3" on foundational wall.
- Moisture observed below guest bathroom and into master bathroom (North corner of home) due to leak in Pex line below. Recommend further evaluation or extend of any structural compromises as needed in this area.
- Larger than typical cracks in perimeter beam observed, most notably along SE wall.

Additional Deficiencies and/or Comments:

- Stress crack(s) were observed in the exterior foundation perimeter beam. Recommend monitoring all cracks over time.
- Inadequate ventilation observed. Recommend improving venting of the crawl space as needed.

Crawl Space Ventilation: Does not meet today's standards, recommend evaluation and repair as needed by qualified/ licensed professional

Crawl Space Drainage: Meets today's standards and appears to be performing as intended.

**Note:** Foundations in North Texas which are primarily on clay-based soil require adequate and evenly distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubs can cause foundational movement if growing too close to the structure. Water should not be permitted to erode the soil or pond/pool along side the foundation within the first 10 feet.

**Notice:** This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools, therefore, the opinions expressed are one of apparent conditions and not of absolute fact, based on the date and time of this inspection. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a structural engineer of your choice. **The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.**

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## B. Grading and Drainage

Comments:

### General Observations:

- Portions of the side and back yard are generally flat, which does not meet today's standards. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.

### Gutters & Downspout's:

- Damaged or crushed downspout observed off front corner of home.



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### C. Roof Covering Materials

*Type(s) of Roof Covering:* Asphalt/Composite Shingles

*Viewed From:* Walked on Roof

*Comments:*

- The roof was limited in inspected due to: pitch of roof, material, weather conditions, etc.

#### Roof Covering:

In the inspector's opinion, the overall condition of the roof covering material was GOOD

- One or more nail heads were observed to be exposed on roof covering. Recommend all exposed nail heads be sealed and protected from elements to prevent rust/deterioration.



**Note:** The Inspector is not a roofing contractor. When the Inspector is limited in the inspection in anyway, it is recommended that a qualified roofer/ company evaluate the roof covering as needed. Roofs are walked in a non-exhaustive manner at time of inspection.

**Insurability:** This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof. If covering is within a year old, recommend inquiring about manufactures or installers warranty.

**Limitations:** Steep pitch and multi-story roofs are limited due to equipment & safety.

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### D. Roof Structures and Attics

*Description of Roof Structure:* Rafter Assembly

*Comments:*

**Roof Structure:** One or more areas limited due to low clearances, insulation or duct work obstructions, and any areas posing safety risk to inspector.

*Viewed From:* From Interior of Attic

*Approximate Average Depth of Insulation:* 10" to 13"

*Evidence of Water Penetration or staining (from vantage point):* Yes

- One or more rafters/joist/other framing members in attic space observed to have water/moisture staining. **Note:** Water staining is common in older homes, but unable to determine if active or not without monitoring area over time.
- One or more areas of fascia boards in need of re-sealing (re-painting) around home.
- Separation of exterior soffit boards need re-sealed at connection point along back side of home.
- The roof structure purlins are not properly supported in one or more locations. Under current building standards, the purlins should be supported by 2 x 4 braces installed to load-bearing walls at a slope not less than 45 degrees. The bracing should be spaced not more the 4 feet on center and the unbraced length of brace should not exceed 8 feet.
- Damaged decking member observed in attic space area.
- There appears to be a small scorched area of rafter in attic space, over kitchen/living area. The structural stability of this rafter does not appear to be compromised, however, recommend sistering or repairing rafter as needed.

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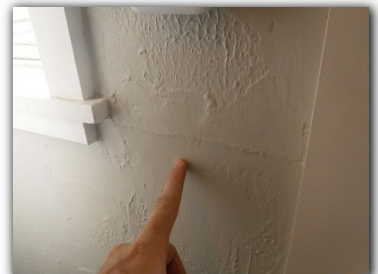
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#### E. Walls (Interior and Exterior)

*Comments:*

##### Interior Walls & Surfaces:

- **Notice:** Due to the home being occupied or staged, I was unable to inspect all of the interior surfaces because of window treatments, personalized wall treatments / finishes, personal effects, large, heavy or fragile storage and/or furniture.
- **Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure. Recommend monitoring all signs of previous repair over time.
- Stress cracks observed in sheet rock/drywall in one or more areas of home, including (but may not be limited to) master bathroom entry, opening to dining area, and guest bathroom. Recommend monitoring all cracks over time or repairing as needed.



##### Exterior Walls & Surfaces:

*Description of Exterior Cladding:* Wood Type Veneer, Stone Masonry Veneer

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- **Note:** The heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least 18-inches. The heavy foliage will limit the Inspectors visual observation of the exterior surfaces.
- **Note:** Signs of previous repair to mortar observed at one or more locations around home. Recommend monitoring all areas of previous repair over time.
- **Note:** Lead based paint testing is not performed and falls outside the scope of the general home inspection.
- Mortar cracks observed at one or more locations. Recommend monitoring all cracks over time or repairing (re-pointing) by qualified mason as needed.
- One or more mortar gaps observed at brick veneer. Recommend properly sealing off as needed by qualified mason.
- All wall penetrations such as wiring, receptacles, and meter boxes should be sealed where meeting wall.
- One or more portions of wood type siding members in need of re-painting or re-sealing to protect from elements.
- Loose stone off front door/porch observed.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use elastomeric (DynaFlex) caulking.



