

PROPERTY INSPECTION REPORT



REAL ESTATE INSPECTIONS OF TEXAS, LLC

P.O. BOX 727, Colleyville, Texas 76034
PHONE 817-291-9056 FAX 817-571-5190

Craig@reioftexas.com



Prepared for: Shawn Lovelady **Email Redacted**
(Name of Client)

Concerning: 4231 Munger Ace Dallas, Texas 75204
(Address or Other Identification of Inspected Property)

Raymond Leon
(Real Estate Office)

Ray Mach
(Agent)

REAL ESTATE INSPECTIONS OF TEXAS DOES NOT INSPECT FOR CHINESE DRYWALL, FUNGUS, MILDEW, MOLD, ETC.

By: S. CRAIG LEMMON License # 5885 August 8, 2020
(Name and License Number of Inspector) (Date)

**** Items in Green Boxes with White Font Added by Seller, Shawn Lovelady**

Cost of inspection services \$525.00 paid at Inspection Check 5174

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the

performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by

an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

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

SCOPE OF INSPECTION

These standards of practice define the **minimum** levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a **limited** visual survey and basic operation of the systems and components of a building using normal controls and does not require the use of specialized tools or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection.

The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect parts, components, and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) Inspect:

- (i) Items other than those listed herein;
- (ii) Elevators;
- (iii) detached structures, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed; or
- (v) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;

(B) report:

- (i) past repairs that appear to be effective and workmanlike;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, capacity, reliability, marketability, operating costs, recalls, counterfeit products, life expectancy, age, energy efficiency, vapor barriers, thermostatic operation, code compliance, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; or

Report Identification: Lovelady 4231Munger

- (iv) types of wood or preservative treatment and fastener compatibility;
- (D) anticipate future events or conditions, including but not limited to:
 - (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use,
 - (iii) changes in performance of any part, component, or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common household accidents, personal injury, or death;
 - (vi) the presence of water penetration(s); or
 - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure, or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) operate recirculation or sump pumps;
- (K) remedy conditions preventing inspection of any item;
- (L) apply open flame to operate any appliance;
- (M) turn on decommissioned equipment, systems, or utility services; or
- (N) provide repair cost estimates, recommendations, or re-inspection services.

Manufacturer's recalls are outside the scope of this home inspection. For Information regarding recalled appliances, heating equipment, building materials, plumbing materials and more visit the US Consumer Product Safety Commission on the Internet at <http://www.cpsc.gov>.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. **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. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. **If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.**

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

This unit is a part of a larger structure. May be part of a Home Owners Association (HOA). The prospective buyer should ascertain what, if any portions of the structure are maintained by the HOA.

New Construction 2067

Property inspected was Occupied Vacant Vacant with furniture
Parties present at inspection Buyer Seller Listing Agent Buyers Agent
Documents provided to inspector Sellers Disclosure Engineers Report Previous inspection report
Weather Condition during inspection Sunny Overcast Raining Snowing
Outside temperature during inspection 82° Time of inspection 7:35-12:10PM
Inspection Scope Full Limited - Reason

Additional written information provided with this inspection report. Yes, pictures w/illustrations from Code Check, Mr. Fix, InterNACHI and material were extracted from Mike Holt Training Materials copyright 2007 by permission. Visit mikeholt.com or call 1.888.NEC.CODE (632-2633) for more information.

Digital pictures show only a sampling of damages or deficiencies in place and should not be considered to show all damages or deficiencies found.

Right/Left and Front/Rear observations from a front view perspective unless otherwise specified.

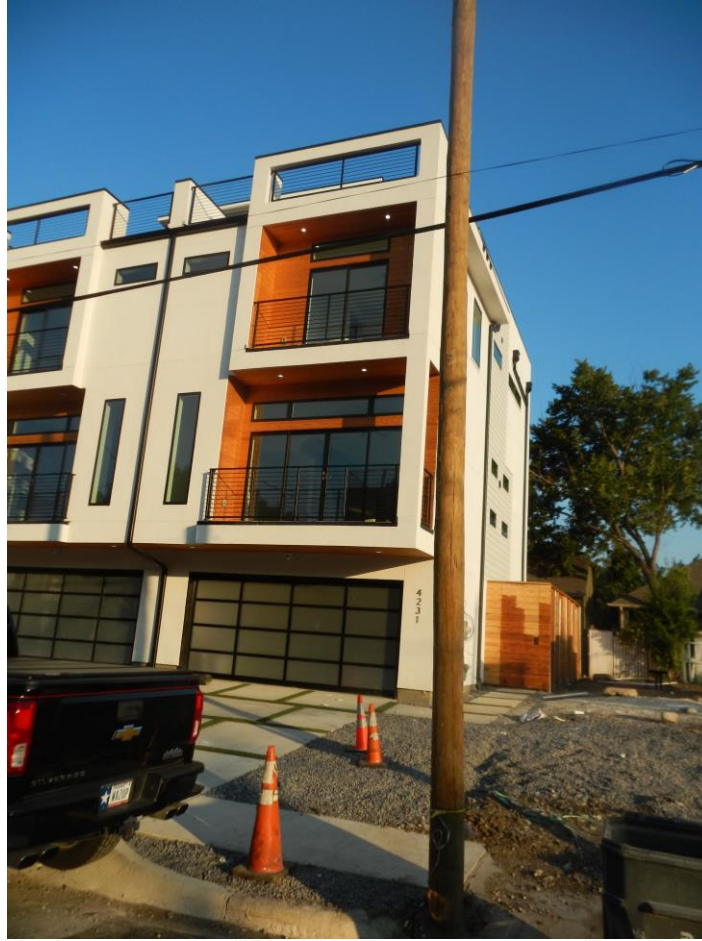
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Legend:

Comments in **Black** are narrative comments by the inspector

Comments in **Red** may indicate an Item or component is "Deficient".

Comments in **Blue** may indicate an item (s) that was/were not inspected or a narrative.

Comments in **Green** may indicate a grandfathered item(s). **(Not a requirement when the structure was built)** However this is now considered a safety issue and consideration should be given to provide proper protection.

I. STRUCTURAL SYSTEMS

A. Foundations:

Type of Foundation(s): Slab on Ground Post Tension Slab
 Floating Slab Pier and Beam

Comments: (An opinion on performance is mandatory.):

The inspector shall inspect the slab surfaces, foundation framing components, Subflooring and related structural components.

This inspector is not a professional engineer. The client should have an engineer give an evaluation if any concern exists about the potential for future movement.

Foundation Performance: THE FOUNDATION IS PERFORMING ITS INTENDED FUNCTION, AT THIS TIME IN MY OPINION. This is part of a larger structure. Only that portion pertaining to this portion was inspected

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B. Grading and Drainage

Comments: High grade Low grade Grading Ponding Trees Foliage
 Wood to ground contact Drainage Gutters Fence line Retaining walls

May be the responsibility of the HOA

Negative/or poor site grading/drainage was observed on the right side and rear of the structure. The grade should drop a minimum of six inches within ten feet of the foundation. This condition should be further evaluated and corrected as necessary.

C. Roof Covering Materials

Type(s) of Roof Covering: Wood Tile Composition Tile
 Viewed from: Roof Ladder Ground Binoculars

Comments: This inspection covers the roof covering, flashings, skylights, gutters and roof penetrations

Roof Condition New Good Average Aged
 Type of Fastener Nails Staples

If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. I DO NOT INSPECT ROOFS FOR INSURANCE COMPANY INSURABILITY.

May be the responsibility of the HOA

Upper roofline has a pitch of 1/12 which does not allow for 3 tabbed shingles

R905.2.2 Slope. Asphalt shingles shall be used only on roof slopes of two units vertical in 12 units horizontal (2:12) or greater. For roof slopes from two units vertical in 12 units horizontal (2:12) up to four units vertical in 12 units horizontal (4:12), double underlayment application is required in accordance with Section R905.1.1.

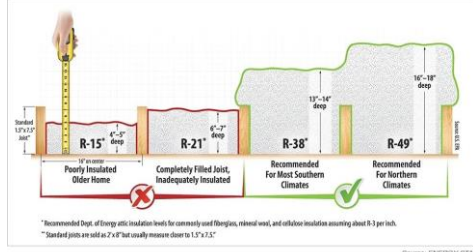
I recommend that a qualified roofing contractor be called to inspect and make any necessary repairs.

