



INSPECTED FOR

**Cliff Burton**  
4567 Bass Slap Dr.  
Midlothian, TX 76065

**March 10, 2025**



# PROPERTY INSPECTION REPORT FORM

Cliff Burton <i>Name of Client</i>	03/10/2025 <i>Date of Inspection</i>
4567 Bass Slap Dr., Midlothian, TX 76065 <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: **9:00 am** Time Out: **11:45 am** Property was: **Vacant**  
Building Orientation (For Purpose Of This Report Front Faces): **West**  
Weather Conditions During Inspection: **Sunny**  
Outside temperature during inspection: **50 to 60 Degrees Fahrenheit**  
Parties present at inspection: **Buyer**  
Year Build: **2024** Square Footage: **2500-2999**

#### **Upon Arrival:**

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

#### **Departure:**

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

#### **Comments:**

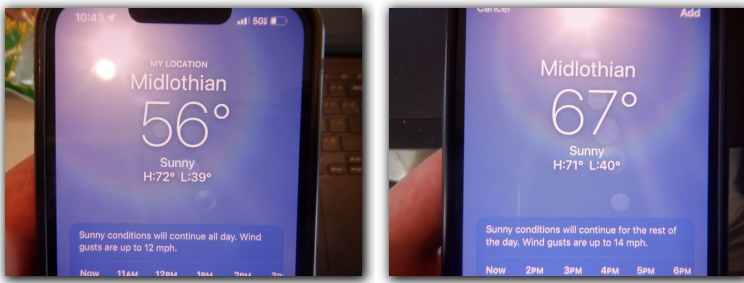
**New build construction**

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Page 2 of 26

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

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**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.

**SCOPE:** *A general home inspection is a visual observation of the condition of the property on a specific day without the use of specialized tools or prior knowledge of the dwelling, following the Texas standards of practice, outlined by TREC (Texas Real Estate Commission).*

The inspector cannot tell the future, nor predict future events that may occur once the client has taken occupancy of the home. The inspection is in essence, a snapshot in time, and we have attempted to uncover all possible deficiencies on this particular day. 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 able to be 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 misunderstanding of the reports content.

This report is not intended to be used in determining **insurability** or **warranty** of the structure or other components of the home, and may/may not conform to the Texas Department of Insurance guidelines for property insurability. This is not an extensive code inspection based on specific jurisdictions or municipalities, however certain codes may be referenced or used in this report. This report is also 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 that may not be included in this report.

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Page 3 of 26

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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):* Slab

*Comments:*

Foundation visibility: Unobstructed

#### Foundation Is Performing Adequately

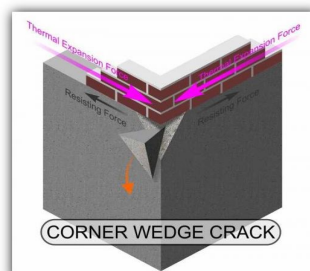
In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance and I perceived the foundation to contain no significant unevenness after walking the first level floors.

**Note:** Homes built in North Texas less than 10 years old may be under builders warranty and inquiry should be made through seller as to any documents or transferable warranties that may exist through builder.

**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.

Additional Deficiencies and/or Comments:

- One or more of the foundation perimeter beam corners were observed to be cracked or sheared off (corner pop/wedge crack). This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be necessary.



### Retaining Wall:

- One or more missing stones at retaining wall need to be replaced or re-secured.



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**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 such as a Zip-Level, 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:

- Re-sodding needed along north side of home in yard and near curb (cans observed).

### Gutters & Downspout's:

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



**Note:** Drainage can sometimes be negatively affected by irrigation leaks below surface, recent rains, or over-watering of the lawn, which may be present at time of inspection. Observations are made visually without the use of specialized tools or prior knowledge of the property.