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## F. Ceilings and Floors

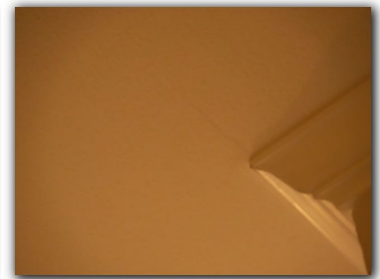
*Comments:*

### Ceilings:

- **Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure. Recommend monitoring all signs of previous repair over time.
- Stress cracks observed in one or more locations including back guest bedroom.

### Floors:

- **Notice:** Due to the home being occupied or staged, I was unable to inspect all of the interior surfaces because of personal effects, large, heavy or fragile storage and/or furniture.
- The floors were observed to be out-of-level in some areas of the house, most notably in master bedroom and bathroom area.
- Dis-colored sub-flooring in crawl space observed, which may be caused by floor stain in the past.
- Swelled baseboards observed in kitchen off pantry area. This area was tested with thermal imaging camera and moisture meter but gave no abnormal readings at time of inspection.

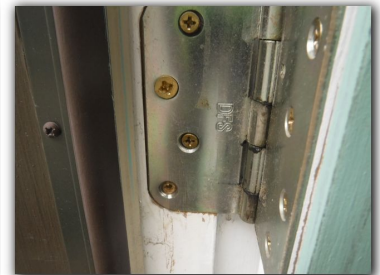


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## G. Doors (Interior and Exterior)

*Comments:*

- One or more of the doors in home close on their own without manual assistance and need adjustment or further evaluation. These doors include front guest bedroom.
- One or more of the interior doors do not properly latch closed. Recommend adjustment of strike plate or door as needed. These doors include (but may not be limited to) the guest bedroom closet.
- One or more hinge screws missing at exterior door(s) need installed.



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## H. Windows

*Comments:*

*Type:* **Single Pane**

- **Note:** I was unable to inspect the operation of some of the windows due to window treatments, personal effects, large, heavy or fragile storage and/or furniture.
- Re-sealing or painting of one or more exterior sills needed.
- One or more of the interior window sills observed with chipped or missing paint. Recommend re-painting or sealing as needed.
- One or more of the window screens were observed to be missing.
- Some of the windows are painted shut and cannot be opened. This poses fire safety hazard for means of egress.
- Some interior wood framing around windows separated need re-secured or sealed in master bedroom.



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## I. Stairways (Interior and Exterior)

*Comments:*

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## J. Fireplaces and Chimneys

*Comments:*

*Energy Source:* Gas Supplied

- Viewed chimney from: Walked on Roof
- **Note:** The fireplace was filled with wood and appears to be de-commissioned at time of inspection.

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

*Comments:*

- Minor cracks and/or deficiencies were observed in the front porch area. Recommend monitoring all cracks over time.
- Areas 36" over grade soil off deck should have guardrail for safety.
- One or more un-level areas of deck observed, warped or damaged planks, posing potential trip hazard.
- Re-staining or painting of deck needed.
- Wood to ground contact observed at deck supports poses conducive condition for wood destroying insects.

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L. Other  
Comments:

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## II. ELECTRICAL SYSTEMS

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### A. Service Entrance and Panels

*Comments:*

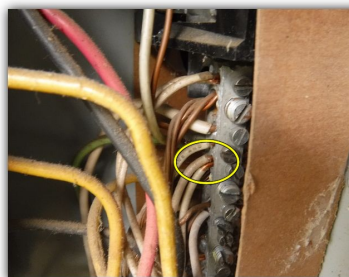
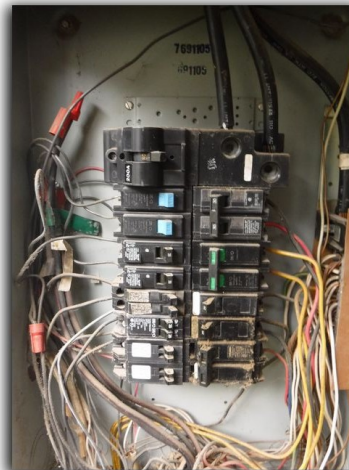
#### Panel Box

*Box Rating and/or Main Disconnect Rating:* 200 amps

*Box Location:* Southeast Exterior Wall

*Cabinet Manufacturer:* Unable To Determine

- The breakers (over current devices) in the electrical panel are not properly labeled.
- One or more neutral wires were improperly installed under single terminal(s) at the neutral bus bar. Neutral wires carry electrical current and current building standards do not allow more than one wire per terminal on the neutral bus bar since they may not be as firm as single tapping and can become loose. This condition does not meet today's standards and should be corrected as needed.
- Panel cover will not hold open along exterior wall.



#### Arc-Fault Circuit Interrupter Protection (AFCI): No

- There are no AFCI's in place, which does not meet today's standards. These were not required at time of build and are considered an "as-built" condition.

