

# East Texas

HOME INSPECTION & PEST CONTROL

*Serving East Texas Since 1996*

**Inspected By:** Bill Greer  
21533 ~ TDA Tech# 0725022 ~ NAWT# 12807ITC  
**Cell:** 936-661-7258 ~ **E-Mail:** [bill@easttexashomeinspection.com](mailto:bill@easttexashomeinspection.com)



**This Professional Inspection Report Has Been Prepared Exclusively For:**

**Stephen Hale**  
127 Canvasback Cove  
Livingston, TX 77351  
April 1, 2022

***“One Call Inspects All”***



# PROPERTY INSPECTION REPORT FORM

Stephen Hale <i>Name of Client</i>	04/01/2022 <i>Date of Inspection</i>
127 Canvasback Cove, Livingston, TX 77351 <i>Address of Inspected Property</i>	
Bill Greer <i>Name of Inspector</i>	21533 <i>TREC License #</i>
 <i>Name of Sponsor (if applicable)</i>	 <i>TREC License #</i>

### PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

### RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector’s findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

### RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

### REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer’s installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

## NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

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

**Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.**

**This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.**

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

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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#### **Scope of Inspection**

- (1) These standards of practice apply when a professional inspector or real estate inspector who is licensed under this chapter accepts employment to perform a real estate inspection for a prospective buyer or seller of real property.
- (2) These standards of practice define the minimum requirements for a real estate inspection conducted on a one to four family unit that is substantially completed. Substantially completed means the stage of construction when a new building, addition, improvement, or alteration to an existing building can be occupied or used for its intended purpose.
- (3) For the purposes of these standards of practice a real estate inspection:
  - (A) is a limited visual survey and basic performance evaluation of the systems and components of a building using normal controls that provides information regarding the general condition of a residence at the time of inspection;
  - (B) is not intended to be a comprehensive investigation or exploratory probe to determine the cause or effect of deficiencies noted by the inspector; and
  - (C) requires the use of reasonable and appropriate tools to satisfy the requirements of the standards of practice.

#### **General Limitations**

The inspector is not required to:

- (1) inspect:
  - (A) items other than those listed within these standards of practice;
  - (B) elevators;
  - (C) detached buildings, decks, docks, fences, waterfront structures, or related equipment;
  - (D) anything buried, hidden, latent, or concealed;
  - (E) sub-surface drainage systems;

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- (F) automated or programmable control systems, automatic shutoff, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
  - (G) concrete flatwork such as driveways, sidewalks, walkways, paving stones or patios;
- (2) report:
- (A) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
  - (B) cosmetic or aesthetic conditions; or
  - (C) wear and tear from ordinary use;
- (3) determine:
- (A) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
  - (B) the presence, absence, or risk of:
    - (i) asbestos;
    - (ii) lead-based paint;
    - (iii) mold, mildew;
    - (iv) corrosive or contaminated drywall "Chinese Drywall"; or
    - (v) any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
  - (C) types of wood or preservative treatment and fastener compatibility;
  - (D) the cause or source of a condition;
  - (E) the cause or effect of deficiencies; or
  - (F) any of the following issues concerning a system or component:
    - (i) insurability or warrantability;
    - (ii) suitability, adequacy, compatibility, capacity, reliability, marketability, or operating costs;
    - (iii) recalls, counterfeit products, or product lawsuits;
    - (iv) life expectancy or age;
    - (v) energy efficiency, vapor barriers, or thermostatic performance;
    - (vi) compliance with any code, listing, testing or protocol authority;
    - (vii) utility sources; or
    - (viii) manufacturer or regulatory requirements, except as specifically required by these standards;
- (4) anticipate future events or conditions, including but not limited to:
- (A) decay, deterioration, or damage that may occur after the inspection;
  - (B) deficiencies from abuse, misuse or lack of use;
  - (C) changes in performance of any component or system due to changes in use or occupancy;
  - (D) the consequences of the inspection or its effects on current or future buyers and sellers;
  - (E) common household accidents, personal injury, or death;
  - (F) the presence of water penetrations; or
  - (G) future performance of any item;
- (5) operate shutoff, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (6) designate conditions as safe;
- (7) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (8) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (9) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (10) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (11) operate recirculation or sump pumps;
- (12) remedy conditions preventing inspection of any item;
- (13) apply open flame or light a pilot to operate any appliance;
- (14) turn on decommissioned equipment, systems or utility services; or
- (15) provide repair cost estimates, recommendations, or re-inspection services.

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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 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 or home warranty company.**

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 deficiencies not represented with digital imaging. When one or two like deficiencies are found they will be listed, when three to six like deficiencies are found the term various will be used but when seven or more like deficiencies are found the term multiple will be used. This eliminates the exhaustive reporting of like defects.