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D. Roof Structure and Attic

Viewed from: Attic decked areas Attic access opening No access
 Approximate Average depth of insulation: 0-6 6-10 10-15 inches



Comments: This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible

- Attic ventilation Soffit vents Exhaust ports Gable vents
 Ridge vents Wind turbine(s) Power turbine(s) Baffles
 None evident Stairs
 Roof structure: Wood frame Truss roof structure Metal frame roof
 Roof decking material Plywood OSB Aluminum faced sheathing Encapsulated
 Depth rulers present very 300 square feet Yes No
 Evidence of water penetration
 Evidence of vermin droppings

No upper roofline ventilation



**** New ventilation was installed on roof prior to closing by builder. In addition, seller put in A/C venting from the ducts to control humidity and temperature in mechanical closet in 2020.**

Upper area has a gas HVAC system which requires primary/secondary fresh air

I recommend that a qualified contractor be called to inspect and make any necessary repairs.

E. Walls (Interior and Exterior)

Comments: This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

Notice: please note that interior finishes may disguise evidence of prior and/or active leak source generators / interior water penetration. No intrusive, moisture and /or Indoor Air Quality (IAQ)/ environmental tests were performed as they were beyond the scope of the inspection performed on this date. It should be noted that various fungi, molds, and mildew flourish in such an environment provided by moist and /or water conditions.

- Weep holes Spacing to wide Missing Above doors. Above Windows
 Exterior Brick Siding Stucco EIFS Stone Precast
 Interior Wall Covering - Drywall Veneer Finish over Drywall
 Interior components Countertops Cabinets

INTERIOR/ Evidence of previous repairs.

Wet wall at the second floor under the shower that leaked

High moisture reading on the second-floor front wall switch area under the third-floor shower area that leaked

**** Repaired by builder prior to closing. Drying out for 48 hours plus repainting, repairing any baseboards.**

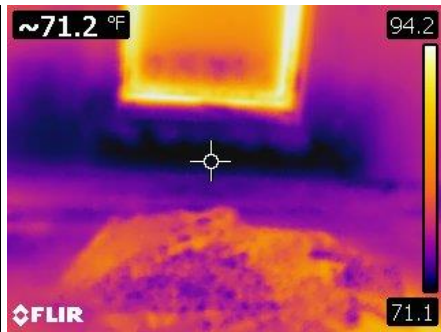
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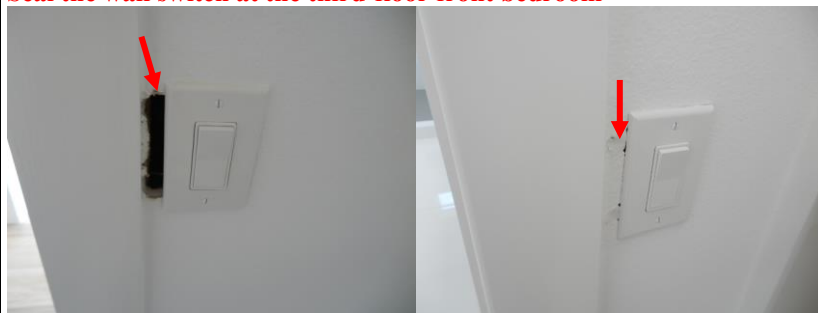
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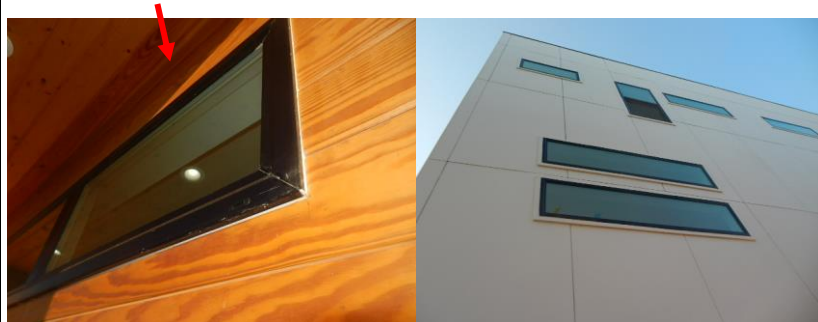
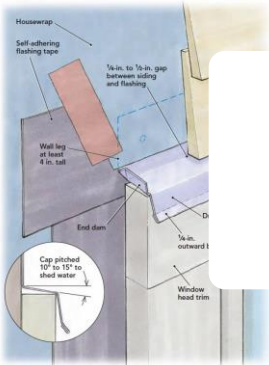


Seal the wall at the third-floor laundry room
Seal the wall switch at the third-floor front bedroom



** Completed by builder prior to closing.

EXTERIOR/ Under construction
May be the responsibility of the HOA
Flashing missing at but not limited to:
Garage door
Doors windows



** Seller routinely checks areas and has sealed tongue and groove wood while also caulking areas as needed.

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No visible control joints. Control joints are recommended at surface penetrations such as windows, doors etc. and at areas of structural stress.

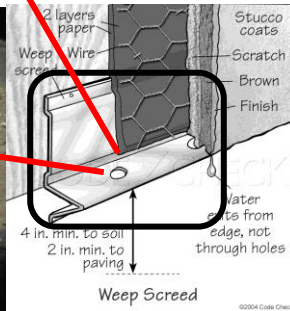
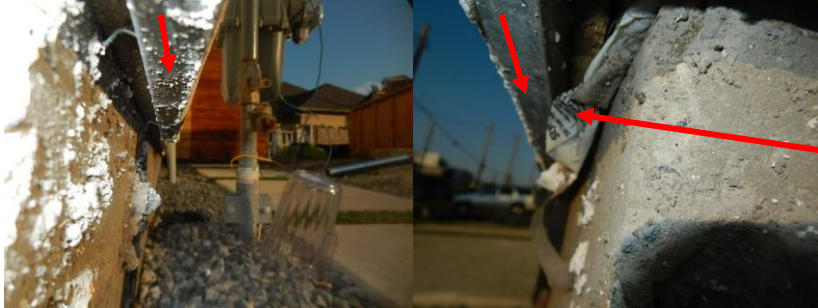
Additional information can be obtained at
National One Coat Stucco Association www.nocsa.org
Texas Lathing and Plaster Association www.tlpa.org
www.totalwall.com/PDF/Stucco_Overview.pdf.

No visible weep holes on the lower bases of the structure and balconies



** Seller routinely checks areas and has sealed tongue and groove wood while also caulking areas as needed including cleaning stucco with cleaners.

No visible weep holes in the stucco base metal



Seal the wall penetrations.



** Completed by the builder prior to closing.

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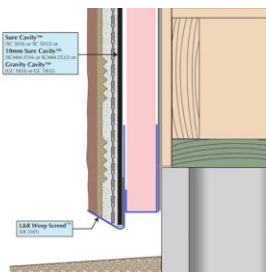
D= Deficiency

I NI NP D



Gap between the stucco base metal drain and the foundation. Protect the substrate

**** All items completed by builder prior to closing in 2020.**



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Stucco cladding should not be directly on the cement



** Seller routinely checks areas and cleans as needed.



F. Ceilings and Floors

Comments: This inspection covers deficiencies of the ceilings, floors and stairways related to structural performance or water penetration.

Evidence of water penetration

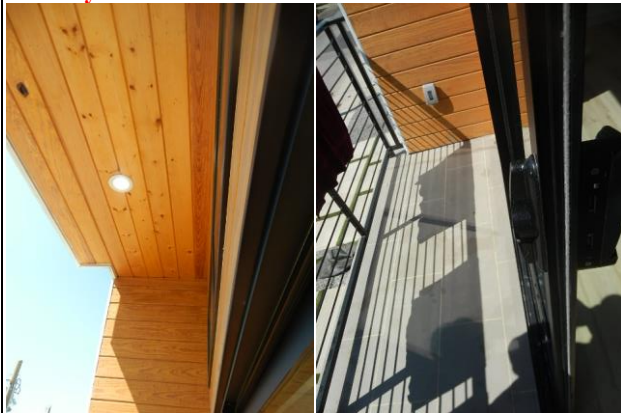
CEILINGS/ Under construction

Leak

Leak at the third-floor front shower. Second floor front section and balcony areas had water seepage



Balcony leaks



** All items completed or repaired by builder prior to closing.

FLOORS/ Under construction

Floor coverings missing on the first floor

Stairs/ floors have not been sanded and finished

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Elevated moisture reading at the second-floor area front corner after water leak



G. Doors (Interior and Exterior)

Comments: This inspection covers the condition and operation of interior and exterior doors (including the overhead garage doors).

