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INSPECTED FOR

**James & Beatriz Freeman**

**258 Sugarloaf Ave**

**Abilene, TX 79602**

**January 26, 2018**

## PROPERTY INSPECTION REPORT

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**Prepared For:** James & Beatriz Freeman  
(Name of Client)

**Concerning:** 258 Sugarloaf Ave, Abilene, TX 79602  
(Address or Other Identification of Inspected Property)

**By:** River Dillard, Lic #22970 01/26/2018  
(Name and License Number of Inspector) (Date)

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### 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](http://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. 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. 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, bathroom, 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 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 requires 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.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Inspection Time In: **8:30 am** Time Out: **11 am** Property was: **Occupied**

Building Orientation (For Purpose Of This Report Front Faces): **South**

Weather Conditions During Inspection: **Cloudy Overcast**

Outside temperature during inspection: **50 to 60 Degrees**

Parties present at inspection: **Seller, Sellers Agent**

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.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

**THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY James & Beatriz Freeman. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.**

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

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## I. STRUCTURAL SYSTEMS

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### A. Foundations

*Type of Foundation(s):* Slab on Ground

*Comments:*

#### **Foundation Is Performing Adequately**

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

#### **Additional Observations and/or Comments:**

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

#### **Foundation Maintenance & Care**

- **Note:** Proper drainage and moisture control is needed with all foundation types. Due to the expansive nature of the load bearing soils in the area it is important to direct water away from the foundation at all locations and that the soil moisture content be maintained at a constant level around the structure. Improper drainage and moisture control may contribute to greater than normal foundation movement.



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### B. Grading and Drainage

*Comments:*

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

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**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Composition

*Viewed From:* Walked on roof

*Comments:*

**Roof Covering**

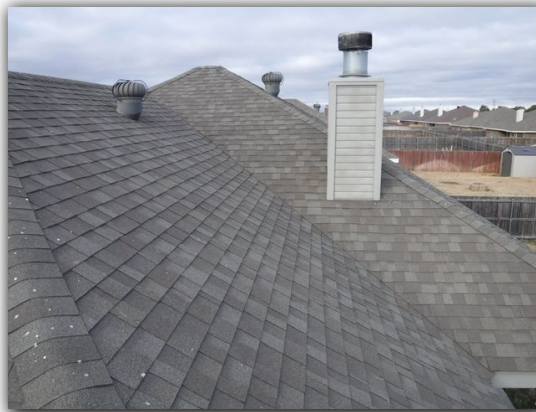
All components were found to be performing and in satisfactory condition on the day of the inspection.

**Flashing Details**

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

**Turbine(s)**

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



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**D. Roof Structures and Attics**

*Viewed From:* From Interior of Attic

*Approximate Average Depth of Insulation:* 13+”

*Approximate Average Thickness of Vertical Insulation:* 2” - 4”

(**Note:** Recommended depth of attic floor insulation is approx. 10+ inches to achieve a R30 rating.)

*Insulation Type:* Loose Filled, Batt or Blanket

*Description of Roof Structure:* Rafter Assembly

*Attic Accessibility:* Partial

*Comments:*

**Roof Structure**

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

**Attic Ventilation**

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

**Attic Insulation**

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

**Attic Ladder(s)**

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



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

*Description of Exterior Cladding:* Brick Veneer, Stone Masonry Veneer, Vinyl Siding

*Comments:*

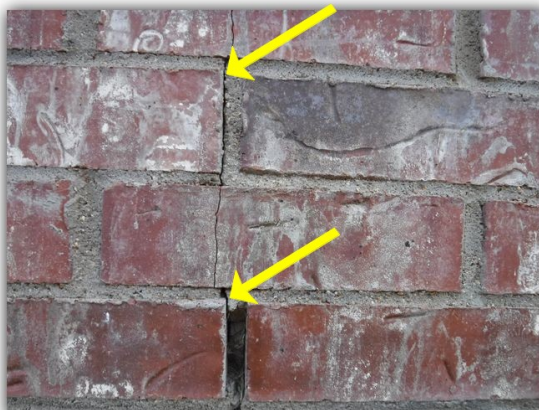
##### Interior Walls & Surfaces

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

##### Exterior Walls & Surfaces

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

- **Note:** Typical minor mortar and/or brick cracks were observed in the exterior veneer on the west side of the structure.



