

LEVEL UP HOME INSPECTIONS

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YOUR INSPECTION REPORT

1234 Main St. Forney TX 75126

Buyer Name 09/14/2018 9:00AM



Inspector
Brian Fox
TREC # 21068
214-210-3576
fastreply@leveluphomeinspections.com



Agent Name 555-555-555 agent@spectora.com



PROPERTY INSPECTION REPORT

Prepared For: Buyer Name
(Name of Client)

Concerning: 1234 Main St. Forney TX 75126
(Address or Other Identification of Inspected Property)

By: Brian Fox - TREC # 21068 09/14/2018 9:00AM
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

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

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

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

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (http://www.trec.texas.gov)

(512) 936-3000

REI 7-5 (5/4/2015) 1 of 22

Report Identification: 1234 Main St. Forney TX 75126

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Furnished and Occupied:

Some items couldn't be inspected due to multiple personal belongings in the way. The attempt was made to inspect all major items and concerns.

In Attendance: Owner, Builder, Inspector

Occupancy: Furnished, Occupied

Temperature (approximate): 75 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Raining, Recent Rain, Cloudy

REI 7-5 (5/4/2015) 2 of 22

Comment Key of Definitions:

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Maintenance Item (MI) = The item, component, or system while perhaps functioning as intended is in need of minor repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency, safety, and/or more closely align with current construction standards. Items falling into this category can frequently be addressed by a homeowner or handyman and are considered to be routine homeowner maintenance or recommended upgrades.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

REI 7-5 (5/4/2015) 3 of 22

Report Identification: 1234 Main St. Forney TX 75126 I = Inspected NI = Not Inspected NP = Not Present D = Deficient NI NP D I. STRUCTURAL SYSTEMS □ □ □ A. Foundations Foundation Condition (Satisfactory): Satisfactory -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. Method used to inspect: Visual of Exterior

 $oxed{oxed}$ $oxed{oxed}$ B. Grading and Drainage

Signs of foundation issues: No

Type of Foundation(s): Slab on Grade

Grade (Ground) slopes away from property: Yes - The grade or (ground) around property slopes away from foundation

REI 7-5 (5/4/2015) 4 of 22

I = Inspected NI = Not Inspected NP = Not Pre

I NI NP D

NP = Not Present D = Deficient

1: Gutter Extension or Splash Block Needed

Deficient

Downspout extensions are add-ons to gutter systems that make it possible for water to fall to the earth in a controlled manner rather than splashing everywhere and potentially going where it can do damage. Downspout extensions divert water away from the foundation and structure of your home. When water accumulates around the base of your home it will inevitably lead to problems

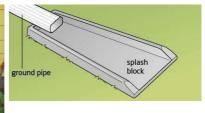
Splash blocks are devices made of plastic or concrete that channel the water away from the foundations of a building or house. They are usually rectangular, with a close-ended side positioned underneath the downspout and an open-ended side that direct the water away from the construction's foundations.

Installing splash blocks to your property is more important than most people realize to maintain its structural integrity. If you need a breakdown of why you should definitely not forgo installing them, here are the main reasons why splash blocks are essential:

- They carry the water away from the foundations of your home. When it rains, fast-flowing water comes from the downspouts. The strong current during a heavy storm or hurricane cannot flow into the ground swiftly and linearly without something that helps channel the water in one direction. That's what splash blocks are for: to help water flow in one direction and away from your property. This helps protect the house's foundations from water, which if left unchecked can cause irreparable and costly damages.
- They prevent mud stains on the walls. As the name implies, splash blocks prevent muddy water from splashing into the ground. If your property is surrounded by grass, your exterior walls might get stained when it rains and dirty water falls to the ground from the downspouts and splatters on the walls. To avoid this and keep your exterior walls, floors, and grass in perfect condition, it is best to redirect water away with the splash blocks.
- They can be a nice decoration item for your outdoor spaces. There are different styles of splash blocks to choose from in today's market. There are classic, rectangle shaped blocks or others with an Asian pond style or even some made in the shape of animals or leaves. Also, if you prefer to have another kind of drain system, there are underground pipes that are connected to the downspout and carry the water to a specific point on the ground.









NI = Not Inspected **NP** = **Not Present D** = **D**eficient

NI NP D

2: Improper slope



slope on gutter is slanted in away that will cause poor drainage. There is standing water in gutter, meaning it is not flowing towards down spout. Recommend adjusting slope.