Garage to house door on a self-closing mechanism

Garage to house door is not on a self-closing mechanism as now required

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors, **equipped with a self-closing device.**

Weather stripping missing on the lower floor doors of the garage and exterior



**** Weather stripping and front door tread plate repaired by builder prior to closing.**

Front door tread plate is damaged



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**Door hardware to the garage is missing
Door hardware at the upper HVAC room**



**** Door hardware repaired by builder prior to closing.**

**Doorstops are missing or in need of repair throughout the structure.
Entrance gate**



H. Windows

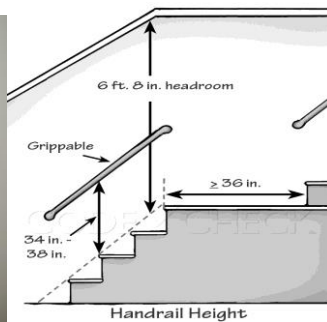
Comments: This inspection covers the presence and condition of window and door screens.

Evidence of water penetration

I. Stairways (Interior and Exterior)

Comments:

Handrail missing from the first to second floors



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Handrails must terminate into the wall or to a post

Damaged stairs on the first to second floor



** Damaged floors repaired

6 in sphere fits under the railing at the second to third floor staircase



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Step height is above the maximum height allowance of 7 3/4 inches

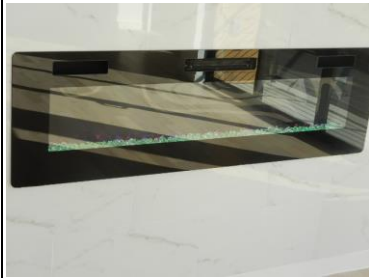


J. Fireplace and Chimneys

Comments: This inspection covers the visible components and structure of the fireplace and chimney.

- Type of fireplace Masonry Metal Insert Wood stove/insert
- Type of chimney Tile Brick Metal None
- Attic Firestop Area accessible Not accessible
- Chimney Cap Present Not present Cricket
- Combustion Air Vent Present Not present Not visible Gap
- Gas Valve / Logs Present Not present "C" clamp No Yes
- Chimney observed From ground From roof

Checked.



K. Porches, Balconies, Decks, and Carports

Comments: This inspection covers any attached porches, decks, steps, balconies and carports for structural performance.

Railing guards are horizontal on the interior and exterior railings which are climbable (ladder style)



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

This inspection covers the service entrance wiring, electrical panels and sub-panels.

Service Drop: Underground Overhead Proper Clearances Observed

Wire Type(s) found in Main and Sub Panels: Copper Aluminum

Over-current Protective Devices Type Circuit Breakers Fuses

Appropriate Connections: Present Not Present Grounding rod/ufer

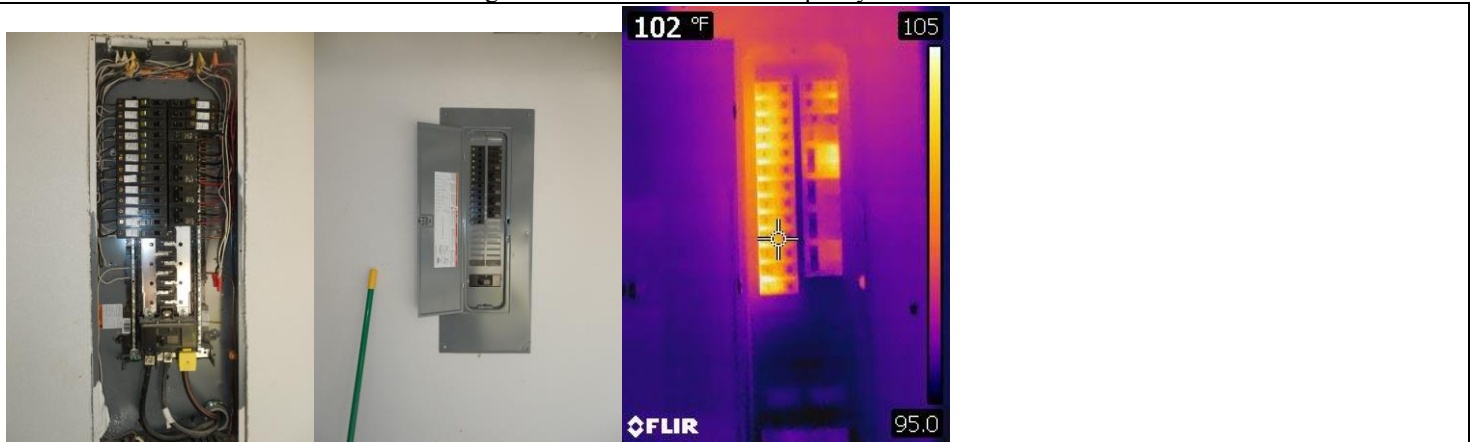
Approved Copper / Aluminum Devices

Pig Tailed Connections Crimp Connections

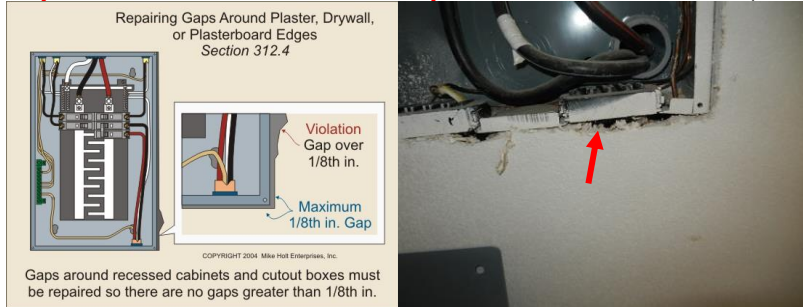
Labeled Not labeled Not completely labeled

Location of Main(s) / Sub Panel(s) / Disconnect(s) Garage

Nominal Voltage 120/240 Service Ampacity 200



Gaps wider than 1/8 inch around the panel box should be sealed. (E3907.4)



**** Gaps and GFCI repaired by builder prior to closing.**

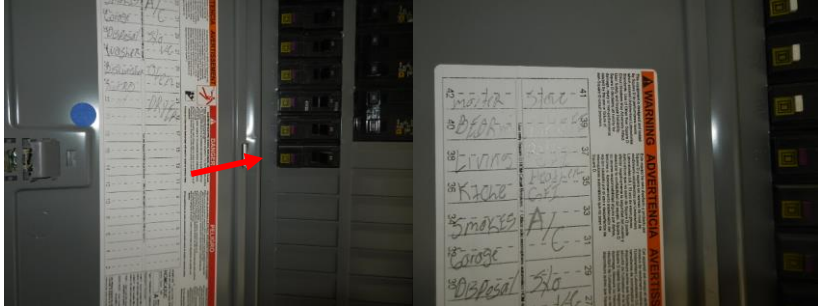
Bathroom GFCI breaker does not reset



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Service panel is not completely or properly labeled. E3706.2 Panelboard circuit identification. All circuits and circuit modifications shall be legibly identified as to their clear, evident, and specific purpose or use. The identification shall include an approved degree of detail that allows each circuit to be distinguished from all others.



**** Builder labeled correctly prior to closing**

I recommend that a licensed electrician be called to inspect and make any necessary repairs.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum

Comments: This inspection covers electrical receptacles, switches and fixtures.

Branch circuit wiring Copper Aluminum

Branch circuit wiring is Grounded 3 wire Ungrounded 2 wire

GFCI protection at: Kitchen Bar Bathroom Laundry Whirlpool
 Garage (note for freezer use) Exterior outlets Pool/Spa light
 Washing machine) Refrigerator Disposer
 Pool equipment) Service outlets

Outlets properly labeled Yes No

Arc Fault Protection at: Bedrooms Study Family rooms Dining rooms Parlors
 Living rooms Libraries Dens Sunrooms Recreation rooms
 Closets Hallways Similar rooms or areas. Other
 Kitchen Laundry

Type of fire detection sensors Smoke Heat Ionization Hearing impaired
Location of Units: Halls Bedrooms Other

Carbon Monoxide detectors Present Not present Tested Not tested
Doorbell Present Working Other
220 service line Present Tested Not tested

Kitchen and laundry areas have combo AFCI/GFCI breakers. These breakers must be properly identified and labeled as AFCI/GFCI protected outlets

GFCI protected outlets must be properly identified and labeled Missing

**** All items completed or repaired by builder prior to closing.**

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Exhaust fan wiring improperly wired thru the wall and an extension cord plug in with exposed wiring



Seller purchased new vent hood and cabinet post closing to repair noted issues.

