



INSPECTED FOR

**Lincoln Hawk**  
407 Trucker St.  
Richardson, TX 75081

**April 21, 2025**



# PROPERTY INSPECTION REPORT FORM

Lincoln Hawk <i>Name of Client</i>	04/21/2025 <i>Date of Inspection</i>
407 Trucker St., Richardson, TX 75081 <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: **12:45 pm** Time Out: **3:45 pm** Property was: **Occupied**  
Building Orientation (For Purpose Of This Report Front Faces): **South**  
Weather Conditions During Inspection: **Sunny**  
Outside temperature during inspection: **70 to 80 Degrees Fahrenheit**  
Parties present at inspection: **Buyer & Contractor**  
Year Build: **1955** Square Footage: **2000-2499**

#### **Upon Arrival:**

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

#### **Departure:**

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

#### **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 garage 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.

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**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 Lincoln Hawk. 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.

**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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## I. STRUCTURAL SYSTEMS

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### A. Foundations

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

*Comments:*

Foundation visibility: Unobstructed

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

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

*Crawl Space Accessibility:* **Partial due to duct work**

#### 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 affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

- **Note:** Previous repairs to the foundation components were observed. The homeowner should be consulted on the previous foundation work performed and possible warranty information that may apply.

**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.

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

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

Additional Deficiencies and/or Comments:

- **Note:** remove vent covers around home.
- The foundation rebar is visible at the edge of the foundation beam and needs to be properly covered on the north side of the structure.
- Stress crack(s) were observed in the exterior foundation perimeter beam. Recommend monitoring all cracks over time.



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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:

- 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:

- The gutter downspouts should discharge water at least thirty-six inches (36") away from the foundation perimeter beam. Storm water should be encouraged to flow away from the structure at the points of discharge.
- Minor leaks in the gutter joints and seams should be repaired.
- The gutters require cleaning in one or more areas.
- Kick out missing at lower end of downspout needs installed along west side of home.



**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:

#### Roof Covering:

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

- Damaged shingles observed due to overhanging tree limbs or branches in contact with roof covering. Recommend keeping all vegetation or tree limbs/branches cut back.
- The felt paper was observed to be installed under the lower metal drip edge flashing detail. The manufacturer installation requires the felt paper to be installed over the top of the metal drip edge flashing, in shingle like fashion, to help prevent water intrusion and/or damage to occur behind the fascia board and soffit/eave areas.
- **Note:** All debris, such as leaf's and branches, should be removed from the roof structure.



#### Flashing Details:

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

**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.

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### D. Roof Structures and Attics

Description of Roof Structure: Rafter Assembly

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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: 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.
- Loose purlin support in attic needs re-secured.
- Cracked rafter in attic observed over hallway area.
- Frieze board separation(s) were observed along one or more corners. Recommend re-securing and sealing at corners as needed.
- Spray foam observed sealing frieze boards and brick siding, temporary material.
- One or more areas of fascia and frieze board separations need re-sealed along front of home.
- Areas of missing blown in insulation over SE corner guest bedroom observed, along east and south walls.



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**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:*

##### 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.
- Cracked tiles in guest shower area over faucet.
- Nail heads were observed to be pushing through the interior finish in one or more locations.
- Stress cracks observed in sheet rock/drywall in one or more areas of home, including (but may not be limited to) bedrooms and bathroom door openings. Recommend monitoring all cracks over time or repairing as needed.
- Interior wall joint cracks (at tape and bed joint of drywall) were observed in one or more bedrooms over doorways. Recommend monitoring all cracks over time or patching/painting as needed.



##### Exterior Walls & Surfaces:

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

- **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:** 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.

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- **Note:** Signs of previous repair to mortar observed at one or more locations around home. Recommend monitoring all areas of previous repair over time.
- Mortar cracks observed at one or more locations, including below one or more window openings. Recommend monitoring all cracks over time or repairing (re-pointing) by qualified mason as needed.
- There are no expansion joints in brick veneer, which may not have been required at time of build.
- All wall penetrations such as wiring, receptacles, and meter boxes should be sealed where meeting wall.
- Deflection cracks were observed in the exterior veneer on the west side of the structure. Recommend monitoring all cracks over time or repairing as needed (re-pointing by qualified mason).
- High soil line observed along south wall(s) in planter boxes. This does not meet today's standard requiring 2" to 4" separation between brick veneer and grade level soil.
- Damaged wood siding along north wall around electrical meter.