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### Grounding / Bonding:

*Type of grounding for house: Unable to Locate/Determine*

*Cold water bond: No*

- The ground electrode system connection to the cold water line could not be located. Under current electrical standards the connection should be accessible unless plastic (Pex) water lines are installed throughout the house.
- I was unable to locate a grounding rod (Grounding Electrode) or supplement grounding source for the electrical system (or connection). Under current standards, all grounding connections should be visible above grade or properly labeled to locate. This is a common deficiency where grounding connections may be made below grade soil and out of view.

### Distribution Wiring:

- Open electrical junction box(es) were observed in the crawl space area. All open junction box(es) in the crawl space should be properly enclosed. Open junction box(es) were located under the master bedroom and hallway area of main home.
- Romex or branch wiring should be elevated and secured along floor joists and off ground in crawl space.

### Service Entrance:

- The service wires were observed to be in contact with the roof structure. This condition does not meet electrical standards and should be corrected as necessary.



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

*Type of Wiring: Copper*

*Comments:*

#### Receptacle Outlets:

- **Note:** Some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.
- **Note:** Dryer receptacles are not tested when dryers are in place or currently plugged in. When tested, a "hot stick" or verification of power only is tested.
- One or more of the receptacles is missing its cover plate in the laundry room.
- One or more of the receptacles were observed to be loose at the wall/base connection. Recommend tightening or properly securing better in place as needed.

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#### Ground Fault Circuit Interrupters (GFCI):

Kitchen - ☐ Yes ☒ No

Reset Location: Kitchen Counter Top

Bathrooms - ☒ Yes ☐ No

Reset Location: Individual Receptacles

Outside - ☐ Yes ☒ No

- The exterior receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection.
- Not all of the kitchen counter top receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen counter top receptacles should have GFCI protection.
- **Notice:** Current NEC requirements extend to any electrical circuit or appliance within 6 feet of a sink/basin be GFCI (ground fault circuit interrupter) protected.



#### Switches & Fixtures:

- One or more light bulbs in fixtures were observed to be burned out and in need of replacement or further evaluation as needed. These fixtures include (but are not limited to) the closet light,
- Flickering or intermittent light at kitchen counter top observed to right of range.
- One or more closet lights were observed without covers/diffusers. This does not meet today's current standards.



#### Smoke & Carbon Monoxide Alarms:

- **Note:** Due to location, height or conditions outside the control of the inspector, one or more of the smoke/carbon monoxide alarms were inaccessible and could not be tested at the time of this inspection. It is always recommend to verify and check the status of smoke/carbon monoxide detectors within the home.
- **Note:** It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

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- There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.
- I was unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms. Under current standards, all homes with attached garage must be equipped with carbon monoxide alarm regardless of energy source (electric or gas supplied).

#### Doorbell / Chime:

- All components were found to be performing and in satisfactory condition on the day of the inspection.

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#### C. Other

Comments:

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

Type of System: Central

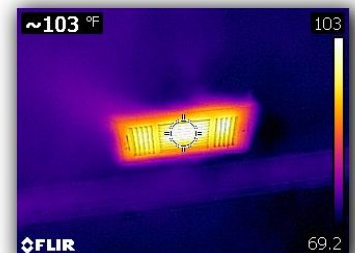
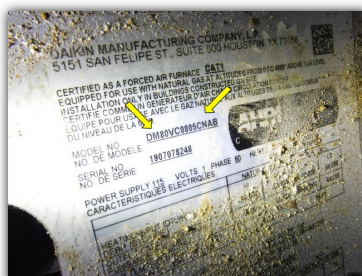
Energy Source: Gas

Comments:

Thermostat Location: Hallway

Manufacture Brand & Date: Daikin - 2019

- This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.
- The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements but may not have been required at time of build.
- Flue strapping is missing to secure between rafter in attic.



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## B. Cooling Equipment

Type of System: Central - Air Conditioner

Comments:

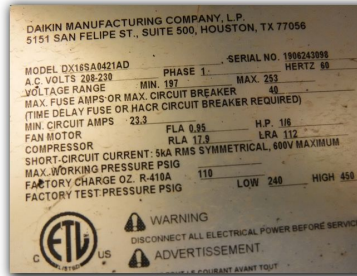
Manufacture Brand & Date: Goodman - 2019

Condensate Drain Termination: NW Exterior Wall

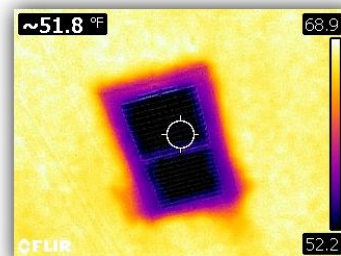
Today's Temperature Differential (Delta-T): **20 Degrees**

Filter Size: **20 x 25** Location: **Interior Ceiling Mounted** Service Cutoff: Yes

- This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.
- The condensate drain line in crawl space is pitched upward and not down at all points.
- The primary condensate drain line is not equipped with a p-trap. Under current mechanical installation standards, the manufacturer requires a p-trap be installed in the primary condensate drain line within 6-inches of the coil housing.
- Note:** The primary condensate drain line is terminated next to the exterior foundation perimeter beam. It is recommended that the drain line terminate further away from the foundation beam or to an approved waste system.