3rd floor balcony exterior outlet is not GFCI protected



** Builder repaired prior to closing.

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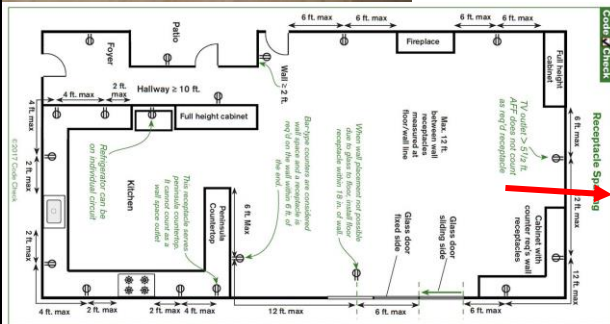
I NI NP D

Exterior outlets must be identified as weather resistant WR type outlets which these are not



** All items completed or repaired by builder prior to closing.

Receptacles shall be installed so that no point measured horizontally along the floor line in any wall space is more than 6 feet from a receptacle (E3801.2.1). Receptacle spacing exceeding the spacing requirement include but not limited to:
Outlet missing on the second-floor railing



Entries, Hallways & Habitable Rooms

- Any wall \geq 2 ft. in habitable room req's recep **F63** __ 3901.2.2 210.52A.2
- No point on wall $>$ 6 ft. horizontal from recep **F63,64** _ 3901.2.1 210.52A.1
- Switched receipts don't count unless "half hot" _____ 3901.1 210.52
- No electric baseboard heaters under receipts _____ 3901.1 210.52
- Hallway \geq 10 ft. reqs recep _____ 3901.10 210.52H
- Foyers $>$ 60 sq. ft. req receipts in each wall \geq 3 ft. __ 3901.11 210.52I

Smoke detectors: **Not tested as this is an end unit of a larger builder and unknown if testing would activate other units**
Some stilled bagged. Low battery chirping



** Smoke detectors repaired by builder prior to closing.

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficiency

I NI NP D

I recommend that a unit be installed in each bedroom and hall and that they be inter connected.

Units should be replaced every 10 years

I recommend that a licensed electrician be called to inspect and make any necessary repairs.

Low voltage wiring. In the kitchen cabinet, this should be protected from being hit or uncapped

**** No issues with unit. If battery supply unit needs to be replaced, it can be ordered off Amazon.**



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment.

Type of System: Gas Electric

Energy Source: Gas Electric

Comments: This inspection covers gas and electrical heating systems

Please note that to properly inspect the heat exchanger, the unit must be physically dismantled and the heat exchangers pulled and examined. Due to the limitation of the Texas Real Estate Commission, this procedure is prohibited and in view of this, the inspection of the heat exchanger was limited. This inspection does not include a part; unit sizing or compatibility check.

Gas shut off valve Present Accessible Not present and/or observable

Branch Line Iron / Flex Copper Flex into heater body Drip leg/sediment trap

Unit(s) is/are at or near the end of their useful life.

Location: Primary

Return 78.3°

Supply 94.1°

Δ Temperature 15.8°

Checked



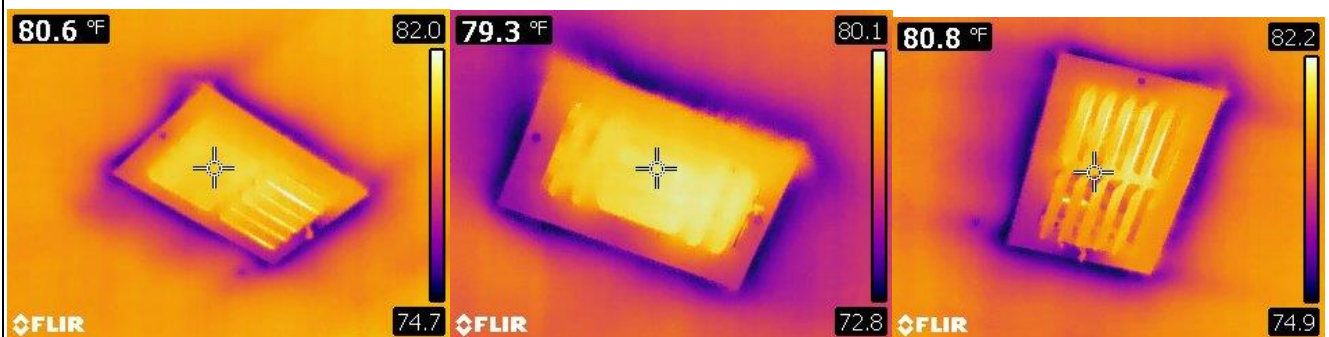
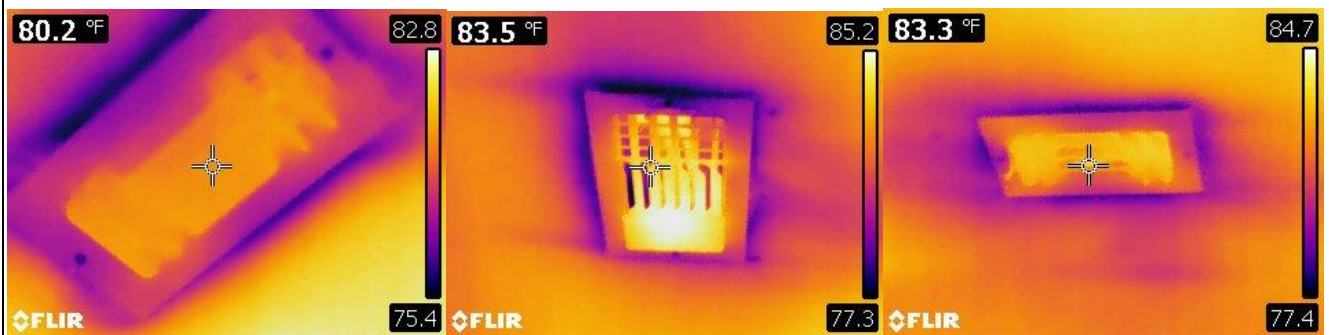
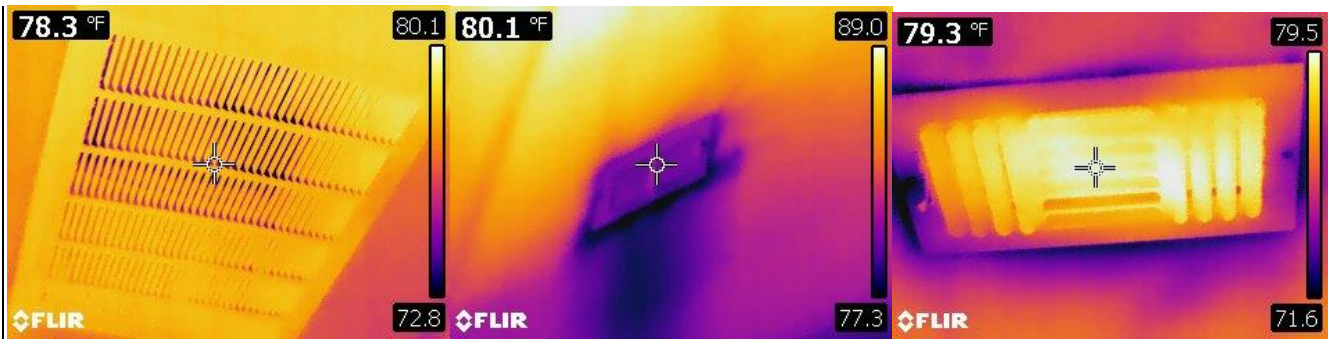
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NP=Not Present