Recommendation: Contact a qualified gutter contractor



3: Paint chipping



Paint chipping in newly installed gutters. Recommend having them repainted to prevent rust or further

Recommendation: Contact a qualified painter.

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D = Deficient

I NI NP D





4: Debris In GutterMaintenance Item

Tools left in gutter.



□ □ □ C. Roof Covering Materials

Types of Roof Covering: Metal Viewed From: Drone, Roof, Ground

1: Sealant Needed

Deficient

All connections / seams should be sealed to prevent water intrusion into home.

Recommendation: Contact a qualified roofing professional.



REI 7-5 (5/4/2015) 7 of 22

NI = Not Inspected

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NI NP D



2: Missing Fasteners

Deficient

Metal roof is missing self sealing fasteners.

Recommendation: Contact a qualified roofing professional.



X	Ш	Ш	Ш	D. Roof Structure &	Atti
				M. / 1. OCD	

Material: OSB
Type: Flat, Hip
Viewed From: Attic

$oxed{\boxtimes}$ $oxed{\Box}$ $oxed{\boxtimes}$ E. Walls (Interior and Exterior)

Material: Hardi board

1: Paint or Stained Recommended

Deficient

All exposed wood should be painted or stained. Exposed wood will absorb moisture and damage much sooner than painted or stained wood.



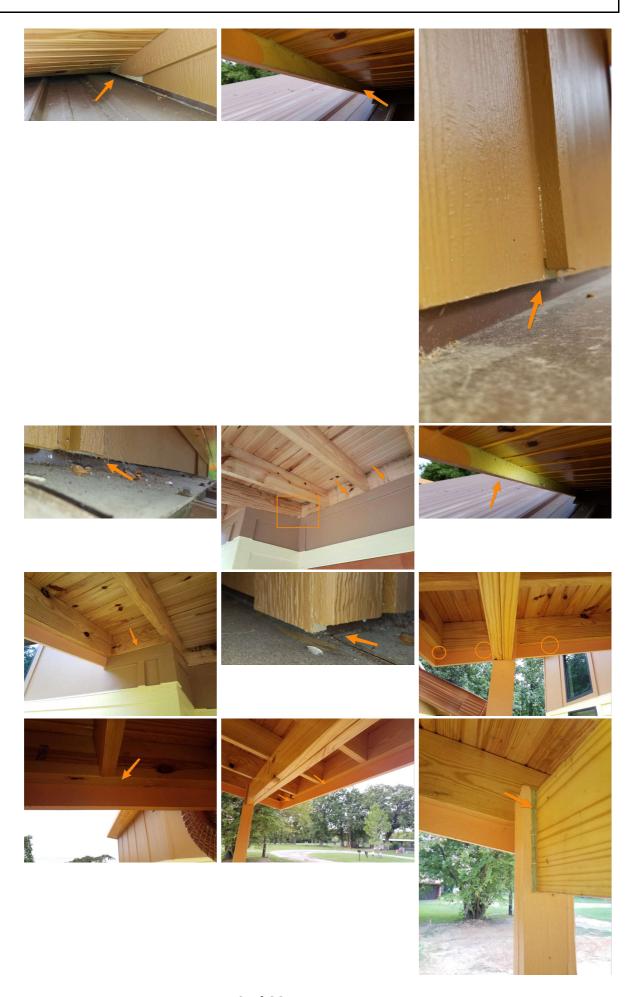




8 of 22

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

I NI NP D



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NI NP D



2: Siding In Need of Repair

Deficient

Siding, has damage and gaps in various locations and should be repaired or replaced.

Recommendation: Contact a qualified siding specialist.



X		F. Ceilings and Floors
X		G. Doors (Interior and Exterior)
X		H. Windows
	\times	I. Stairways (Interior and Exterior)
	\times	J. Fireplaces and Chimneys
X		K. Porches, Balconies, Decks, and Carports

II. ELECTRICAL SYSTEMS



Panel:

10 of 22

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I NI NP D



X	Ш	ΙШ	B	. Branch	Circuits,	Connected	Devices,	and	Fixtures
				Tuna of	Wiring (Onner			

Type of Wiring: Copper

 $oxed{\boxtimes}$ $oxed{\Box}$ $oxed{\boxtimes}$ Outdoor light fixtures

1: Sealant Recommend



Sealant Recommend around exterior light fixtures to prevent water intrusion and water contact with electrical



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

X	☐ HVAC Performed Satisfactory
	Condenser Video:
	This video is to show that the condenser was or was not running at the time of the inspection. What th
	condenser sounded like during the inspection.