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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 LIKE NEW

- 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.
- Un-secured shingles meeting metal roofing material over front of home needs adhered/secured.
- Portions of roof observed to be bruised/worn due to foot traffic during installation.
- Ridge shingles over SW side of roof not adhered or laying flush/flat.
- Elevated or buckled shingle along south side of roof not laying flush to decking.

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Page 5 of 26

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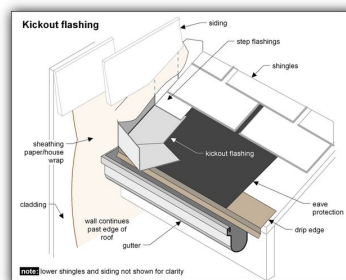
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#### Flashing Details:

- Some loose drip edge flashing along SW corner of roof.
- There was no kickout flashing details observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof. The lack of this kickout flashing may allow water to penetrate at these points.



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Page 6 of 26

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**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 where walkway was not provided. Attics are inspected in a non-exhaustive manner.

*Viewed From:* From Interior of Attic

*Approximate Average Depth of Insulation:* 13+"

*Evidence of Water Penetration or staining (from vantage point):* No

- Opening under eaves observed along south side of structure while walking roof. Recommend correction and sealing area as needed.
- The fascia board ends are in contact with roof covering at time of inspection in one or more locations. This does not meet today's standards requiring at least a 1" separation to prevent water damage or absorption.
- Nail head exposed along upper south side fascia while walking roof.



**Note:** The inspector is not a structural engineer, and will not be able to determine weight/bearing load distribution regarding roof decking/coverings or additions that may have been added over time. The roof structure may not meet all modern or current framing standards, which may have not been required at time of inspection.

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

*Comments:*

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Page 7 of 26

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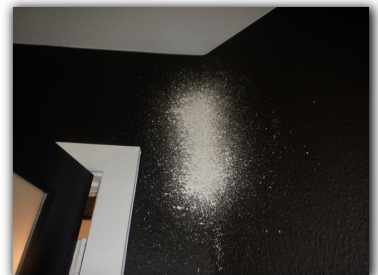
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#### Interior Walls & Surfaces:

- Areas of un-painted or finished texturing in bedrooms and office observed at time of inspection.
- Re-sealing areas of backsplash tile in kitchen needed.
- Re-sealing below right side master bathroom sink at cabinets.
- Loose texture in garage needs repaired.



#### Exterior Walls & Surfaces:

*Description of Exterior Cladding:* Brick Veneer, Wood Type Veneer

- **Note:** The exterior masonry veneer has been painted. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.
- Mortar cracks observed at one or more locations, including upper area of garage (viewed while walking roof). Recommend monitoring all cracks over time or repairing (re-pointing) by qualified mason as needed.
- Deflection cracks were observed in the exterior veneer on the north side of the structure under window opening. Recommend monitoring all cracks over time or repairing as needed (re-pointing by qualified mason).
- Re-painting lower trim needed along SW corner of home at roof.
- Overspray observed along upper trim (fascia) over garage and front entry observed.
- Some minor damage to siding or trim outside kitchen nook windows along north wall observed.



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Page 8 of 26

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## F. Ceilings and Floors

*Comments:*

### Ceilings:

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

### Floors:

- Some areas of re-sealing baseboards to tile needed in bathrooms.
- Sealant not installed along baseboards meeting tile in powder bathroom.



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## G. Doors (Interior and Exterior)

*Comments:*

### Interior Doors:

- Damaged lower cabinet door in powder bathroom needs repaired.
- Lower drawer in kitchen below oven does not close properly and adjustment or correction is needed.
- Cook top area drawer in cabinets needs adjustment.



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Page 9 of 26

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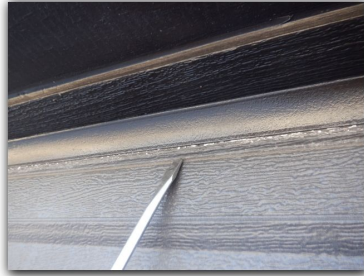
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#### Exterior Doors:

- The garage entry door is not equipped with a self-closing device. Under current building standards and TREC standards, this is now a requirement.
- Chipped paint along north exterior door needs re-painted/repared.
- Painting along top of overhead door needed.