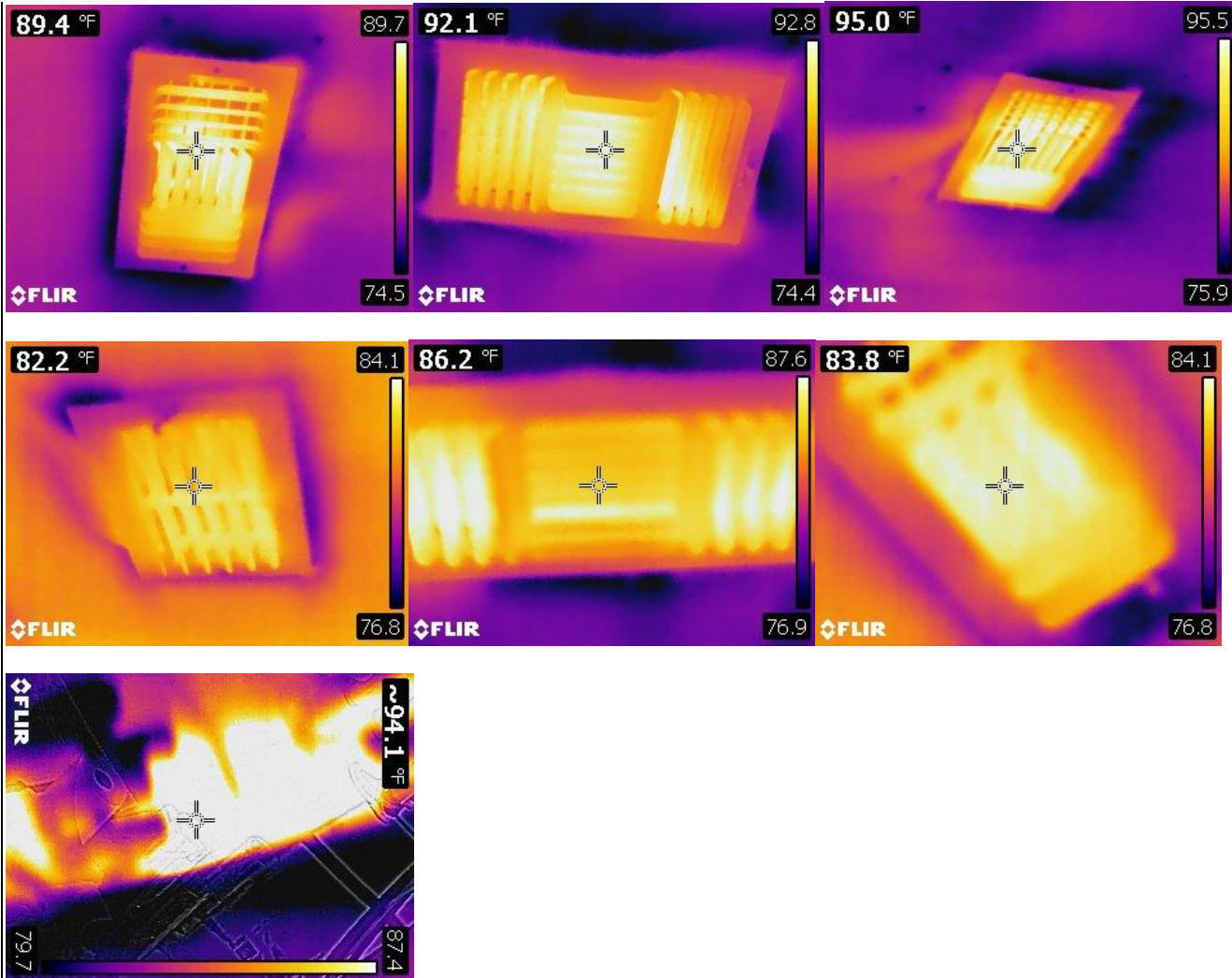
D= Deficiency

I NI NP D



I=Inspected NI=Not Inspected NP=Not Present D= Deficiency

I NI NP D



I RECOMMEND THAT THE UNIT BE SERVICED ONCE A YEAR BY A LICENSED HVAC COMPANY.

-
-
-
-

B. Cooling Equipment

Type of System: Electric

Comments: This inspection covers the performance of the cooling systems.

This inspection does not include a part; unit sizing or compatibility check.

Note: The objective of our limited visual heating and cooling (HVAC) inspection is to determine if the HVAC and related equipment may benefit from a more thorough inspection by a qualified HVAC contractor. The scope of our inspection includes but is not limited to a visual inspection of the HVAC electrical system, visual inspection of the fan, the compressor, the coils (if accessible without opening a protective cabinet or shroud), the burners of a gas fired appliance, the filter, and the thermostat. We **do not** dismantle components such as heat exchangers or coils. We **do not** test for refrigerant leaks or adequate pressure in the refrigerant lines. We **do not** test or operate electronic filters, humidifiers, or programmable thermostats. If the client has concerns, it is highly recommended that a qualified contractor further evaluates the HVAC system prior to closing.

- Unit(s) is/are at or near the end of their useful life. Service outlets present Properly identified
- Insulation missing on condenser line. Quick disconnect Drain lines Fin damage

I=Inspected

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NP=Not Present

D= Deficiency

I	NI	NP	D
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- Locking caps present
- Red 410
- Green R22
- Universal
- Condensate water level monitoring device present

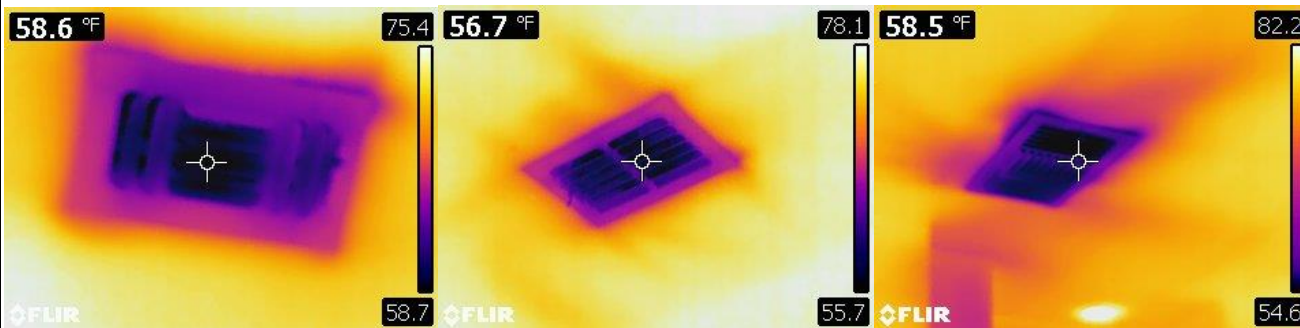
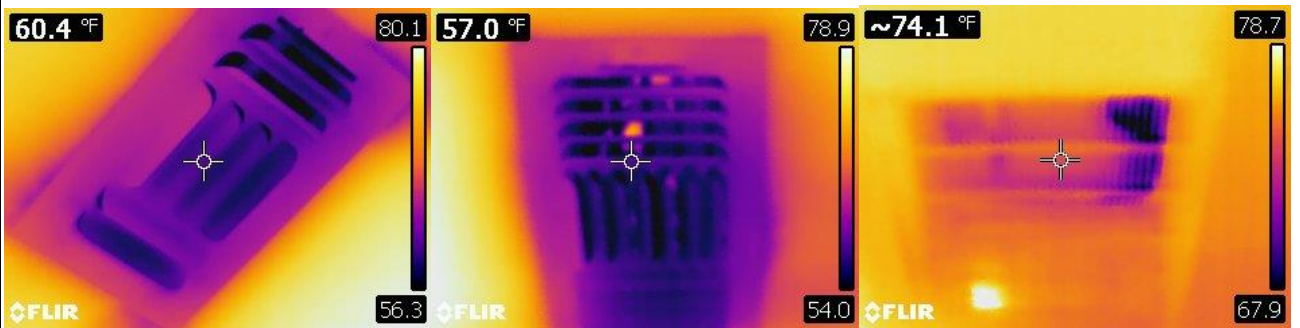
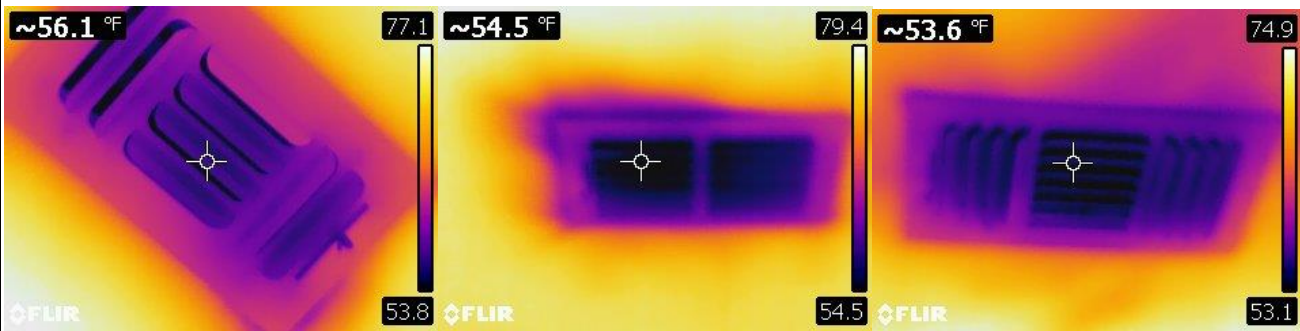
Location: Primary