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**Inspection: Time In 9:00 am Time Out 12:30 pm**

**Property Was (at the time of inspection): Vacant, but all items have not been removed**

**Building Orientation (for the purpose of this report - front faces) Northeast**

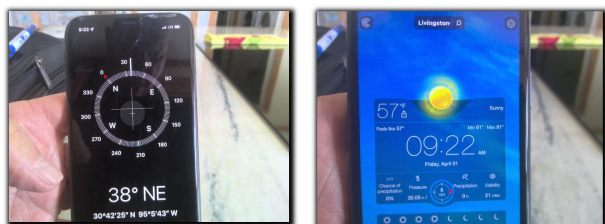
**Parties Present (during the inspection): Buyer's Agent**

**Weather Conditions (during inspection): Sunny**

**Outside Temperature (during inspection): 57 Degrees**

**Direction**

**Weather**



**BN** - The property was occupied at the time of the inspection. When a property is occupied, fully or partially, there are areas of the structure may have been obstructed or blocked from the view of the inspector. These areas, if any, could not be fully evaluated. The areas that were obstructed and could not be fully evaluated may be but are not limited to interior walls, floors, windows, doors, cabinetry, electrical outlets, switches, light fixtures, supply lines, drain lines, gas lines, smoke alarms, carbon monoxide alarms, mechanical equipment.

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## Abbreviation Explanation

**NI - Not Inspected** (When the inspector cannot operate in normal ranges using ordinary controls at typical settings, look at and examine accessible systems or components, or a portion of the accessible systems or components, and report observed deficiencies as specified by the standards of practice.)

**BN - Buyer's Note** (Statements in the inspection report that explain, define, expound, give understanding, or advise.

**TL - TREC General Limitations** (These limitations define what the inspector is not required to evaluate per the Standards of Practice and Scope of the Inspection)

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**This report contains representative pictures of certain deficiencies identified during the inspection. Additional photos, if any, can be viewed in the PHOTO SUMMARY.**

**Whenever a defect or deficiency of any kind is noted in a system, any part, or item of this structure, we recommend that a qualified, licensed and certified specialist or technician to inspect, repair and service the entire system or part. Sometimes noted defects and deficiencies are symptoms of other and sometimes more serious conditions and defects.**

**If other built in appliance are located in this structure such as but may not limited to Built-in Blenders, Can Openers, Ice Makers, Knife Sharpeners, Wine Coolers or any other type of Appliances such as but may not limited to Washers, Dryers, Refrigerators, Freezers or any other like appliances, are not included with this inspection unless specifically requested and noted.**

**It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection.**

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D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

**A. Foundations**

**Type of Foundation(s): Monolithic Slab**

**Comments:**

**Opinion as to the performance of the foundation:**

On 04/01/2022 at 9:00 am and in the opinion of inspector Bill Greer the foundation appeared to be performing as designed at the time of inspection.

I did observe visible evidence that I would consider as being indications of movement and settlement. The areas observed to have minor visual indications of movement was one of the shower doors.

Evidence of a minor differential deflection was noted on the structure. An effort should be made to maintain even moisture content in the soils surrounding the foundation.

The following observations, deficiencies, and exceptions, if any, associated with the foundation that were observed by this inspector on the date and time of inspection are noted below:



- **The foundation rebar is visible at the edge of the foundation beam and needs to be properly covered on the east side of the structure.**
- **Evidence of foundation adjustment (pier) at the east side of the structure.**

BN - These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinions expressed are one's of apparent conditions and not absolute fact and are only good on 04/01/2022 .

BN - This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

BN - The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and

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should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

TL - The inspector is not required to; (A) enter a crawlspace or any area where the headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high; (B) provide an exhaustive list of indicators of possible adverse performance; or (C) inspect retaining walls not related to foundation performance.

**B. Grading and Drainage**

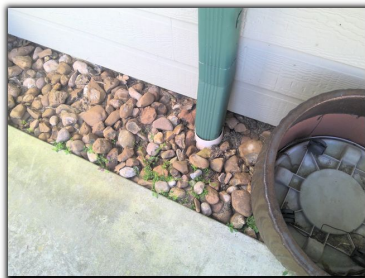
**Comments:**

The drainage and grading appeared to be in Fair condition on the day of the inspection

The following observations, deficiencies, and exceptions, if any, associated with the drainage and grading that were observed by this inspector on the date and time of inspection are noted below:



- **Note:** The gutter downspouts should discharge water at least thirty-six inches (36") away from the foundation perimeter beam. Storm water should be encouraged to flow away from the structure at the points of discharge.