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#### F. Ceilings and Floors

*Comments:*

##### Ceilings

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

##### Floors

- The floor tile(s) were observed to be cracked and/or damaged in front entrance area, laundry room.

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

*Comments:*

**Interior Doors**

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

**Exterior Doors**

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

- Note: The back porch entry door was observed to have a pet door at the time of the inspection.

**Overhead Garage Door**

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



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**H. Windows**

*Comments:*

**Window Screens**

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

**Windows**

- Cracked and/or broken window glass was observed in the front corner bedroom.



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

*Comments:*

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**J. Fireplaces and Chimneys**

*Comments:*

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

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

*Comments:*

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

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**L. Other**

*Comments:*

**II. ELECTRICAL SYSTEMS**

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**A. Service Entrance and Panels**

**Panel Box**

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

*Box Location:* Garage

*Cabinet Manufacturer:* General Electric - GE

*Comments:*

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

**Grounding / Bonding**

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

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

*Type of Wiring:* Copper

*Comments:*

**Receptacle Outlets**

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

- **Note:** Some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.

**Switches**

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

**Fixtures**

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

**Smoke Alarms**

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

- **Note:** It is recommended to test for proper operation monthly and replace the batteries in all of the smoke detectors once a year for reasons of safety.

**Doorbell / Chime**

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

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

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**A. Heating Equipment**

*Type of System:* **Central Heating System**

*Energy Source:* Electric

*Brand Name:* RUUD

*Comments:*

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

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B. Cooling Equipment

Type of System: **Central Cooling System**  
Today's Temperature Differential (Delta-T): **17 Degrees**  
Approximate System Age: **2008**  
Approximate System SEER: **Unable To Determine**  
Approximate System Size: **3 ton**  
Filter Size: **24 x 24 , 14 x 14** Location: **Interior Ceiling Mounted**  
Brand Name: **RUUD**

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

**Notice:** Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately **between 15 to 23 degrees F.** total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.



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**C. Duct Systems, Chases, and Vents**

*Comments:*

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

## IV. PLUMBING SYSTEMS

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**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter:* Within 5-feet of Front Curb

*Location of main water supply valve:* Unable to Locate a Main Supply Valve

*Static water pressure reading:* 70 to 80 psi

*Comments:*

**Water Supply System**

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

**Exterior Faucets/Fixtures**

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

- **Note:** The exterior water hose bibb(s) (faucet) adjacent to the home should be protected from physical damage and/or possible freeze.

**Laundry Connections**

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

A clothes washing machine was in place at the time of inspection. I was unable to verify the performance of the clothes washing machine drains and/or hose bibbs. A limited visual survey will be performed and if any deficiencies are found will be listed within this section.

**Kitchen Sink**

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

**Hall Bathroom**

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

**Master Bathroom**

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



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

*Comments:*

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

- **Note:** While water was run down the drains, this cannot simulate the waste flows characteristics of a fully occupied structure. Unless specified, fixtures and vessels were not filled to capacity for leak testing to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing, including hydrostatic testing, may be available from qualified, licensed plumbers. You may also consider further testing and inspection of the sewer line(s) in older homes (40+ years), homes with previous foundation repair, and homes with evidence of poor foundation performance.
- **Note:** I was unable to locate the plumbing cleanout(s).