In addition, In the event you need to make a insurance claim for what ever reason you have

documentation of the condition of the unit.

Condenser Pictures:

REI 7-5 (5/4/2015) 11 of 22

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NI NP D





Brand: Payne





Energy Source: Electric Type of System: Forced Air

 $oxed{oxed}$ $oxed{oxed}$ B. Cooling Equipment

Manufacturer Information:



Type of System: Central Air Conditioner

☑ ☐ ☑ 区 C. Duct System, Chases, and Vents

1: Duct on floor

Deficient

The flexible air ducts are improperly installed, They are laying on the attic floor. Air ducts should be suspended from the over head and supported every 4 feet, with no more than 2 inches of sag between each supporting strap.

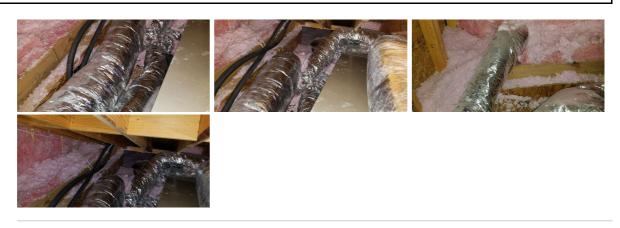
Recommendation: Contact a qualified professional.

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NI NP D



2: Restriction of flow

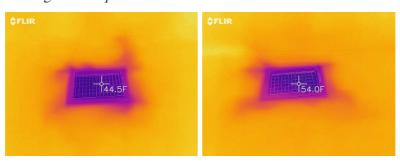


Duct work is turn too sharp restricting the flow to the room this can cause a pressure difference and a temperature difference in that room. Recommend be adjusting the straps holding the ductwork in place to allow more flow

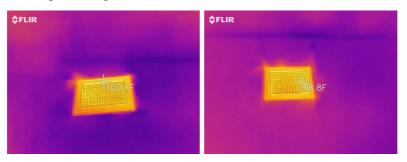


□ □ □ Register Temps

AC Register Temperature:



Heat register temp:



Return Air Temp:

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NI NP D



☑ ☐ ☐ Seasonal Maintenance Recommended

Why should you get seasonal maintenance?:

Seasonal preventive maintenance on your heating and cooling system may guard against many unexpected failures and could maximize the lifecycle of your heating or cooling unit. Preseason inspections may uncover leaks, rust, rot, soot, frayed wires and/or corroded electrical contacts on your air conditioner or heat pump that can lead to bigger equipment failures if left untreated.

Proper maintenance may also keep your system running at peak performance levels. Effective maintenance can reduce HVAC energy costs by 5 to 40 percent depending on the system or equipment involved.2

here is a link with more info Seasonal Maintenance

IV. PLUMBING SYSTEMS

 $oxed{oxed}$ $oxed{oxed}$ A. Plumbing Supply, Distribution Systems, and Fixtures

Material - Distribution: Pex, Copper Material - Water Supply: PVC

1: Outdoor Fixture

Deficient

Outdoor fixture is missing sealant, this will allow water and pest intrusion into home. Recommend sealing with a good waterproof based sealant.

Recommendation: Contact your builder.





☑ ☐ ☐ B. Drains, Wastes, & Vents

Drain Size: 1 1/2" Material: PVC

14 of 22 REI 7-5 (5/4/2015)

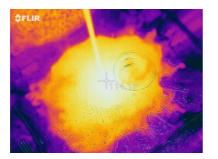
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☐ ☐ ☑ ☐ D. Hydro-Massage Therapy Equipment

⊠ □ □ **Water Temp** *Temp:*



🗵 🗌 🖺 Bathroom (Master)

1: Rain Head

Deficient

Rain head is to close to the exit of the shower, with out a barrier or the head moved further back, the floors will eventually suffer from water intrusion and damage. Recommend moving head back further in shower.

Recommendation: Contact your builder.

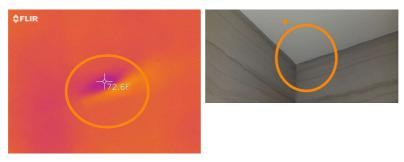


2: Possible Ceiling Leak

Deficient

There is indication, via the use of a infrared gun that there is a possible water leak in shower stall.

