



Level Up Home Inspections
Your Property, Our Priority

LEVEL UP HOME INSPECTIONS

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<https://www.leveluphomeinspections.com>



YOUR INSPECTION REPORT

1234 Main St.
Forney TX 75126

Buyer Name
08/04/2018 9:00AM



Inspector
Brian Fox
TREC # 21068
214-210-3576

fastreply@leveluphomeinspections.com



Agent
Agent Name
555-555-5555
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 08/04/2018 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. It 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.

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

In Attendance: Inspector, Buyer

Occupancy: Occupied, Furnished

Temperature (approximate): 95 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Hot

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.

I. STRUCTURAL SYSTEMS

- C. Roof Covering Materials**
Types of Roof Covering: Asphalt
Viewed From: Roof, Drone



1: Damaged Coverings

⊖ Deficient

Roof coverings exhibited damage and or granule loss that could affect performance. Recommend a qualified roofer evaluate and repair.



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2: Flashing In Need Of Maintenance

Maintenance Item

Flashing around roof structure in need of paint and or sealant.

Recommendation: Contact a qualified roofing professional.



3: Torn Shingles

Maintenance Item

Shingle torn, should be repaired or replaced.

Recommendation: Contact a qualified roofing professional.



4: Debris

Maintenance Item

Debris on roof, it's recommend to keep roof clear of debris to prevent damage to roof coverings

Recommendation: Contact a handyman or DIY project



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

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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
Signs of foundation issues : Movement - Non Structural
Type of Foundation(s): Slab on Grade

1: Corner Popping

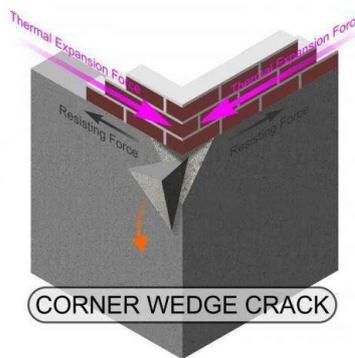
 Maintenance Item

Corner Popping also called a **Corner Wedge Crack**. **Corner Popping** of a foundation is considered a cosmetic, non structural issue

Brick expands due to thermal expansion and due to water absorption. A slab foundation is mostly underground and has much less exposure and is less porous than the brick, therefore making it much less expansive.

[Article On Corner Popping](#)

Recommendation: Recommend monitoring.



2: Foundation Settling/ movement

 Deficient

The property show signs of movement. siding and or trim has come partially detached from property. Parts of the floor are uneven further evaluation is recommended.

Movement is common. Keeping water away from property, proper slope and gutter systems can dramatically improve further movement.

Recommendation: Contact a foundation contractor.

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B. Grading and Drainage

Grade (Ground) slopes away from property : No -
The grade or (ground) around property slopes away from foundation

1: Negative Grading

⊖ Deficient

Negative grading slopes toward your home, directing stormwater toward your foundation. When stormwater consistently collects near the home only bad things can happen. That is why we tell our customers and document that negative grading needs to be corrected.



K. Porches, Balconies, Decks, and Carports

E. Walls (Interior and Exterior)

Exterior :



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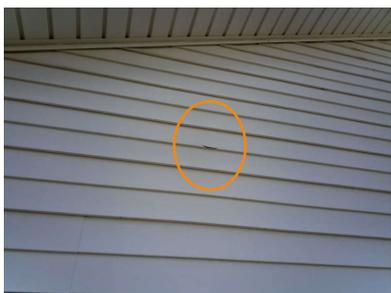
Material: Brick, Vinyl

1: 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.



2: Stains on siding

🔧 Maintenance Item

Organic growth on siding, recommend cleaning siding.

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

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1: Ceiling - Minor Damage

⊖ Deficient

Minor damage or cracks on the ceiling was visible at the time of the inspection.

Recommend patching or repairing damaged or cracked areas



Utility room

G. Doors (Interior and Exterior)

Garage

1: Sealant Recommend

⊖ Deficient

Sealant on exterior trim around garage framing is in need of repair. Without proper sealant water and pest can cause damage to trim and property.

Recommendation: Contact a qualified professional.



G. Garage Door Operators

Safety Sensor Tested:

Safety sensor was tested and worked properly at the time of the inspection.

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H. Windows

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

Recommend Maintenance:

Before You use the fireplace, it is our recommendation to have the chimney cleaned by a qualified chimney sweep.