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**C. Water Heating Equipment**

*Energy Source:* **Electric**

*Capacity:* **50 Gallons**

*Location:* **Garage**

*Approximate Age:* **2009**

*Brand Name:* **A.O. Smith**

*Comments:*

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



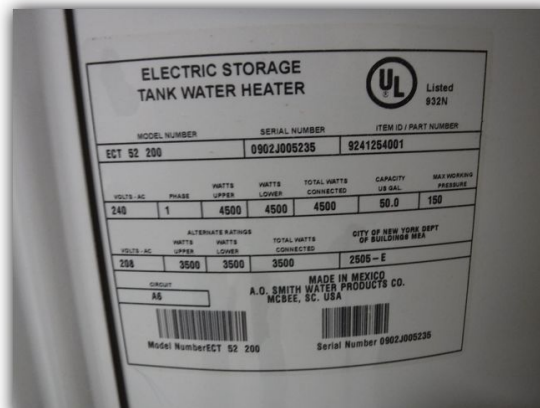
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#### D. Hydro-Massage Therapy Equipment

Comments:

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#### E. Gas Distribution Systems

Comments:

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#### F. Other

Comments:

### V. APPLIANCES

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#### A. Dishwashers

Comments:

**Brand Name:** General Electric – GE

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



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**B. Food Waste Disposers**

*Comments:*

**Brand Name:** Badger

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

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**C. Range Hood and Exhaust Systems**

*Comments:*

**Brand Name:** General Electric – GE

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

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

*Comments:*

**Range Brand Name:** General Electric – GE

The oven was set to 350 degrees. When tested, at least 30 minutes later, the temperature rose to 350 degrees and held that temperature. A +/- of 25 degrees is considered acceptable.

- The range can be easily tipped over and should be equipped with an anti-tip device, for safety.

**ANTI-TIP DEVICE**

**⚠ WARNING** — To reduce the risk of tipping, the appliance must be secured by properly installed Anti-Tip bracket packed with this appliance.

If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.



**⚠ WARNING —**

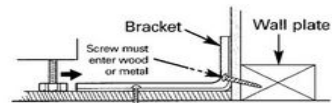
- All ranges can tip
- Injury to persons could result
- Install Anti-Tip bracket packed with range
- See Installation Instructions



If you pull the range out and away from the wall for any reason, make sure the Anti-Tip bracket is engaged when the range is pushed back against the wall.

**9 ANTI-TIP DEVICE INSTALLATION**

An **Anti-Tip bracket** is supplied with instructions for installation in a variety of locations. The instructions include all necessary information to complete the installation. Read the **Safety Instructions** and the instructions that fit your situation before beginning installation.



Typical installation of anti-tip bracket attachment to wall

**⚠ WARNING:**

- Range must be secured by **Anti-Tip bracket** supplied.
- If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.
- See instructions to install (supplied with bracket).
- Unless properly installed, the range could be tipped by stepping or sitting on the door. Injury may result from spilled hot liquids or from the range itself.

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**E. Microwave Ovens**

*Comments:*

**Brand Name:** General Electric – GE

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

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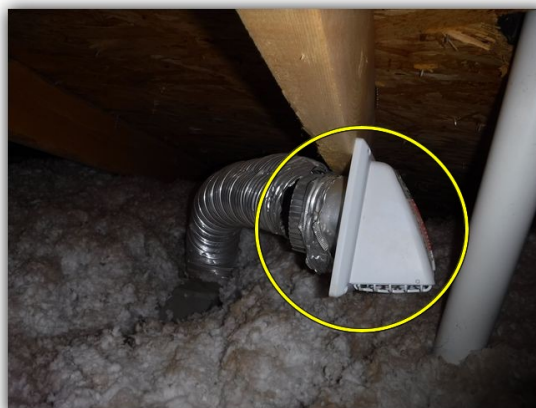
**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

**Exhaust Vent**

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

- **Note:** The bathroom exhaust vents were observed to be venting into the attic area and not to the exterior of the structure. This is an “as-built” condition per local building codes but we are required to mark it as deficient per the TREC standards of practice.



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**G. Garage Door Operators**

*Comments:*

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

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**H. Dryer Exhaust Systems**

*Comments:*

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**I. Other**

*Comments:*

**VI. OPTIONAL SYSTEMS**

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**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

**Note:** When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

Sprinkler system equipped with a moisture (rain/freeze) sensor ☒ Yes or ☐ No.

**Total Number of Zones Wired:** 4

**Sprinkler System and Associated Components**