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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:

- **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.
- Scratched wood flooring observed in one or more areas.
- The floors were observed to be out-of-level in some areas of the house.
- Cracked or damaged tiles in one or more bathrooms observed.
- Grout gaps at tile in bathroom flooring observed in one or more locations.
- Water stained sun-flooring observed below one or more bathrooms areas in crawl space. These areas were dry at time of inspection.

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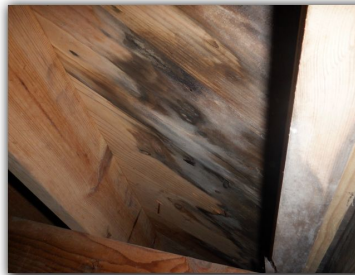
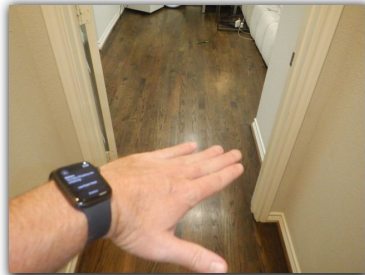
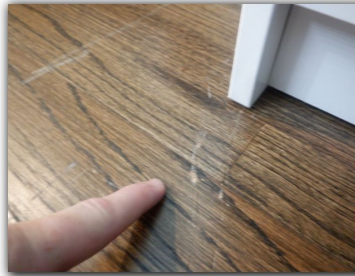
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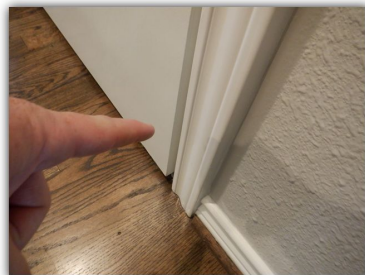
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#### G. Doors (Interior and Exterior)

*Comments:*

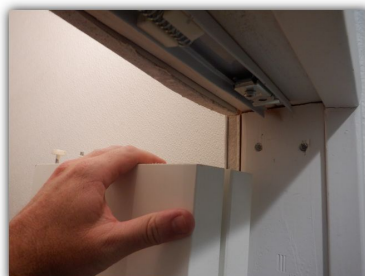
##### Interior Doors:

- One or more hinge screws missing at interior doors.
- The back hallway close door does not fit properly within framing.



##### Exterior Doors:

- Sliding glass door off west master bedroom area does not latch/close properly.
- Loose handle to one or more sliding glass doors observed.



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## H. Windows

*Comments:*

*Type: Gas/ Multi 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.
- **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.



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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
- When artificial gas logs are installed in a firebox with a damper; the damper should be permanently blocked open with a damper clamp (c-clamp) to prevent accidental spillage of carbon monoxide into the living space.
- The chimney flue needs to be cleaned by a Qualified Chimney Sweep. A creosote / soot build-up was observed in the visible flue area.



**Note:** The flue interior will not be scoped with camera or other specialized tools by the inspector.

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

*Comments:*

- Minor cracks and/or deficiencies were observed in the driveway and/or garage. Recommend monitoring all cracks over time.
- Front flower bed support missing bricks need repaired.
- Cracked mortar at front entry steps observed.