## Temperature Differentials:



**Note:** Condensate (drain) lines are not inspected or verified for their effectiveness in draining at time of inspection.

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**Notice:** Temperature differential readings are an accepted industry standard of practice for testing the proper operation of the cooling system. The normal national acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as (but not limited to); excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even though the equipment is functioning as designed and occasionally may indicate normal operation in spite of an equipment malfunction. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

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

*Comments:*

*Acceptable circulation coming from each supply duct: Yes*

- The duct system was observed to be dirty and needs to be cleaned for air quality purposes.
- The return air register in laundry and exterior door is poorly located. Recommend return be in hallway area of home and away from exterior doors or next to window openings.
- Some areas of duct work insulation need re-secured in attic space.
- **Note:** An air leakage test is not performed and is beyond the scope of a general home inspection, to verify any potential compromises in duct work running through attic or between walls.



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### D. Other

*Comments:*

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## IV. PLUMBING SYSTEMS

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### A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter:* Within 5-feet of Front Curb

*Location of main water supply valve:* Within 5-feet of Front Curb

*Static water pressure reading:* 60 to 70 psi (This meet's today's standard range of 40-80 psi)

*Type of supply piping material:* Copper

*Comments:*

#### Water Supply & Exterior Faucets/Fixtures:

- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. **Note:** *This is not uncommon to observe with a home of this age.*



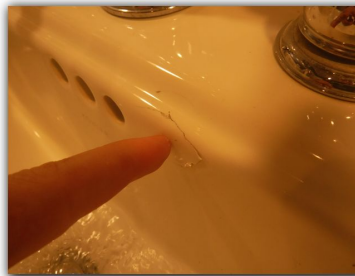
#### Laundry Connections:

*Appliances in place:* Yes (**Note:** Washer water connections/fixtures are not operated during inspection)

- All components were found to be performing and in satisfactory condition on the day of the inspection.

#### Kitchen & Bathrooms:

- Chipped or damaged interior sink at guest bathroom observed.
- The guest bathroom toilet seat does not remain up but falls and adjustment is needed.
- The shower diverter is not properly engaging for shower function at time of inspection in master bathroom. Recommend adjustment or corrective measures as needed.
- Leaking of the Pex line below guest bathroom observed in crawl space. Recommend further evaluation and corrective measures as needed by licensed plumber.



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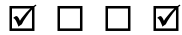
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**Notice:** The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible (buried or behind walls) is outside the scope of this inspection. This includes refrigerator water lines and washer connections in occupied properties. **The inspector will also be unable to determine or anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy.**



**B. Drains, Wastes, and Vents**

*Location of yard clean out: Could Not Locate/Determine*

*Exterior wall clean out present: Yes*

*Type of drain piping material: PVC, Cast Iron*

*Comments:*

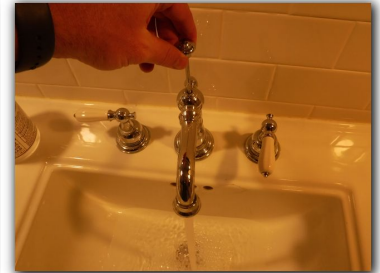
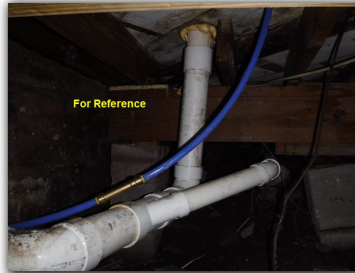
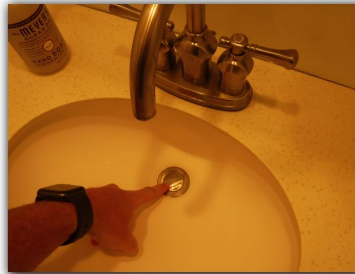
**Exterior Vents:**

- Vents were observed by: Walked on Roof
- Leaking or staining below furnace flue observed at roof, indicating compromise currently or in the past. Recommend re-sealing or replacing flue at roof as needed.

**Kitchen & Bathroom Drains:**

- The drain plug at guest bathroom sink/basin did not engage properly to hold water. Recommend adjustment or further evaluation as needed.

**Notice:** There was cast iron piping in place. Cast iron drain piping has an expected useful life or life span in this region of approximately 40-60 years. All drains operated as intended, but recommend lateral sewer scope inspection by licensed plumber if needed to determine if additional issues are not visible.