Recommendation: Contact your builder.



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V. APPLIANCES

□ □ □ A. Dishwashers

Manufacturer Information:



 $oxed{oxed}$ $oxed{oxed}$ B. Food Waste Disposers Manufacturer Information:



 $oxed{\boxtimes}$ $oxed{\Box}$ $oxed{\Box}$ C. Range Hood and Exhaust Systems

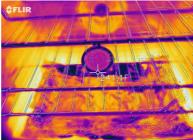
Exhaust Hood Type: Re-circulate

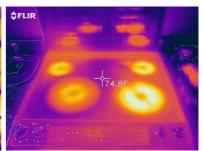
 $oxed{oxed}$ $oxed{oxed}$ D. Ranges, Cooktops, and Ovens

Cook Top Burner Photo - Oven Temp Photo :

This section is to show cooktop burners and oven temp at the time of the inspection. All ovens are set to 350 degrees and tested with oven thermoset. Cooktops are tested with either a visual inspection or Thermal camera







Manufacturer Information:

16 of 22

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I NI NP D



Range/Oven Brand: Whirlpool Range/Oven Energy Source: Electric

□ □ □ E. Microwave Ovens

Manufacturer information:

Manufacturer Information and Microwave video in operation. The light inside the microwave is a tester and glows when waves are present.





🗵 🗌 🗎 C. Water Heating Equipment

Annual Maintenance Flush Recommended:

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

Here is a DIY link to help.

Capacity: 50 Gallons Location: Utility Room

17 of 22

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Manufacturer: AO Smith



Power Source: Electric

☑ ☐ ☐ F. Mechanical Exhaust Vents and Bathroom Heaters

⋈ □ □ ⋈ H. Dryer Exhaust Systems

Annual Cleaning Recommend:

We recommend your dryer vents be cleaned prior to moving in and annually after that.

Dirty vents are a known fire hazard, and reduce the life and efficiency of the dryer.

1: Vent Damaged

Deficient

Vent is damaged and restricted. This will cause issues with the dryer discharge. Repair vent, reduce restriction.

Recommendation: Contact a qualified appliance repair professional.

18 of 22 REI 7-5 (5/4/2015)

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Manufacturer Information:



Temperatures:



THERMAL IMAGING

⊠ □ □ ⊠ General

Thermal Imaging: What is Thermal Imaging?

Infrared (thermal imaging) is an advanced, non-invasive technology that allows the inspector to show clients things about their homes or buildings that cant be revealed using conventional inspection

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NI NP D

methods

Thermal Imaging Limitations

- Thermal imaging *only* displays surface temperatures of *solid* objects.
- IR detects the temperature based upon the wavelength of the light emitted by the object (longer wavelength, colder). IR, therefore, does not show the temperature of objects that reflect light, (glass, shiny metal, light-colored objects in direct sunlight).
- IR does not see through walls, but only displays the very slight differences in surface temperature of the wall. Images of areas behind and not in contact with walls depend upon the temperature difference of the area. It is easier to see hot objects because they will be radiating heat to the not-in-contact surface.

Any finding or images presented in this report will need to be further investigated

If we call out moisture as an issue, it will be backed up with a moisture reading, and that reading will be included in the pictures.

1: High moisture readings

Deficient

High moisture readings (above 20%)

Recommendation: Contact a qualified professional.



2: Missing insulation

Deficient

The thermal images below represent missing insulation. This can easily be fixed. But until fixed may reduce efficiency in the area of missing insulation.

In the case of doors, insulation reefers to door seals and or gaskets.

Recommendation: Contact a qualified professional.

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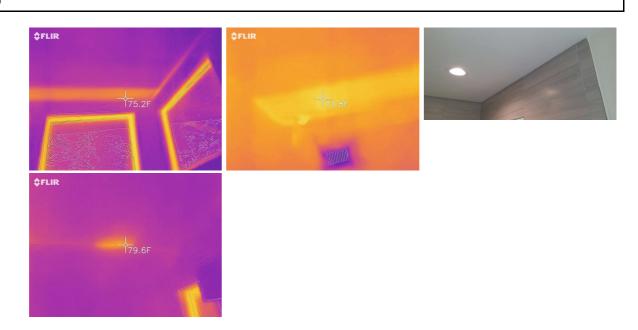
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ADDITIONAL RESOURCES AND IMPORTANT INFORMATION