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## L. Other

*Comments:*

# II. ELECTRICAL SYSTEMS

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## A. Service Entrance and Panels

*Comments:*

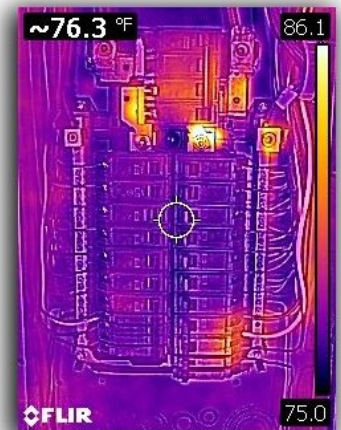
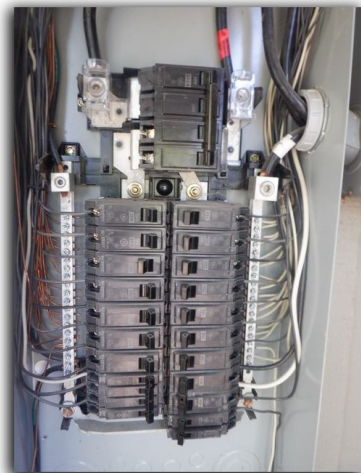
### Panel Box

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

*Box Location:* North Exterior Wall

*Cabinet Manufacturer:* General Electric - GE

- Unmarked white wires have been used for "hot" 240 volt circuits that are not currently identified in the breaker panel. When white wires are used in this capacity the installer should indicate the wire as "hot" with a black designation i.e. electrical tape/black markings. This is a common issue in panels of all ages.



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

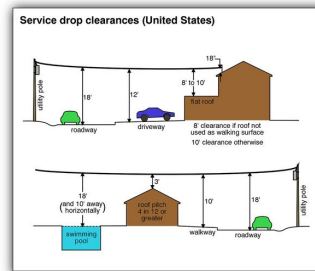
- There are no AFCI's in place, which does not meet today's standards. These were not required at time of build and are considered an "as-built" condition.

**Grounding / Bonding:***Type of grounding for house: Ground Rod**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.

**Service Entrance:**

- The electrical service wires hang to low across the back yard area. The electrical service wires from the service pole to the structure should clear the driveway by a minimum of 12-feet.



**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:** 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.
- The dryer receptacle is not GFCI protected, which does not meet today's current electrical standards but was not required at time of build.

**Ground Fault Circuit Interrupters (GFCI):****Kitchen -** ☒ Yes ☐ No**Reset Location: Kitchen Counter Top****Bathrooms -** ☒ Yes ☐ No**Reset Location: Master & Guest Bathroom****Outside -** ☒ Yes ☐ No**Reset Location: Exterior Receptacles**

- All components were found to be performing and in satisfactory condition on the day of the inspection.
- 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 such as dishwashers and disposals, as well as dryer and any other 250 volt receptacles in garages or exterior. These areas not protected do not meet current standards but were not required at time of build.

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#### Switches & Fixtures:

- One or more closet lights were observed without covers/diffusers. This does not meet today's current standards.
- 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 bathroom vanity lights.
- Master bedroom ceiling fan is hardwired and no visible switch in area to operate. This configuration does not meet today's electrical standards.
- One or more wobbly ceiling fans need adjustment, correction and balancing.



#### 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.
- **Note:** The breaker for smoke detectors was OFF at time of inspection.
- An audible sound can be heard from one or more of the smoke detectors, indicating that the batteries need to be changed. It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.
- One or more loose smoke detectors need re-secured at ceiling.
- One or more missing smoke detectors in bedrooms need installed.

#### Doorbell / Chime:

- All components were found to be performing and in satisfactory condition on the day of the inspection.
- **Note:** "Ring" brand and other new model doorbells may be disconnected from sellers phone, app, or other means and need to be re-installed upon new occupants.



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**C. Other**

Comments:

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

☒ ☐ ☐ ☐

**A. Heating Equipment**

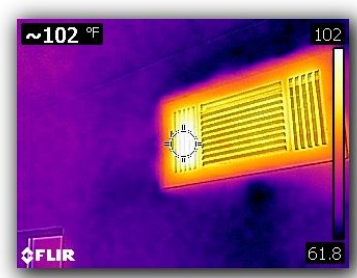
Type of System: Central

Energy Source: Gas

Comments:

**Thermostat Location:** Hallway **Manufacture Brand & Date:** Lennox -2008

- 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:

**Manufacture Brand & Date:** Payne - 2014

**Estimated Tonnage:** 4.0

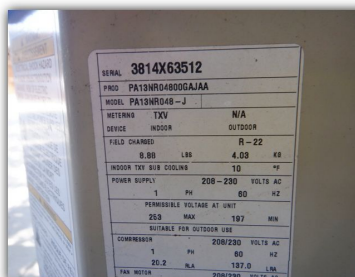
**Condensate Drain Termination:** Exterior Wall

**Today's Temperature Differential (Delta-T):** 18 Degrees

**Filter Size:** 16 x 20 **Location:** At Interior Closet Unit **Service Cutoff:** Yes

This cooling system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Company. The observations made to support this opinion are listed but may not be limited to the following:

- The system was operating for over 30 minutes and ambient temperature did not drop below beginning temperature of 74°F. Recommend further evaluation by licensed HVAC technician of the system or thermostat as needed.
- Leaking in the past observed around condensate line at unit.



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### Temperature Differentials:



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

**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

- Return air supply vents covered by furniture will obstruct proper air flow and operation of the HVAC system.
- One or more portions of insulation wrap at duct work loose or deteriorated and in need of repairs.

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**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:* Within 5-feet of Front Curb

*Static water pressure reading:* 50 to 60 psi (Standard range is 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)

##### Kitchen & Bathrooms:

- Loose west side master bathroom faucet in tub area needs re-secured.
- Multiple areas of re-sealing needed in shower tile areas where grout compromises were observed.
- Surface damage to guest bathtub observed (porcelain chipped).
- Re-grouting the floor of one or more shower tile areas.
- Loose kitchen faucet needs re-secured.

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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.**

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

*Location of yard clean out: Back Yard*

*Exterior wall clean out present: No*

*Type of drain piping material: PVC*

*Comments:*

**Exterior Vents:**

- Vents were observed by: Walked on Roof
- Collar at furnace flue should be adjusted (moved down) at flue connection.
- One or more dent's or ding's observed to gas b-vent termination caps at roof.
- Missing yard clean out in back yard needs installed, posing trip hazard.



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#### Kitchen & Bathroom Drains:

- Missing drain plug to master bathroom sink observed.
- The drain plug at guest bathroom sink/basin did not engage properly to hold water. Recommend adjustment or further evaluation as needed.
- **Note:** One or more lower cabinets observed with previous water staining or damage in bathrooms. While no active or current leaks were detected, recommend monitoring over time.



**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

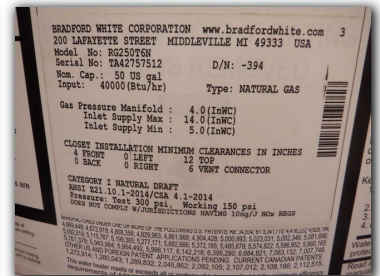
*Comments:*

**Manufacture Brand & Date:** Bradford White - 2019

*Energy Source:* Gas

*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.
- The flue should be attached to top of water heater with three (3) sheet metal screws.
- There is no expansion tank in place, now required when irrigation system is present.
- **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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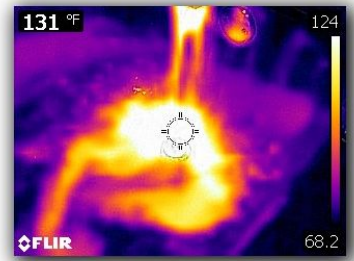
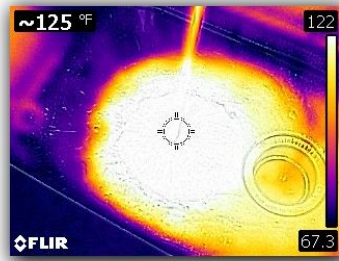
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#### D. Hydro-Massage Therapy Equipment

Comments:

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

Location of gas meter: Back Fence

Type of gas distribution piping material: Black Iron

Comments:

- This component appears to be performing adequately at the time of this inspection.
- There is no bonding clamp at meter, which may not have been required at time of build but no longer meet's today's standards where no visible and present.