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**Notice:** This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. A hydro-static pressure test or sewer/camera scope falls outside the scope of this general home inspection and was not conducted. Opinions are based on general observations made without the use of specialized tools or procedures. **The inspector will not be able to anticipate future events, but only those on day of inspection when ALL sinks and tubs were filled and drained simultaneously for a "load test", and showers ran for 5-7 min. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component once occupied.**

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### C. Water Heating Equipment

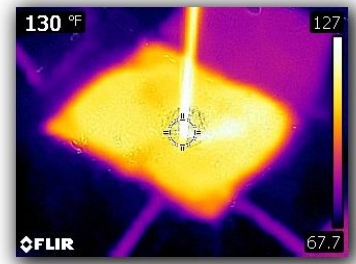
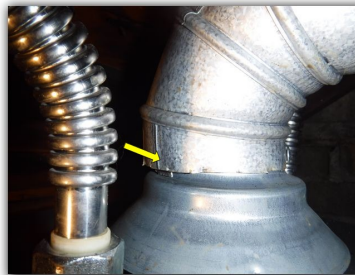
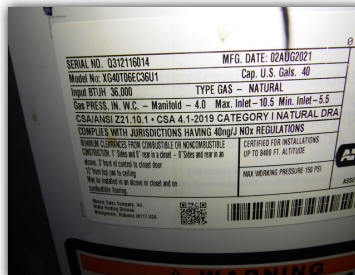
*Comments:*

**Manufacture Brand & Date:** Rheem - 2015

**Energy Source:** Gas

**Approximate Capacity:** 40 Gallons

- This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.
- The flue should be attached to top of water heater with three (3) sheet metal screws.
- Flue strapping needed in attic to secured between rafters.
- The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements.
- The temperature and pressure relief discharge pipe is terminating into the water heater drain pan. Under current building standards, this discharge pipe should run downward to the exterior of the structure, turn downward, and terminate within 6-inches of the ground.
- **Note:** The temperature and relief valve was not tested at time of inspection due to possibility of leaking or damage to property.



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### D. Hydro-Massage Therapy Equipment

*Comments:*

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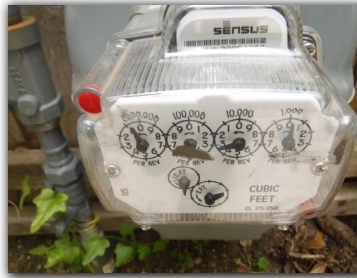
**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter:* Back Alley

*Type of gas distribution piping material:* Galvanized Steel

*Comments:*

- This component appears to be performing adequately at the time of this inspection.



**Specific Limitations for gas lines:** The Texas Standards of Practice state that the inspector is not required to inspect sacrificial anode bonding or for its existence, or perform a pressure test on the gas lines, detect gas leaks below the finished grade (under ground) or between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber.

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**F. Other**

*Comments:*

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## V. APPLIANCES

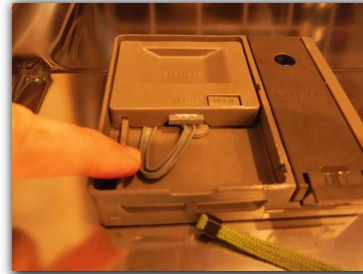
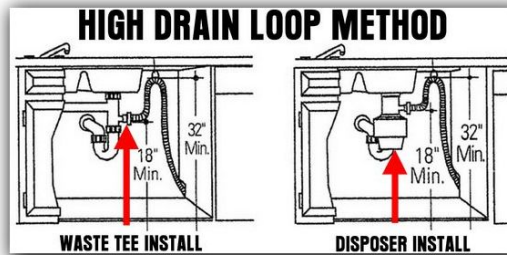
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### A. Dishwashers

*Comments:*

*Air Gap or High Loop: No*

- This component appears to be performing adequately at the time of this inspection.
- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or high drain loop be installed in the drain line.
- Rubber casing loose around soap dish needs repaired.



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### B. Food Waste Disposers

*Comments:*

- This component appears to be performing adequately at the time of this inspection.

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### C. Range Hood and Exhaust Systems

*Comments:*

*Exhaust Termination: Interior (recirculating)*

- This component appears to be performing adequately at the time of this inspection.

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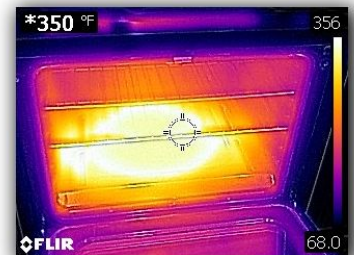
### D. Ranges, Cooktops, and Ovens

*Comments:*

**Range:** Gas & location of gas shut off: Assumed - Behind Unit

**Anti-tip device:** Not present (does not meet today's standards)

- The temperature of the oven was checked at 350 degrees and rose to 350 degrees, holding that temperature. This meet's today's standard range of 325-375°F.
- The range can be easily tipped over and should be equipped with an anti-tip device, for safety.
- Some delamination of the display for range controls observed.



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**Cook Top:** Gas & location of gas shut off: Assumed - Behind Unit  
Number of burners: Four (4)

- This component appears to be performing adequately at the time of this inspection.

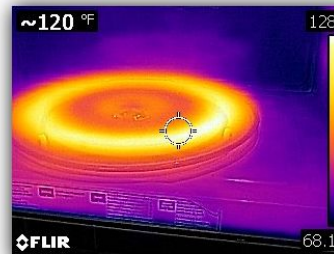


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#### E. Microwave Ovens

*Comments:*

- This component appears to be performing adequately at the time of this inspection.



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

*Comments:*

*Exhaust Termination:* Attic

- This component appears to be performing adequately at the time of this inspection.
- The mechanical exhaust vents were observed to be venting into the attic area. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an "as-built" condition.