Return 74.1°

Supply 52.3°

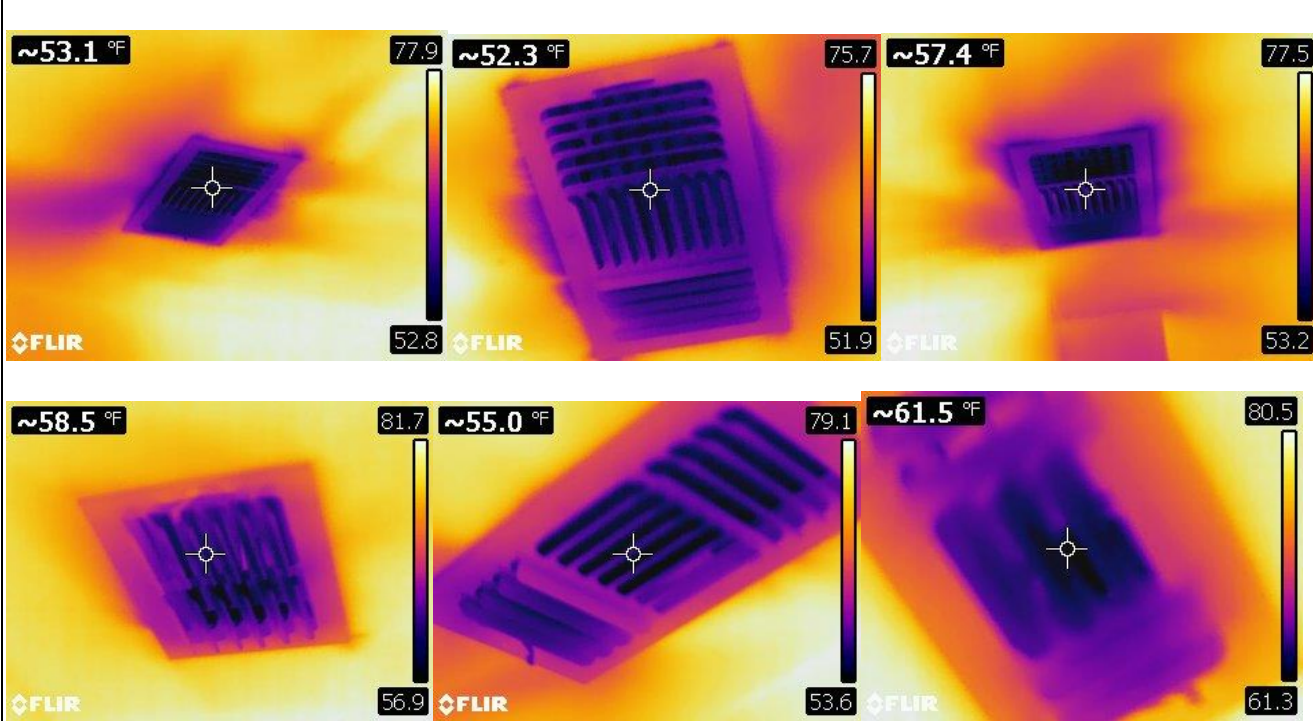
Δ Temperature 21.7°

One unit three thermostats



I=Inspected NI=Not Inspected NP=Not Present D= Deficiency

I NI NP D



Protective coating required on refrigerant piping insulation per state-mandated 2015 IECC. Current regulations require locks on the freon lines (2009 IRC)

New Texas Energy Code:

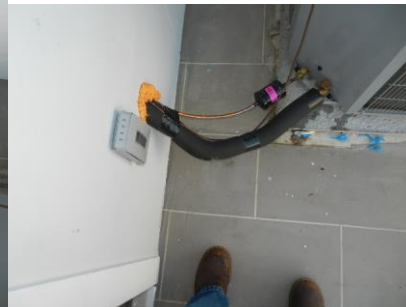
Outdoor Refrigerant Pipe Insulation Protection and Permeance Required!

Protection
Must protect from weather, UV and physical damage (residential buildings)

Permeance
Must protect from weather and physical damage. No elastomeric foam is truly UV resistant.

2013 IECC Code and Commentary
This section requires protection for piping insulation at all exposed exterior locations. The piping insulation must be protected from weather, moisture, and other external factors that may cause the insulation to deteriorate or become damaged. It is recommended that the insulation be protected with a protective coating that is UV resistant and meets the requirements of the IECC.

Example of Installation
1. Adhesives and tapes used
2. Equipment manufacturer's instructions
3. Disinfectant residue in contact



**** HVAC completed or repaired by builder prior to closing.**

I recommend that a licensed HVAC company be called to inspect and make any necessary repairs. I RECOMMEND THAT THE UNIT BE SERVICED ONCE A YEAR BY A LICENSED HVAC COMPANY.

C. Duct Systems, Chases, and Vents

Comments:

This inspection covers the condition and routing of the ducts, vents, fans and filters. Flue systems will also be inspected. Lying on rafters Split duct Filters Other

I=Inspected

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Visual inspection only.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures.

Location of water meter: UNKNOWN Meter Flowing

Location of main water supply valve: UNKNOWN

Static water pressure reading (PSI): 40-50 50-60 60-70 70-80 80+

Comments:

Type of supply lines

Copper

Galvanized Iron

PVC/CPVC

Polybutylene

PEX

Anti-Siphon / Back Flow / Air Gap(s):

Present Not Present

Faucet hot/cold indicators in place

Present Not Present

This inspection does not determine the age, composition or condition of inaccessible and plumbing pipes. Client is advised that a complete inspection of gas, waste and supply pipes using methods such as video camera inspection, hydrostatic and supply line testing will reduce risk. This recommendation becomes more imperative the older the house. Warning: Underground plumbing repairs are expensive.

Leak at the third-floor front bathroom tub area

Rust in the third-floor front bathroom tub



**** Bathtub and Kitchen items were completed by Builder prior to closing in 2020.**

Kitchen refrigerator waterline is not complete



Water pressure is within acceptable limits.



I=Inspected

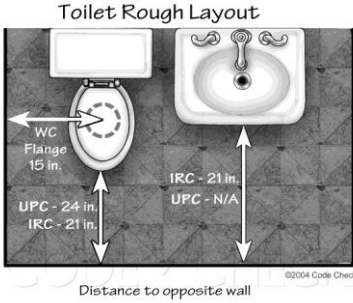
NI=Not Inspected

NP=Not Present

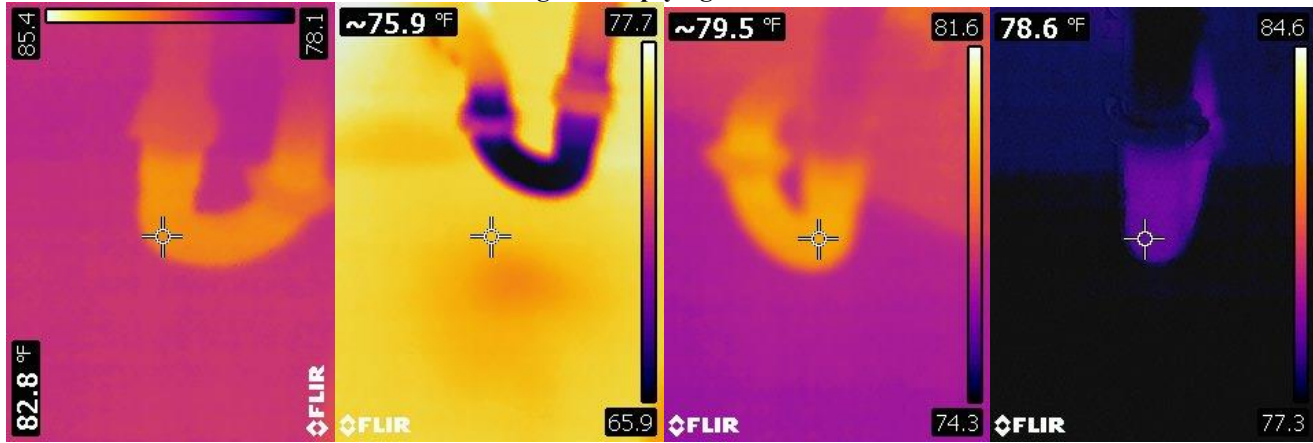
D= Deficiency

I NI NP D

2nd floor Bathroom toilet has been set at less than the minimum requirement of 30 inches of clearance



Thermal scans of sinks and cabinets after filling and emptying



I recommend that a licensed plumbing company be called to inspect and make any necessary repairs.