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#### H. Windows

Comments:

Type: Gas/ Multi Pane

- **Note:** All accessible windows were inspected. Defective thermal paned (double paned) windows are not always visible. Dirt, haze, cloudy/rainy days or solar screens can obscure their condition on the day of inspection. Windows are noted as observed on the day of inspection without any implied warranty.
- Cracked or deteriorated caulking on portions of one or more interior & exterior windows observed in home. Recommend re-sealing and maintaining as needed.
- One or more of the window screens were observed to be missing.
- Surface scratches to one or more exterior sides of windows, including living room and master bathroom (marked with blue tape for reference). Total = 2
- Split or cracked sill at upstairs stairway window needs replaced (attempted to re-paint).



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Page 10 of 26

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

*Comments:*

- Touch up painting needed at upper pony wall top.



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**J. Fireplaces and Chimneys**

*Comments:*

*Energy Source:* Electric

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

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

*Comments:*

- Minor cracks and/or deficiencies were observed in the porch areas and/or garage. Recommend monitoring all cracks over time.



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**L. Other**

*Comments:*

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Page 11 of 26

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## II. ELECTRICAL SYSTEMS

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### A. Service Entrance and Panels

*Comments:*

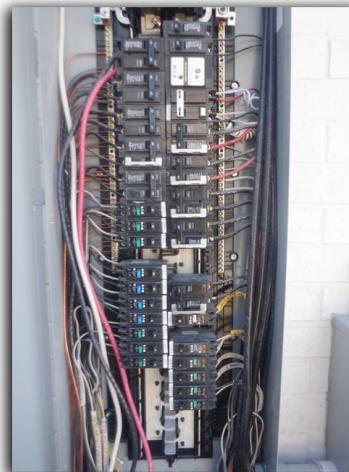
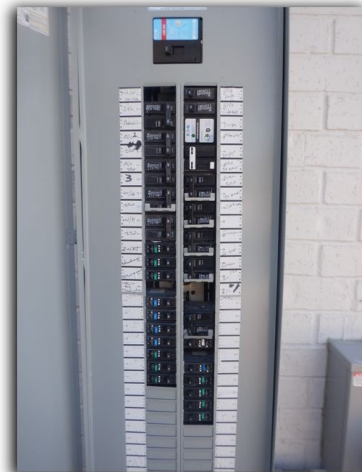
#### Panel Box

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

*Box Location:* North Exterior Wall

*Cabinet Manufacturer:* EATON

- All blank spaces in the electrical cabinet cover plate (dead front) and /or cabinet need to have fillers.
- Open wires in panel should be removed, capped, or installed to breakers.
- The electrical cabinet cover plate (dead front) should be installed with blunt tip screws and not sharp wood type screws for reasons of safety.



#### Arc-Fault Circuit Interrupter Protection (AFCI): Yes

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

#### Sub Panel

*Box Location:* North Exterior Wall

*Cabinet Manufacturer:* EATON

- The cover screw appears stripped and unable to loosen to removed cover.
- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- One or more of the cabinet cover plate screws are missing and need to be replaced.



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Page 12 of 26

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### Grounding / Bonding:

Type of grounding for house: Ufer

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

### Service Entrance:

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



**Notice:** Operation of the breakers and determining labeling is beyond the scope of the general home inspection. The inspector will be unable to determine insurability of the panel or additional wiring that may be concealed within wall voids or under insulation in attic.