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#### G. Garage Door Operators

*Comments:*

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#### H. Dryer Exhaust Systems

*Comments:*

*Exhaust Termination:* Exterior Wall

**Note:** The operation of the dryer exhaust/vent and it's performance falls outside the scope of this inspection and was not performed.

- This component appears to be performing adequately at the time of this inspection.
- The dryer exhaust duct (vent pipe) is dirty and needs to be cleaned.
- Improper clearance to fence at dryer termination observed.

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**I. Other**

*Comments:*

**VI. OPTIONAL SYSTEMS**

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**A. Landscape Irrigation (Sprinkler) Systems**

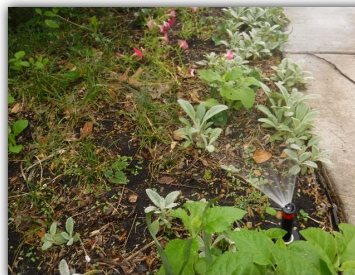
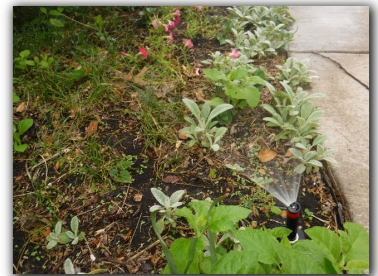
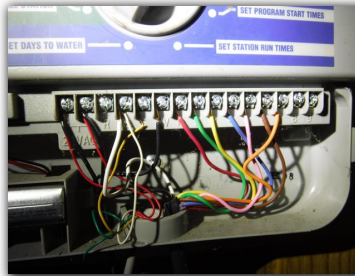
*Comments:*

Back flow prevention device in place (double check valve) Yes

**Note:** When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

**Total Number of Zones Wired:** 7

- This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.
- Inadequate pressure observed in zone 3 of the system. Recommend further evaluation and correction of this zone or it's related heads as needed.
- There was no activity to sprinkler head in zone 1 along side yard and back yard in zone 5.



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## B. Outbuildings

*Comments:*

### Foundation Needs Further Evaluation

The foundation appears to have had movement that may be beyond normal. A Professional Engineer licensed by the State of Texas or qualified foundation repair company/specialist should be consulted on the current integrity of the foundation and any repairs that may be necessary (if any). The observations made to support the rendering of this opinion are listed but not limited to the following:

- Cracks were observed in the floor of the foundation.
- Floor slopes and/or unlevelness were observed.
- Stress crack(s) were observed in the exterior foundation perimeter beam.



### Roof Covering:

- Some granular loss damage observed to roof shingles, likely due to tree contact.
- Tree and shrub branches need to be trimmed away from the roofing material at all times to help prevent damage to the roofing material. It is the opinion of this Inspector that there are some branches too close to the roofing material at this time and corrective measures are needed.



### Other Deficiencies Observed:

- One or more rafters/joist/other framing members in attic space observed to have water/moisture staining. **Note:** Water staining is common in older homes, but unable to determine if active or not without monitoring area over time.
- One or more of the roof structure rafters were observed to be pulling away from the top ridge board. This condition should be further evaluated and corrected as necessary.
- The garage receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the garage receptacles should have GFCI protection.
- One or more portions of wood type siding members in need of re-painting or re-sealing to protect from elements.
- Wood rot or damaged trim observed off entry door area.

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### C. Thermal Imaging / Infrared

*Comments:*

**Performed Using:** FLIR Technology

**Notice:** A sampling of various areas in the home were scanned using infrared FLIR technology. It is important to note that Thermal Imaging *only* reads temperature differences. It cannot see through walls. If the surface is the same temperature the image will be one color. A leak can only be detected if the area is currently wet and a different temperature than the surface around it. Wet areas of the same surrounding areas can not be seen. Thermal Imaging does not guarantee to find every defect that may exist or once existed.

- All components were found to be performing and in satisfactory condition on the day of the inspection.

*\*\*Pictures for reference only...*



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### D. Fences

*Comments:*

- All components were found to be performing and in satisfactory condition on the day of the inspection.

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## REPORT SUMMARY

*\*\*This report summary section is intended to be a tool to assist our clients and their representative(s) in preparing a repair addendum or request, if and when applicable. The report summary follows the same order of the main body of the Property Inspection Report but is not necessarily a suggested priority repair list, or include all information contained in the report itself, which is left up to the sole discretion of the client.*

### FOUNDATIONS

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Some of the pier and beam foundation structural components appear to have deficiencies that are beyond normal. The Buyer should have the cause and remedy investigated by a foundation repair company familiar with pier and beam type structures. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- Leaning and vertically mis-aligned beam under living room area observed.
- One or more piers need shimming to make contact with beam above as gap was observed between pier and beam. Manually able to move piers below beams in one or more locations.
- The beam or floor joists below southeast wall (kitchen and dining area) are not properly supported, shims loose or beams/joists not bearing at least 3" on foundational wall.
- Moisture observed below guest bathroom and into master bathroom (North corner of home) due to leak in Pex line below. Recommend further evaluation or extend of any structural compromises as needed in this area.
- Larger than typical cracks in perimeter beam observed, most notably along SE wall.
- Stress crack(s) were observed in the exterior foundation perimeter beam. Recommend monitoring all cracks over time.
- Inadequate ventilation observed. Recommend improving venting of the crawl space as needed.