**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. The use of specialized tools is beyond the scope of the general home inspection, however further evaluation of any potential gas leaks by the inspectors olfactory senses will be verified (when able) with gas detector. Gas lines are inspected in a non-exhaustive manner. 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

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## V. APPLIANCES

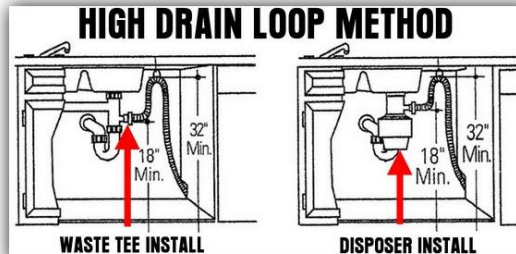
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### A. Dishwashers

*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.



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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 Through Roof*

- 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: 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 351 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.



**Cook Top:** Gas & location of gas shut off: Behind Unit

Number of burners: Five (5)

- This component appears to be performing adequately at the time of this inspection.
- Upper left corner burner did not operate at time of inspection and adjustment of burner or cleaning may be needed.

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#### E. Microwave Ovens

*Comments:*

- This component appears to be performing adequately at the time of this inspection.
- Deteriorated coating around microwave door observed.



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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.
- Loose mechanical exhaust in guest bathroom needs re-secured at ceiling.
- Cleaning of one or more mechanical exhaust vents in bathrooms needed.



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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.

- The dryer duct is separated in the crawl space area.



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## I. Other

*Comments:*

## VI. OPTIONAL SYSTEMS

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## A. Landscape Irrigation (Sprinkler) Systems

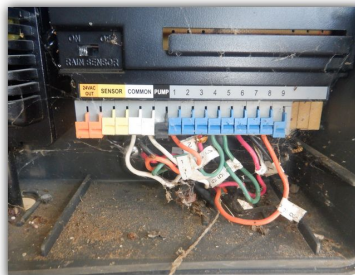
*Comments:*

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:** 8

- 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.
- No activity at sprinkler head near curb off driveway in zone 1 observed.
- I was unable to locate a moisture (rain / freeze) sensor device for the sprinkler system. This is an **"as-built" condition**, but Per TREC standards of practice we are required to report this condition as a deficiency.



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## B. Thermal Imaging / Infrared

*Comments:*

**Performed Using:** FLIR Technology

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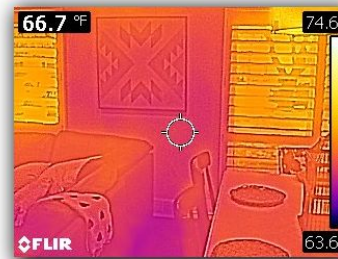
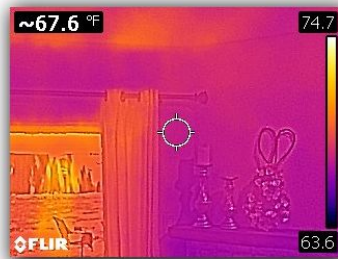
D=Deficient

I NI NP D

**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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#### C. Electric Gate

*Comments:*

**Note:** There was no remote access to operated electric gate at time of inspection.

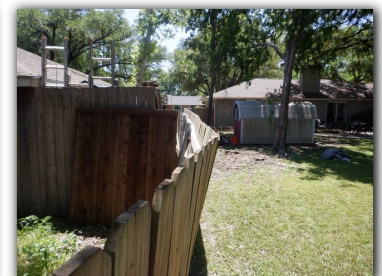
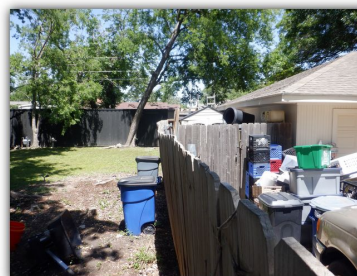


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#### D. Fences

*Comments:*

- One or more portions of the east side fence are out of vertical alignment and leaning. Recommend adjustment/repair or further evaluation as needed.