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

Type of Wiring: Copper

Comments:

#### Receptacle Outlets:

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

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

Kitchen - ☒ Yes ☐ No

Bathrooms - ☒ Yes ☐ No

Garage - ☒ Yes ☐ No

Outside - ☒ Yes ☐ No

Reset Location: Electrical Panel

Reset Location: Guest Bathroom

Reset Location: Electrical Panel

Reset Location: Electrical Panel

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

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Page 13 of 26

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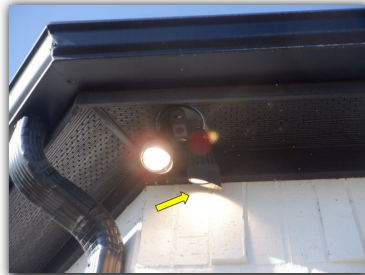
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#### Switches & Fixtures:

- Sconce light along north wall is loose and appears damaged. Recommend repair or replacement as needed.
- 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 back porch and master bathroom vanity.
- Adjustment of flood lights outside master bedroom windows needed.
- **Note:** I was unable to determine the operation end of one or more of the switches (slide off kitchen). Recommend inquiring from seller or further evaluation as needed.



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

#### 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:

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Page 14 of 26

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Central & Zoned (One unit multiple thermostats)

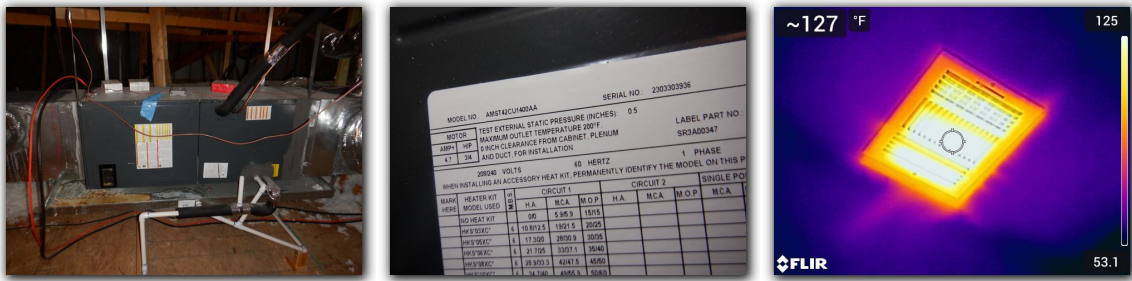
Energy Source: Heat Pump

Comments:

System #1: Main DownstairsThermostat Location: Living Room

Manufacture Brand & Date: Goodman - 2024

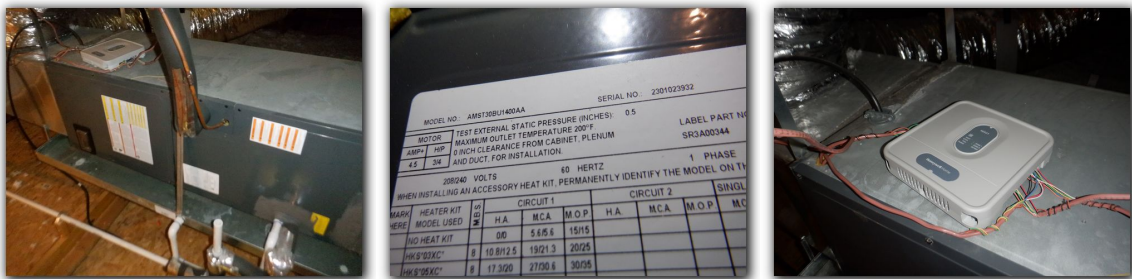
- This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



System #2: Upstairs & Master BedroomThermostat Location: Master Bedroom & Upstairs

Manufacture Brand & Date: Goodman - 2023

- 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.



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B. Cooling Equipment

Type of System: Central - Air Conditioner

Comments:

System #1: Main Downstairs

Manufacture Brand & Date: Goodman - 2023

Estimated Tonnage: 3.5

Condensate Drain Termination: Unknown

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

Filter Size: 20 x 25Location: At Attic UnitService 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.
- Note: The auxiliary/secondary drain pan under the coil housing has some water staining and/or a rust build-up. This would indicate that the pan has held water in the past and should be closely monitored.