### GRADING & DRAINAGE

---

- Portions of the side and back yard are generally flat, which does not meet today's standards. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.
- Damaged or crushed downspout observed off front corner of home.

### ROOF COVERING MATERIALS

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- One or more nail heads were observed to be exposed on roof covering. Recommend all exposed nail heads be sealed and protected from elements to prevent rust/deterioration.

### ROOF STRUCTURES & ATTICS

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- One or more rafters/joist/other framing members in attic space observed to have water/moisture staining. **Note:** Water staining is common in older homes, but unable to determine if active or not without monitoring area over time.
- One or more areas of fascia boards in need of re-sealing (re-painting) around home.
- Separation of exterior soffit boards need re-sealed at connection point along back side of home.
- The roof structure purlins are not properly supported in one or more locations. Under current building standards, the purlins should be supported by 2 x 4 braces installed to load-bearing walls at a slope not less than 45 degrees. The bracing should be spaced not more the 4 feet on center and the unbraced length of brace should not exceed 8 feet.
- Damaged decking member observed in attic space area.
- There appears to be a small scorched area of rafter in attic space, over kitchen/living area. The structural stability of this rafter does not appear to be compromised, however, recommend sistering or repairing rafter as needed.

### WALLS (INTERIOR)

---

- Stress cracks observed in sheet rock/drywall in one or more areas of home, including (but may not be limited to) master bathroom entry, opening to dining area, and guest bathroom. Recommend monitoring all cracks over time or repairing as needed.

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## WALLS (EXTERIOR)

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- Mortar cracks observed at one or more locations. Recommend monitoring all cracks over time or repairing (re-pointing) by qualified mason as needed.
- One or more mortar gaps observed at brick veneer. Recommend properly sealing off as needed by qualified mason.
- All wall penetrations such as wiring, receptacles, and meter boxes should be sealed where meeting wall.
- One or more portions of wood type siding members in need of re-painting or re-sealing to protect from elements.
- Loose stone off front door/porch observed.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use elastomeric (DynaFlex) caulking.

## CEILINGS

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- Stress cracks observed in one or more locations including back guest bedroom.

## FLOORS

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- The floors were observed to be out-of-level in some areas of the house, most notably in master bedroom and bathroom area.
- Dis-colored sub-flooring in crawl space observed, which may be caused by floor stain in the past.
- Swelled baseboards observed in kitchen off pantry area. This area was tested with thermal imaging camera and moisture meter but gave no abnormal readings at time of inspection.

## DOORS (INTERIOR & EXTERIOR)

---

- One or more of the doors in home close on their own without manual assistance and need adjustment or further evaluation. These doors include front guest bedroom.
- One or more of the interior doors do not properly latch closed. Recommend adjustment of strike plate or door as needed. These doors include (but may not be limited to) the guest bedroom closet.
- One or more hinge screws missing at exterior door(s) need installed.

## WINDOWS

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- Re-sealing or painting of one or more exterior sills needed.
- One or more of the interior window sills observed with chipped or missing paint. Recommend re-painting or sealing as needed.
- One or more of the window screens were observed to be missing.
- Some of the windows are painted shut and cannot be opened. This poses fire safety hazard for means of egress.
- Some interior wood framing around windows separated need re-secured or sealed in master bedroom.

## PORCHES, BALCONIES, DECKS, & CARPORTS

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- Minor cracks and/or deficiencies were observed in the front porch area. Recommend monitoring all cracks over time.
- Areas 36" over grade soil off deck should have guardrail for safety.
- One or more un-level areas of deck observed, warped or damaged planks, posing potential trip hazard.
- Re-staining or painting of deck needed.
- Wood to ground contact observed at deck supports poses conducive condition for wood destroying insects.

## SERVICE ENTRANCE & PANELS

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- The breakers (over current devices) in the electrical panel are not properly labeled.
- One or more neutral wires were improperly installed under single terminal(s) at the neutral bus bar. Neutral wires carry electrical current and current building standards do not allow more than one wire per terminal on the neutral bus bar since they may not be as firm as single tapping and can become loose. This condition does not meet today's standards and should be corrected as needed.
- Panel cover will not hold open along exterior wall.
- There are no AFCI's in place, which does not meet today's standards. These were not required at time of build and are considered an "as-built" condition.

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#### **Grounding / Bonding:**

- The ground electrode system connection to the cold water line could not be located. Under current electrical standards the connection should be accessible unless plastic (Pex) water lines are installed throughout the house.
- I was unable to locate a grounding rod (Grounding Electrode) or supplement grounding source for the electrical system (or connection). Under current standards, all grounding connections should be visible above grade or properly labeled to locate. This is a common deficiency where grounding connections may be made below grade soil and out of view.

#### **Distribution Wiring:**

- Open electrical junction box(es) were observed in the crawl space area. All open junction box(es) in the crawl space should be properly enclosed. Open junction box(es) were located under the master bedroom and hallway area of main home.
- Romex or branch wiring should be elevated and secured along floor joists and off ground in crawl space.