1: Chimney Liner Dirty

🟡 **Deficient**

Chimney liner had layer of creosote dust, recommend cleaning prior to use.

Recommendation: Contact a qualified chimney sweep.



D. Roof Structure & Attic

Approximate Average Depth of Insulation: 9 Inches

Attic:



Material: OSB, Wood

Type: Hip

Viewed From: Attic

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1: Light out

 Maintenance Item

Light didn't work. Try changing the bulb, if that doesn't work you may need to consult with a electrician

Recommendation: Contact a handyman or DIY project



Vegetation

1: Tree overhang

 Deficient

OVERHANGING BRANCHES

Branches and limbs can easily break under the weight of snow/ Ice, or simply snap off in high winds. When this happens, the larger limbs can break or put holes in your roof, while smaller branches often rip off shingles as they fall to the ground, leaving your roof susceptible to the elements and creating leaks.

As a general rule, you should have about a 10-foot radius around your house thats clear of any branches. You should also go around and inspect any nearby trees for signs of rot or decay, as dead limbs are more likely to fall or break.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Meter:



Panel:

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures
Type of Wiring: Copper

1: Exposed Ends & Splices

☹ Deficient

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

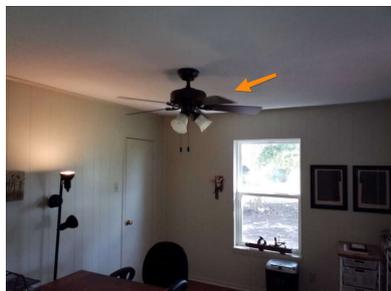


Above stove

2: Light Inoperable

☹ Deficient

One or more lights are not operating. New light bulb possibly needed.



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3: No GFCI Protection

🚫 Deficient

No GFCI protection present . Recommend licensed electrician upgrade by installing ground fault receptacles in all wet locations.

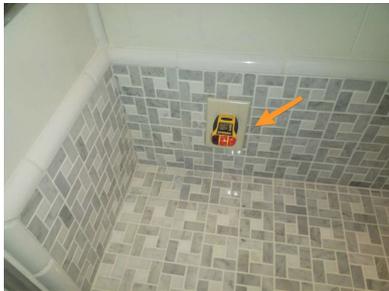
What is a GFCI?

A ground-fault circuit interrupter (GFCI) is the only protection device designed to protect people against electric shock from an electrical system.

[Here is a link](#) to read about how GFCI receptacles keep you safe.



Master Bathroom



Bathroom

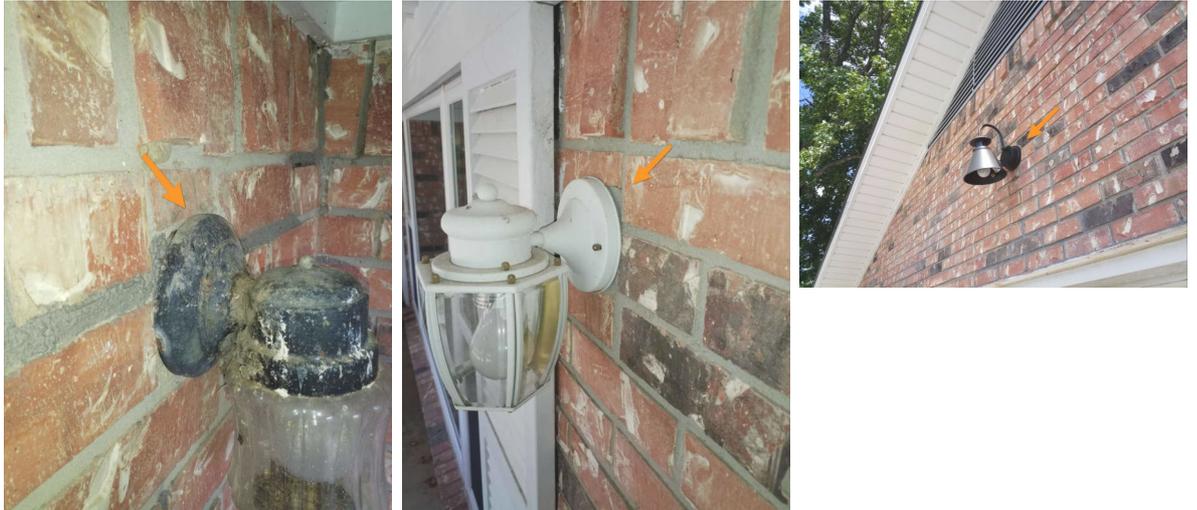


Outdoor light fixtures

1: Sealant Recommend

🚫 Deficient

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



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

HVAC Performed Satisfactory

Condenser Video:



Condenser Pictures:



Tested:

The HVAC system operation was tested and responded to the on/off command at the inside thermostat controllers. The unit functioned as expected and discharged conditioned air at measured ducts.