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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

---

- **Note:** remove vent covers around home.
- The foundation rebar is visible at the edge of the foundation beam and needs to be properly covered on the north side of the structure.
- Stress crack(s) were observed in the exterior foundation perimeter beam. Recommend monitoring all cracks over time.

### 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.

#### Gutters & Downspout's:

- The gutter downspouts should discharge water at least thirty-six inches (36") away from the foundation perimeter beam. Storm water should be encouraged to flow away from the structure at the points of discharge.
- Minor leaks in the gutter joints and seams should be repaired.
- The gutters require cleaning in one or more areas.
- Kick out missing at lower end of downspout needs installed along west side of home.

### ROOF COVERING MATERIALS

---

- Damaged shingles observed due to overhanging tree limbs or branches in contact with roof covering. Recommend keeping all vegetation or tree limbs/branches cut back.
- The felt paper was observed to be installed under the lower metal drip edge flashing detail. The manufacturer installation requires the felt paper to be installed over the top of the metal drip edge flashing, in shingle like fashion, to help prevent water intrusion and/or damage to occur behind the fascia board and soffit/eave areas.
- **Note:** All debris, such as leaf's and branches, should be removed from the roof structure.

### ROOF STRUCTURES & ATTICS

---

- 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.
- Loose purlin support in attic needs re-secured.
- Cracked rafter in attic observed over hallway area.
- Frieze board separation(s) were observed along one or more corners. Recommend re-securing and sealing at corners as needed.
- Spray foam observed sealing frieze boards and brick siding, temporary material.
- One or more areas of fascia and frieze board separations need re-sealed along front of home.
- Areas of missing blown in insulation over SE corner guest bedroom observed, along east and south walls.

### WALLS (INTERIOR)

---

- Cracked tiles in guest shower area over faucet.
- Nail heads were observed to be pushing through the interior finish in one or more locations.
- Stress cracks observed in sheet rock/drywall in one or more areas of home, including (but may not be limited to) bedrooms and bathroom door openings. Recommend monitoring all cracks over time or repairing as needed.
- Interior wall joint cracks (at tape and bed joint of drywall) were observed in one or more bedrooms over doorways. Recommend monitoring all cracks over time or patching/painting as needed.

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## WALLS (EXTERIOR)

---

- Mortar cracks observed at one or more locations, including below one or more window openings. Recommend monitoring all cracks over time or repairing (re-pointing) by qualified mason as needed.
- There are no expansion joints in brick veneer, which may not have been required at time of build.
- All wall penetrations such as wiring, receptacles, and meter boxes should be sealed where meeting wall.
- Deflection cracks were observed in the exterior veneer on the west side of the structure. Recommend monitoring all cracks over time or repairing as needed (re-pointing by qualified mason).
- High soil line observed along south wall(s) in planter boxes. This does not meet today's standard requiring 2" to 4" separation between brick veneer and grade level soil.
- Damaged wood siding along north wall around electrical meter.

## FLOORS

---

- Scratched wood flooring observed in one or more areas.
- The floors were observed to be out-of-level in some areas of the house.
- Cracked or damaged tiles in one or more bathrooms observed.
- Grout gaps at tile in bathroom flooring observed in one or more locations.
- Water stained sun-flooring observed below one or more bathrooms areas in crawl space. These areas were dry at time of inspection.

## DOORS (INTERIOR & EXTERIOR)

---

- One or more hinge screws missing at interior doors.
- The back hallway close door does not fit properly within framing.
- Sliding glass door off west master bedroom area does not latch/close properly.
- Loose handle to one or more sliding glass doors observed.

## WINDOWS

---

- Cracked or deteriorated caulking on portions of one or more interior & exterior windows observed in home. Recommend re-sealing and maintaining as needed.

## FIREPLACES AND CHIMNEYS

---

- When artificial gas logs are installed in a firebox with a damper; the damper should be permanently blocked open with a damper clamp (c-clamp) to prevent accidental spillage of carbon monoxide into the living space.
- The chimney flue needs to be cleaned by a Qualified Chimney Sweep. A creosote / soot build-up was observed in the visible flue area.