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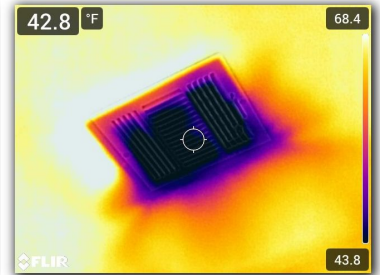
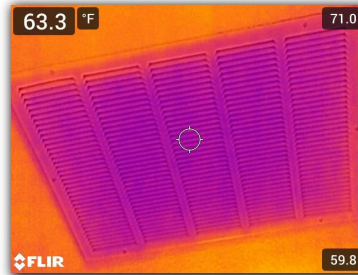
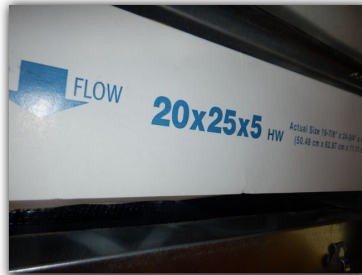
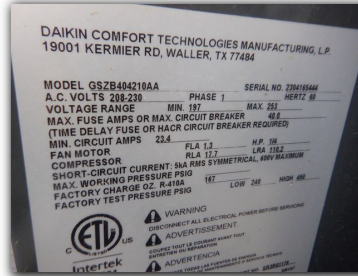
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**System #2: Upstairs & Master Bedroom**      **Manufacture Brand & Date: Goodman - 2023**

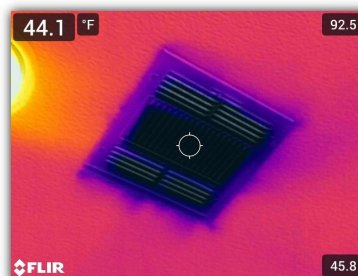
**Estimated Tonnage: 2.5**

**Condensate Drain Termination: Unknown**

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

**Filter Size: 16 x 25    Location: At Attic Unit    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.



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

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Page 16 of 26

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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 accepted range is considered approximately between **15-22 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. Humidity levels are not tested with any use of specialized tools. **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*

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

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



**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.

### 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: Garage Area*

*Static water pressure reading: 80 to 90 psi (Standard range is 40-80 psi)*

*Type of supply piping material: Pex*

*Comments:*

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

- The water pressure was observed to be above 80 psi at the time of this inspection. Under current plumbing standards the maximum water pressure should be 80 psi. This condition should be further evaluated and corrected as necessary.

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Page 17 of 26

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#### Laundry Connections:

*Appliances in place:* No (**Note:** Washer water connections/fixtures are not operated during inspection)

#### Kitchen & Bathrooms:

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

**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.***

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

*Location of yard clean out:* Front Yard

*Exterior wall clean out present:* Yes

*Type of drain piping material:* PVC

*Comments:*

#### Exterior Vents:

- Vents were observed by: Walked on Roof
- One or more of the neoprene boots at pitched areas of roof need adjustment to prevent holding or pooling water at high side of vent stack penetrations.
- Drain pipe in front yard needs cut/removed, posing trip hazard.



#### Kitchen & Bathroom Drains:

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

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Page 18 of 26

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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 present on day of inspection.** ALL sinks and tubs were filled and drained for a "load test", and showers ran for 5-7 minutes to help identify any leaks or slow drains. 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:

**Water Heater #1: Left Side Unit** **Manufacture Brand & Date: AO Smith - 2023**

Energy Source: Electric

Approximate Capacity: 50 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.



**Water Heater #2: Right Side Unit**

**Manufacture Brand & Date: AO Smith - 2023**

Energy Source: Electric

Approximate Capacity: 50 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.