The differential temperature between the supply and return vents was satisfactory at the time of inspection. The differential temperature is an indication that the air conditioning system is functioning satisfactorily. The differential temperature is a basic test. This does not validate the size of the unit or the homes ability to be cooled or heated due to insulation, air leaks, or other inefficient conditions.

A. Heating Equipment

Brand: Goodman

Energy Source: Electric

I	NI	NP	D
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Type of System: Forced Air

B. Cooling Equipment

Manufacturer Information:



Type of System: Central Air Conditioner

C. Duct System, Chases, and Vents

Air filter

Filter size / condition/ location:

Recommend changing filters every 30-45 days



Recommendation:

Regardless of current air filter condition, It is our recommendation to change filter every 45 days max. Change more often, if you have pets and allergies.

Register Temps

AC Register Temperature:

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Bedroom



Kitchen

Heat register temp:



Kitchen



Bedroom

Thermostat Setting:



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.¹ 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

A. Plumbing Supply, Distribution Systems, and Fixtures

Material - Distribution: Copper

Material - Water Supply: Copper

B. Drains, Wastes, & Vents

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Drain Size: 1 1/2"
Material: PVC

D. Hydro-Massage Therapy Equipment

Water Temp
Temp:



Bathroom #2

1: Floor damage under sink
➔ Deficient

Floor is damaged under sink.

Recommendation: Contact a qualified professional.



Bathroom (Master)

1: Damaged Floor Under Sink
➔ Deficient

Floor under sick is damaged.

Recommendation: Contact a qualified flooring contractor



2: Sealant Needed
➔ Deficient

Sealant around tub and tile needs to be repaired or replaced.

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V. APPLIANCES

- A. Dishwashers**

Manufacturer Information:



Tested:

Diswasher was tested for operation and leaks. None present at the time of the inspection.

- B. Food Waste Disposers**

- C. Range Hood and Exhaust Systems**

Exhaust Hood Type: Vented

- 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 thermostat. Cooktops are tested with either a visual inspection or Thermal camera



Manufacturer Information:

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

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: 40 Gallons
Location: Utility Room
Manufacturer: GE



Power Source: Electric
Water Shut-off:
Turn off in the event of a leak



I	NI	NP	D
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1: No discharge Piping

🔴 Deficient

The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap located in the same room as the water heater.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.
5. Discharge to the floor, to an indirect waste receptor or to the outdoors. Where discharging to the outdoors in areas subject to freezing, discharge piping shall be first piped to an indirect waste receptor through an air gap located in a conditioned area.
6. Discharge in a manner that does not cause personal injury or structural damage.
7. Discharge to a termination point that is readily observable by the building occupants.
8. Not be trapped.
9. Be installed so as to flow by gravity.
10. Not terminate more than 6 inches (152 mm) above the floor or waste receptor.
11. Not have a threaded connection at the end of such piping.
12. Not have valves or tee fittings.
13. Be constructed of those materials listed in Section 605.4 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.



C. Water Heating Equipment 2

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: 30 Gallons

Location: Closet

Manufacturer: Whirlpool

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Power Source: Electric

Water Shut-off:

Turn off in the event of a leak



1: Corrosion at connection

🔴 Deficient

Corrosion at water connection to water heater. Recommend replacing before it becomes an issue or leak.



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2: No discharge Piping

🔴 Deficient

The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap located in the same room as the water heater.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.
5. Discharge to the floor, to an indirect waste receptor or to the outdoors. Where discharging to the outdoors in areas subject to freezing, discharge piping shall be first piped to an indirect waste receptor through an air gap located in a conditioned area.
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11. Not have a threaded connection at the end of such piping.
12. Not have valves or tee fittings.
13. Be constructed of those materials listed in Section 605.4 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.



F. Mechanical Exhaust Vents and Bathroom Heaters

F. Mechanical Exhaust Vents and Bathroom Heaters 2

H. Dryer Exhaust Systems

Annual Cleaning Recommend:

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

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

PEST AND TERMITES

ADDITIONAL RESOURCES AND IMPORTANT INFORMATION

FOUNDATION ELEVATION SURVEY