## PORCHES, BALCONIES, DECKS, & CARPORTS

---

- Minor cracks and/or deficiencies were observed in the driveway and/or garage. Recommend monitoring all cracks over time.
- Front flower bed support missing bricks need repaired.
- Cracked mortar at front entry steps observed.

## SERVICE ENTRANCE & PANELS

---

- Unmarked white wires have been used for "hot" 240 volt circuits that are not currently identified in the breaker panel. When white wires are used in this capacity the installer should indicate the wire as "hot" with a black designation i.e. electrical tape/black markings. This is a common issue in panels of all ages.
- 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.

**Service Entrance:**

- The electrical service wires hang to low across the back yard area. The electrical service wires from the service pole to the structure should clear the driveway by a minimum of 12-feet.

## BRANCH CIRCUITS, CONNECTED DEVICES, & FIXTURES

---

- The dryer receptacle is not GFCI protected, which does not meet today's current electrical standards but was not required at time of build.

**Switches & Fixtures:**

- One or more closet lights were observed without covers/diffusers. This does not meet today's current standards.
- 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 bathroom vanity lights.
- Master bedroom ceiling fan is hardwired and no visible switch in area to operate. This configuration does not meet today's electrical standards.
- One or more wobbly ceiling fans need adjustment, correction and balancing.
- An audible sound can be heard from one or more of the smoke detectors, indicating that the batteries need to be changed. It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.
- One or more loose smoke detectors need re-secured at ceiling.
- One or more missing smoke detectors in bedrooms need installed.

## COOLING EQUIPMENT

---

This cooling system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Company. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The system was operating for over 30 minutes and ambient temperature did not drop below beginning temperature of 74°F. Recommend further evaluation by licensed HVAC technician of the system or thermostat as needed.
- Leaking in the past observed around condensate line at unit.

## DUCT SYSTEMS, CHASES, & VENTS

---

- Return air supply vents covered by furniture will obstruct proper air flow and operation of the HVAC system.
- One or more portions of insulation wrap at duct work loose or deteriorated and in need of repairs.

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS & 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.*

**Kitchen & Bathrooms:**

- Loose west side master bathroom faucet in tub area needs re-secured.
- Multiple areas of re-sealing needed in shower tile areas where grout compromises were observed.
- Surface damage to guest bathtub observed (porcelain chipped).
- Re-grouting the floor of one or more shower tile areas.
- Loose kitchen faucet needs re-secured.

## DRAINS, WASTES, & VENTS

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- Collar at furnace flue should be adjusted (moved down) at flue connection.
- One or more dent's or ding's observed to gas b-vent termination caps at roof.
- Missing yard clean out in back yard needs installed, posing trip hazard.

**This confidential report is prepared exclusively for:** Lincoln Hawk

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#### **Kitchen & Bathroom Drains:**

- Missing drain plug to master bathroom sink observed.
- 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.
- There is no expansion tank in place, now required when irrigation system is present.

### **GAS DISTRIBUTION SYSTEM**

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- There is no bonding clamp at meter, which may not have been required at time of build but no longer meet's today's standards where no visible and present.

### **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.

### **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.
- Upper left corner burner did not operate at time of inspection and adjustment of burner or cleaning may be needed.

### **MICROWAVE OVENS**

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- Deteriorated coating around microwave door observed.

### **MECHANICAL EXHAUST VENTS & BATHROOM HEATERS**

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- Loose mechanical exhaust in guest bathroom needs re-secured at ceiling.
- Cleaning of one or more mechanical exhaust vents in bathrooms needed.

### **DRYER EXHAUST SYSTEMS**

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- The dryer duct is separated in the crawl space area.

### **LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS**

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- No activity at sprinkler head near curb off driveway in zone 1 observed.
- I was unable to locate a moisture (rain / freeze) sensor device for the sprinkler system. This is an ***“as-built” condition***, but *Per TREC standards of practice we are required to report this condition as a deficiency.*

### **FENCES**

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- One or more portions of the east side fence are out of vertical alignment and leaning. Recommend adjustment/repair or further evaluation as needed.