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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:

Type of gas distribution piping material:

Comments:

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Page 19 of 26

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**F. Other**

*Comments:*

**V. APPLIANCES**

☒ ☐ ☐ ☐

**A. Dishwashers**

*Comments:*

*Air Gap or High Loop: Yes*

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

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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: Exterior*

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

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

*Comments:*

**Oven:** Electric Number: One (1)

- The temperature of the oven was checked at 350 degrees and rose to 351 degrees, holding that temperature. This meet's today's standard range of 325-375°F.

**Cook Top:** Number of burners: Four (4)

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

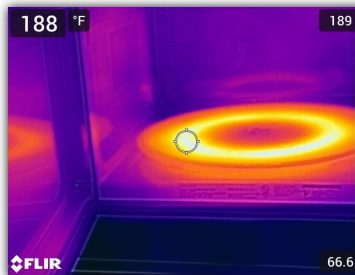


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**E. Microwave Ovens**

*Comments:*

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



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Page 20 of 26

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

*Comments:*

*Exhaust Termination:* Exterior

- This component appears to be performing adequately at the time of this inspection.
- Clean paint on mechanical exhaust cover in master bathroom.



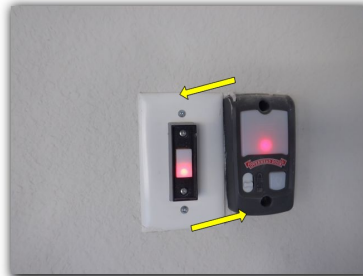
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**G. Garage Door Operators**

*Comments:*

**Auto-reverse/ Photoelectric sensors:** Yes

- This component appears to be performing adequately at the time of this inspection.
- The openers along wall off garage entry door are reversed, far button controlling opposite side overhead door.



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**H. Dryer Exhaust Systems**

*Comments:*

*Exhaust Termination:* Exterior

**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.

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**I. Other**

*Comments:*

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Page 21 of 26

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## VI. OPTIONAL SYSTEMS

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### A. Landscape Irrigation (Sprinkler) Systems

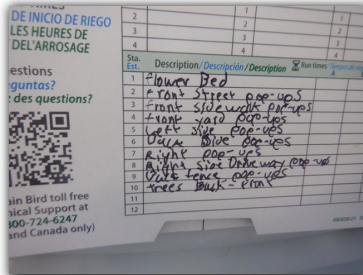
Comments:

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: 10**

- 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.
- Missing valve covers in yard need installed, posing trip hazards.
- Loose and unsecured conduit for irrigation wiring along north wall observed.
- Damaged sprinkler in front yard has been punctured and needs replaced/repaired.



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### B. 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.

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Page 22 of 26

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I	NI	NP	D

\*\*Pictures for reference only...



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C. Fences

Comments:

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



## 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

---

- One or more of the foundation perimeter beam corners were observed to be cracked or sheared off (corner pop/wedge crack). This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be necessary.

#### **Retaining Wall:**

- One or more missing stones at retaining wall need to be replaced or re-secured.

### GRADING & DRAINAGE

---

- Re-sodding needed along north side of home in yard and near curb (cans observed).

### ROOF COVERING MATERIALS

---

- 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.
- Un-secured shingles meeting metal roofing material over front of home needs adhered/secured.
- Portions of roof observed to be bruised/worn due to foot traffic during installation.
- Ridge shingles over SW side of roof not adhered or laying flush/flat.
- Elevated or buckled shingle along south side of roof not laying flush to decking.
- Some loose drip edge flashing along SW corner of roof.
- There was no kickout flashing details observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof. The lack of this kickout flashing may allow water to penetrate at these points.

### ROOF STRUCTURES & ATTICS

---

- Opening under eaves observed along south side of structure while walking roof. Recommend correction and sealing area as needed.
- The fascia board ends are in contact with roof covering at time of inspection in one or more locations. This does not meet today's standards requiring at least a 1" separation to prevent water damage or absorption.
- Nail head exposed along upper south side fascia while walking roof.

### WALLS (INTERIOR)

---

- Areas of un-painted or finished texturing in bedrooms and office observed at time of inspection.
- Re-sealing areas of backsplash tile in kitchen needed.
- Re-sealing below right side master bathroom sink at cabinets.
- Loose texture in garage needs repaired.