#### **Service Entrance:**

- The service wires were observed to be in contact with the roof structure. This condition does not meet electrical standards and should be corrected as necessary.

### **BRANCH CIRCUITS, CONNECTED DEVICES, & FIXTURES**

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- One or more of the receptacles is missing its cover plate in the laundry room.
- One or more of the receptacles were observed to be loose at the wall/base connection. Recommend tightening or properly securing better in place as needed.
- The exterior receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection.
- Not all of the kitchen counter top receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen counter top receptacles should have GFCI protection.

#### **Switches & Fixtures:**

- One or more light bulbs in fixtures were observed to be burned out and in need of replacement or further evaluation as needed. These fixtures include (but are not limited to) the closet light,
- Flickering or intermittent light at kitchen counter top observed to right of range.
- One or more closet lights were observed without covers/diffusers. This does not meet today's current standards.
- There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.
- I was unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms. Under current standards, all homes with attached garage must be equipped with carbon monoxide alarm regardless of energy source (electric or gas supplied).

### **HEATING EQUIPMENT**

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- The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements but may not have been required at time of build.
- Flue strapping is missing to secure between rafter in attic.

### **COOLING EQUIPMENT**

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- The condensate drain line in crawl space is pitched upward and not down at all points.
- The primary condensate drain line is not equipped with a p-trap. Under current mechanical installation standards, the manufacturer requires a p-trap be installed in the primary condensate drain line within 6-inches of the coil housing.

### **DUCT SYSTEMS, CHASES, & VENTS**

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- The duct system was observed to be dirty and needs to be cleaned for air quality purposes.
- The return air register in laundry and exterior door is poorly located. Recommend return be in hallway area of home and away from exterior doors or next to window openings.
- Some areas of duct work insulation need re-secured in attic space.

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## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS & FIXTURES

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- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. **Note:** *This is not uncommon to observe with a home of this age.*
- Chipped or damaged interior sink at guest bathroom observed.
- The guest bathroom toilet seat does not remain up but falls and adjustment is needed.
- The shower diverter is not properly engaging for shower function at time of inspection in master bathroom. Recommend adjustment or corrective measures as needed.
- Leaking of the Pex line below guest bathroom observed in crawl space. Recommend further evaluation and corrective measures as needed by licensed plumber.

## DRAINS, WASTES, & VENTS

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- Leaking or staining below furnace flue observed at roof, indicating compromise currently or in the past. Recommend re-sealing or replacing flue at roof as needed.

### Kitchen & Bathroom Drains:

- The drain plug at guest bathroom sink/basin did not engage properly to hold water. Recommend adjustment or further evaluation as needed.

## WATER HEATING EQUIPMENT

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- The flue should be attached to top of water heater with three (3) sheet metal screws.
- Flue strapping needed in attic to secured between rafters.
- The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements.
- The temperature and pressure relief discharge pipe is terminating into the water heater drain pan. Under current building standards, this discharge pipe should run downward to the exterior of the structure, turn downward, and terminate within 6-inches of the ground.

## DISHWASHERS

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- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or high drain loop be installed in the drain line.
- Rubber casing loose around soap dish needs repaired.

## RANGES, COOKTOPS, AND OVENS

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- The range can be easily tipped over and should be equipped with an anti-tip device, for safety.
- Some delamination of the display for range controls observed.

## MECHANICAL EXHAUST VENTS & BATHROOM HEATERS

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- The mechanical exhaust vents were observed to be venting into the attic area. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an **"as-built"** condition.

## DRYER EXHAUST SYSTEMS

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- The dryer exhaust duct (vent pipe) is dirty and needs to be cleaned.
- Improper clearance to fence at dryer termination observed.

## LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

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- Inadequate pressure observed in zone 3 of the system. Recommend further evaluation and correction of this zone or it's related heads as needed.
- There was no activity to sprinkler head in zone 1 along side yard and back yard in zone 5.

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## OUTBUILDINGS

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The foundation appears to have had movement that may be beyond normal. A Professional Engineer licensed by the State of Texas or qualified foundation repair company/specialist should be consulted on the current integrity of the foundation and any repairs that may be necessary (if any). The observations made to support the rendering of this opinion are listed but not limited to the following:

- Cracks were observed in the floor of the foundation.
- Floor slopes and/or unlevelness were observed.
- Stress crack(s) were observed in the exterior foundation perimeter beam.

### Roof Covering:

- Some granular loss damage observed to roof shingles, likely due to tree contact.
- Tree and shrub branches need to be trimmed away from the roofing material at all times to help prevent damage to the roofing material. It is the opinion of this Inspector that there are some branches too close to the roofing material at this time and corrective measures are needed.

### Other Deficiencies Observed:

- One or more rafters/joist/other framing members in attic space observed to have water/moisture staining. **Note:** Water staining is common in older homes, but unable to determine if active or not without monitoring area over time.
- One or more of the roof structure rafters were observed to be pulling away from the top ridge board. This condition should be further evaluated and corrected as necessary.
- The garage receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the garage receptacles should have GFCI protection.
- One or more portions of wood type siding members in need of re-painting or re-sealing to protect from elements.
- Wood rot or damaged trim observed off entry door area.