B. Drains, Wastes, and Vents

Comments:

This inspection covers the condition of all accessible and visible waste-water and vent pipes **THIS INSPECTION DOES NOT INCLUDE A CLOTHES WASHER OR TUB OVERFLOW DRAINS**

Type of waste lines PVC Iron Tile

Third floor front bathroom shower/tub leaked when tested



**** Third floor leak was corrected by Builder prior to closing.**

I=Inspected

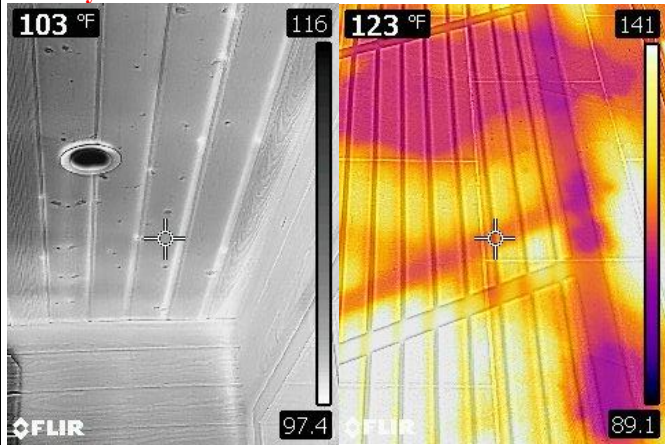
NI=Not Inspected

NP=Not Present

D= Deficiency

I	NI	NP	D
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Balcony area of the second floor



**Escutcheon plates missing at the kitchen sink
Under sized escutcheon plates in the upper bathroom**

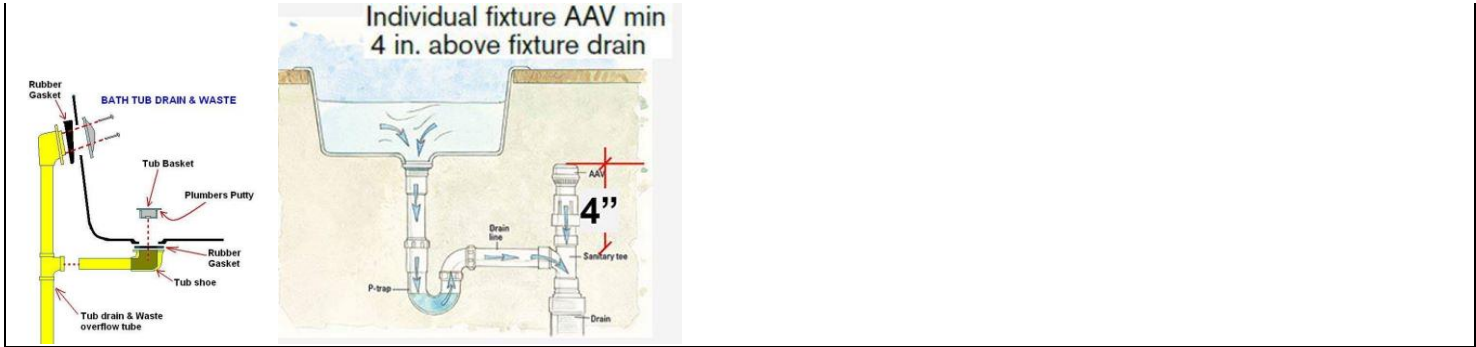


I recommend that a licensed plumbing company be called to inspect and make any necessary repairs.

The overflow devices on all tubs in the home have not been tested for leaks due to the possibility of causing damage to the surrounding area. The gaskets that seal the overflow become dry with time and no longer provide a watertight seal; this is why they are not tested. It is highly recommended that the tub should be monitored while filling so as to not force the overflow into use.

I=Inspected NI=Not Inspected NP=Not Present D= Deficiency

I NI NP D



C. Water Heating Equipment

Energy Source: Gas Electric
 Capacity (Gallons): 40 50 75 Other/tankless

Comments:
 This inspection covers the water heating equipment and its temperature and pressure relief system.

Number of Units: 1 2 3
 T & P Valve Operated Not Operated because of termination point Drain uphill

Note: The Temperature and Pressure Release Valve (T&P Valve) was visually inspected but not opened. T&P valves are subject to internal corrosion and if opened manually they may not properly close resulting in a continuous leak at the outlet. If the client has concerns, it is recommended that a qualified plumber operate the valve and make necessary repairs should the valve not close upon operation.

Safety pan and drain installed (R2801) Yes No
 Water Heater(s) Electric Gas Fresh air Primary Secondary
 Thermal expansion control Yes No
 Gas shut off valve Present Accessible Not present and/or observable
 Branch Line Iron / Flex Copper Drip leg/sediment trap
 Type of observable vent pipe Double Wall Single wall Ceiling collar

Garage unit(s): Physically protected Yes No
 18-inch floor clearance Yes No

Checked thermostat is set @ 110°

D. Hydro-Massage Therapy Equipment

Comments:

E. Other: Gas Supply Systems

Comments:
 The inspection of the gas line is limited to the condition of all accessible and visible gas piping.

Gas Leak Test Performed at appliances Not Performed
 Location of Gas Shutoff valve Exterior right side
 Bonding visible Yes No

This is not a pressurized gas leak inspection. If you would like a complete gas line inspection you should contract one from a licensed plumber

This was a limited TREC visual gas line inspection.

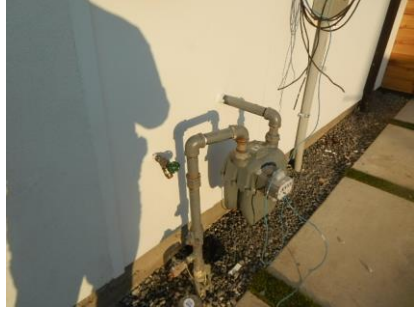
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Checked supply lines to water heater, range and heating unit.

V. APPLIANCES

A. Dishwasher

Comments:

The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser. Seal No visible air gap Rust

Switched at wall



Checked and tested @ 103°

B. Food Waste Disposers

Comments:

The inspection covers the splashguard, grinding components, and exterior. Seal worn Connector

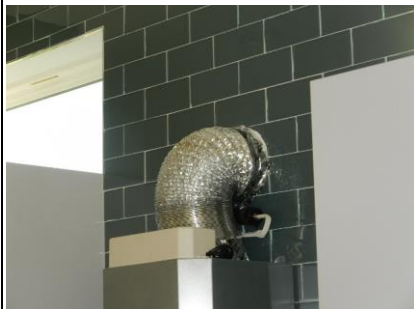
Checked

C. Range Exhaust Vent

Comments:

The inspection covers the filter, vent pipe, and switches as well as operate the blower Vent Recirculates Vents to exterior/updraft

Improper installation.



**** This vent and duct was replaced when the new vent and cabinets were installed by Seller post closing.**

I=Inspected NI=Not Inspected NP=Not Present D= Deficiency

I NI NP D

IMC Code 505.3-Exhasut ducts. Domestic cooking exhaust equipment shall discharge to the outdoors through sheet metal ducts constructed of galvanized steel, stainless steel, aluminum or copper. **Such ducts shall have smooth inner walls, shall be airtight**, shall be equipped with a backdraft damper, and shall be independent of all other exhaust systems.

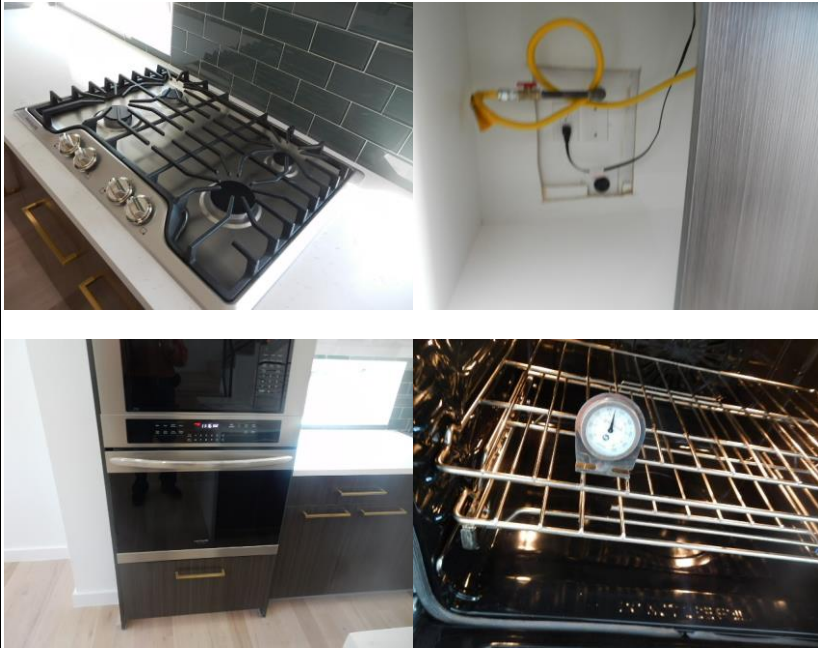
D. Ranges, Cooktops, and Ovens

Comments:

The inspection of the range / oven / cook tops covers the knobs, elements, drip pans handles, glass panels, lights or light covers, and other parts.