### WALLS (EXTERIOR)

---

- Mortar cracks observed at one or more locations, including upper area of garage (viewed while walking roof). Recommend monitoring all cracks over time or repairing (re-pointing) by qualified mason as needed.
- Deflection cracks were observed in the exterior veneer on the north side of the structure under window opening. Recommend monitoring all cracks over time or repairing as needed (re-pointing by qualified mason).
- Re-painting lower trim needed along SW corner of home at roof.
- Overspray observed along upper trim (fascia) over garage and front entry observed.
- Some minor damage to siding or trim outside kitchen nook windows along north wall observed.

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Page 24 of 26

REI 7-6 (8/9/21)

## FLOORS

---

- Some areas of re-sealing baseboards to tile needed in bathrooms.
- Sealant not installed along baseboards meeting tile in powder bathroom.

## DOORS (INTERIOR & EXTERIOR)

---

- Damaged lower cabinet door in powder bathroom needs repaired.
- Lower drawer in kitchen below oven does not close properly and adjustment or correction is needed.
- Cook top area drawer in cabinets needs adjustment.

### Exterior Doors:

- The garage entry door is not equipped with a self-closing device. Under current building standards and TREC standards, this is now a requirement.
- Chipped paint along north exterior door needs re-painted/repared.
- Painting along top of overhead door needed.

## WINDOWS

---

- Cracked or deteriorated caulking on portions of one or more interior & exterior windows observed in home. Recommend re-sealing and maintaining as needed.
- One or more of the window screens were observed to be missing.
- Surface scratches to one or more exterior sides of windows, including living room and master bathroom (marked with blue tape for reference). Total = 2
- Split or cracked sill at upstairs stairway window needs replaced (attempted to re-paint).

## STAIRWAYS

---

- Touch up painting needed at upper pony wall top.

## PORCHES, BALCONIES, DECKS, & CARPORTS

---

- Minor cracks and/or deficiencies were observed in the porch areas and/or garage. Recommend monitoring all cracks over time.

## SERVICE ENTRANCE & PANELS

---

- All blank spaces in the electrical cabinet cover plate (dead front) and /or cabinet need to have fillers.
- Open wires in panel should be removed, capped, or installed to breakers.
- The electrical cabinet cover plate (dead front) should be installed with blunt tip screws and not sharp wood type screws for reasons of safety.

### Sub Panel

- The cover screw appears stripped and unable to loosen to removed cover.
- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- One or more of the cabinet cover plate screws are missing and need to be replaced.

## BRANCH CIRCUITS, CONNECTED DEVICES, & FIXTURES

---

- Sconce light along north wall is loose and appears damaged. Recommend repair or replacement as needed.
- 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 back porch and master bathroom vanity.
- Adjustment of flood lights outside master bedroom windows needed.

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Page 25 of 26

REI 7-6 (8/9/21)

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS & FIXTURES

---

- The water pressure was observed to be above 80 psi at the time of this inspection. Under current plumbing standards the maximum water pressure should be 80 psi. This condition should be further evaluated and corrected as necessary.

## DRAINS, WASTES, & VENTS

---

- One or more of the neoprene boots at pitched areas of roof need adjustment to prevent holding or pooling water at high side of vent stack penetrations.
- Drain pipe in front yard needs cut/removed, posing trip hazard.

## MECHANICAL EXHAUST VENTS & BATHROOM HEATERS

---

- Clean paint on mechanical exhaust cover in master bathroom.

## GARAGE DOOR OPERATORS

---

- The openers along wall off garage entry door are reversed, far button controlling opposite side overhead door.

## LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

---

- Missing valve covers in yard need installed, posing trip hazards.
- Loose and unsecured conduit for irrigation wiring along north wall observed.
- Damaged sprinkler in front yard has been punctured and needs replaced/repaired.