Type of range Electric Gas
 Type of oven Electric Gas
 Gas shut off valve Present Accessible Not present and/or observable
 Branch Line Iron / Flex Copper Anti-tip device present
 Top oven temperature when set at 350° 325°

Checked



** No issues with temperature for Oven since purchasing home in Aug. 2020.

E. Microwave Oven

Comments:

The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door and seals.

Checked and tested @ 145°

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The inspection will cover the operation of the unit, observing sound, speed and vibration level.

Void to attic Void to exterior

Checked

G. Garage Door Operator(s)

Comments:

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I NI NP D

The inspection will cover the condition of the main unit, operate the unit if possible, and inspect the systems from all accessible outlets throughout the house.

Manual lock not disabled No auto reverse Kick back function needs adjustment

Double: Checked

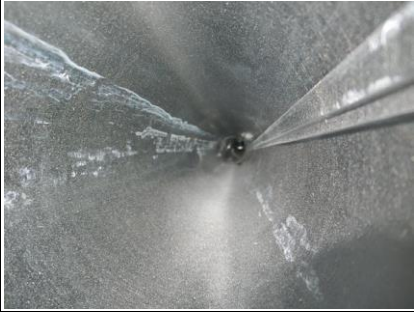
H. Dryer Exhaust Systems

Comments:

The inspection will cover the condition and the routing of ducts (where visible and accessible.)

Into the attic Through roofline Exterior

Checked



REAL ESTATE INSPECTIONS OF TEXAS, LLC
P.O. BOX 727, Colleyville, Texas 76034
PHONE 817-291-9056 FAX 817-571-5190
TREC LICENSE 5885

HOME INSPECTION CONSULTING SERVICE AGREEMENT

NOTICE TO CLIENT: THIS IS A LEGAL AGREEMENT, PLEASE READ BEFORE SIGNING YOU HAVE THE RIGHT TO CONSULT YOUR ATTORNEY PRIOR TO SIGNING THIS AGREEMENT

This Agreement is between Real Estate Inspections of Texas, LLC, and Shawn Lovelady (the “Client(s)”). All parties agree that this Inspection performed at 4231 Munger Ave Dallas, Texas 75204 on August 8, 2020 for \$525.00, (the “Inspection Fee”) is performed for the exclusive use of the Client and hereby agree not to release or make known the contents of the TREC Inspection Report (the “Report”) to any third party who is not directly involved in the sale of the inspected Property; and, that no transfer or assignment of the report shall inure to the benefit of any other person or entity without the express written consent of Real Estate Inspections of Texas, LLC.

The Client understands, agrees and acknowledges that the Home Inspection is performed in accordance with the guidelines set forth by the Texas Real Estate Commission (“TREC”) per the Standards of Practice (sections 535.227-535.271). The Client further agrees that in the event any dispute or controversy should arise regarding the inspection of any item that the specific guidelines as set forth by the State licensing agencies shall prevail and govern the dispute.

The Client understands, agrees and acknowledges that neither Real Estate Inspections of Texas, LLC, nor the Inspector is a licensed specialist in any field of construction or engineering, i.e., Roofer, Electrician, Plumber, Heating and Air Conditioning, Structural Engineer, Foundation Specialist, and that the Inspector is acting only in the capacity of a home Inspector as defined, licensed and governed by TREC. Client understands and agrees that the Inspector is obligated to report only the observed conditions of the items that exist on the Date and Time of Inspection which are visual and accessible to Inspector. The Client understands, agrees and acknowledges that this Agreement is not an insurance policy and that neither Real Estate Inspections of Texas, LLC, nor the Inspector shall be responsible for the future performance or failure of any item part component or system whether inspected or not.

The Client understands, agrees and acknowledges that the Inspector is rendering a professional service, the essence of which is providing the advice, judgment and opinion of the Inspector based on his/her experience and training and that any item noted in the Report is only an opinion, and applies only to the observed condition of the item on the Date and Time of Inspection. Client further

I=Inspected NI=Not Inspected NP=Not Present D= Deficiency

I NI NP D

understands, agrees and acknowledges that the Inspector’s opinion: is not a factual statement of the condition of the item; that the opinion may not reflect the total extent of defects or damage that may be hidden; the Report may not reflect latent defects; the Report may not reflect defects which have been cosmetically masked to avoid detection; the Report may not reflect defects hidden to the Inspector or located in inaccessible areas; the Report may not reflect defects that may have or could have been disclosed by an inspection performed by an Engineer or Specialist; and, that the Report may not reflect defects that may occur later, become evident later, or may be discovered at a later time i.e. during repair or remodeling.

The Client understands, agrees and acknowledges that neither Real Estate Inspections of Texas, LLC nor the Inspector are responsible or liable for: (1) any construction or installation defect in the Property; (2) the failure to observe or provide opinions with respect to any part, component or system of the residential building that is not expressly included in the Home Inspection Report; (3) any defects which become apparent after the date and time of the Home Inspection; and, (4) that the Inspector does not provide opinions regarding compliance with current Building Codes, Ordinances or Statutes.

The Client understands agrees and acknowledges that: (1) Client was free to choose other inspection services and chose to hire Real Estate Inspections of Texas, LLC to perform the inspection (2) neither Real Estate Inspections of Texas, LLC nor the Inspector make any warranties or guarantees, express or implied, as to the services provided to the Client, or any warranties or guarantees, express or implied as to parts, components or system, included in the inspection provided for by this agreement; and, (3) neither Real Estate Inspections of Texas, LLC nor the Inspector make any warranties or guarantees as to the future performance of any item, part component or system.

In the event a dispute or controversy arises out of the home inspection performed on herein named property, Client agrees that prior to taking any action, legal or otherwise, Client shall first: (1) submit a written claim to Real Estate Inspections of Texas, LLC within seven (7) days of the inspection to the address noted above, detailing the suspected error or omission; (2) allow Real Estate Inspections of Texas, LLC, the Inspector and/ or their agent or legal representatives to perform a reinspection of the areas or items stated in the claim; (3) not disturb or repair the disputed item prior to a reinspection, and (4) once the report is adjusted, sign a waiver of further action against Real Estate Inspections of Texas, LLC and the Inspector; otherwise Client waives all claims for damages.

CLIENT HAS BEEN NOTIFIED THAT NEITHER REAL ESTATE INSPECTIONS OF TEXAS, LLC NOR THE INSPECTOR MAKE OR GIVE ANY EXPRESS OR IMPLIED WARRANTIES OR GUARANTEES. CLIENT AGREES AND UNDERSTANDS THAT THE MAXIMUM LIABILITY INCURRED BY REAL ESTATE INSPECTIONS OF TEXAS, LLC AND/OR THE INSPECTOR FOR ERRORS AND OMISSIONS IN THE INSPECTION REPORT, OR FOR ANY OTHER CAUSE OF ACTION ARISING FROM THE INSPECTION INCLUDING ANY LIABILITY OF ANY INSPECTOR, INDEPENDENT CONTRACTOR, OWNER, AGENT, OR EMPLOYEE OF REAL ESTATE INSPECTIONS OF TEXAS, LLC, IF ANY, TO THE CLIENT SHALL BE LIMITED TO THE AMOUNT OF THE INSPECTION FEE, CLIENT INITIAL(S)

I HAVE CAREFULLY READ UNDERSTAND AND AGREE TO THE PROVISIONS CONTAINED IN THIS CONSULTING SERVICES AGREEMENT

Client _____ Date _____ Client _____ Date _____

Real Estate Inspections of Texas, LLC by _____
S. Craig Lemmon, its President