- **Buyers Notice:** There is an underground and/or surface drainage system in place. The inspector cannot and will not be able to verify the operation, sizing, efficiency or adequacy of the underground and/or surface drainage system. If there are any questions or concerns with this system or the effectiveness of the system, you should consult with the current homeowner or the appropriate specialist related to this type of system.

TL - The inspector is not required to: (A) inspect flatwork or detention / retention pond (expect as related to slope and drainage); (B) determine area hydrology or the presence or underground water; (C) or determine the efficiency or performance of underground or surface drainage systems.

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**C. Roof Covering Materials**

**Type of Roof Covering: Metal**

**Viewed From: ground**

**Comments:**

**Type of Roof Decking: Unable to Determine**

**Visible Evidence of Water Penetration:  Yes  No**

**Visible Evidence of Previous Repairs:  Yes  No**

This structure has a 40-45 year Metal type roof covering and is estimated to be in the middle third of its life. The roof was inspected from the ground with binoculars. The roof fasteners were not visible.

The roof covering materials appeared to be in Good condition on the day of the inspection.

BN - The performance of this roof is subjective and is sometimes difficult for two individuals to agree on the life of a roof. Consulting a qualified roofing specialist may help you to better understand the roof conditions. Asking your roof specialist to create a roof maintenance schedule for your roof will assist in minimizing your overall expense.

BN - The inspection does not in any way guarantee the insurability of the roof. Prior to closing, consulting your insurance company may assist you to better understand the roof conditions and determine if the insurance company will agree with the age and condition of the roof .

TL - The inspector is not required to: (A) inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector: (i) cannot safely reach or stay on the roof; or (ii) significant damage to the roof covering materials may result from walking on the roof; (B) determine: (i) the remaining life expectancy of the roof covering; or (ii) the number of layers of roof covering material; (C) identify latent hail damage; (D) exhaustively examine all fasteners and adhesion, or (E) provide an exhaustive list of locations of deficiency and water penetrations.

**D. Roof Structures and Attics**

**Viewed From: Attic Access (no safe passageway to walk)**

**Approximate Average Depth of Insulation: 0 to 3"**

**Comments:**

**Attic Access Location: Bedroom**

**Attic Accessibility: Limited**

**Insulation Type: Loose Filled**

**Description of Attic Ventilation: Ridge Vents**

The roof structure and attic appeared to be in Acceptable condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the roof structure and attic that were observed by this inspector on the date and time of inspection are noted below:

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- There is no walkway installed in the attic space. There should be a walkway at least 24 inches wide in the attic to make the space available for inspection and maintenance.

BN - The suggested depth for an “R” value of 30 is approximately 8 to 10 inches. There is no T.R.E.C. standard in the inspection guidelines for insulation depth.

BN - Attic ventilation is important. In cold weather, the hot moist air will condense on the roof members. In hot weather, the radiant heat will make the house uncomfortable. The minimum specifications are 1 Sq. Ft. net free ventilating area for every 150 sq ft of attic floor space.

TL - The inspector is not required to: (A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; (B) operate powered ventilators; or (C) provide an exhaustive list of locations of deficiencies and water penetrations.

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

**Comments:**

**Interior Wall Cladding: Sheetrock**

The interior walls appeared to be in Good condition on the day of the inspection

**Exterior Wall Cladding: James Hardie panel**

The exterior walls appeared to be in Good condition on the day of the inspection



TL - The inspector is not required to: (A) report cosmetic damage or the condition of walls, paints, stains, or other surface coatings; or (B) provide an exhaustive list of locations of deficiencies and water penetrations.

**F. Ceilings and Floors**

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**Comments:**

The ceilings appeared to be in Good condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the ceilings that were observed by this inspector on the date and time of inspection are noted below:



- **Small stains on the kitchen ceiling. Moisture detector did not reveal moisture**

The floors appeared to be in Good condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the floors that were observed by this inspector on the date and time of inspection are noted below:



- **Small hole in a bathroom linoleum floor.**

TL - The inspector is not required to: (A) report cosmetic damage or the condition of floor or ceiling coverings; paints, stains, or other surface coatings; or (B) provide an exhaustive list of locations of deficiencies and water penetrations.

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

**Comments:**

The doors appeared to be in serviceable condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the doors that were observed by this inspector on the date and time of inspection are noted below:

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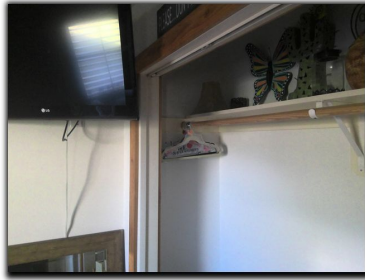
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- **Folding closet doors are missing.**



- **One shower door does not close easily. It appears that the shower door is no longer square with the door frame. Possible result of structural shifting**

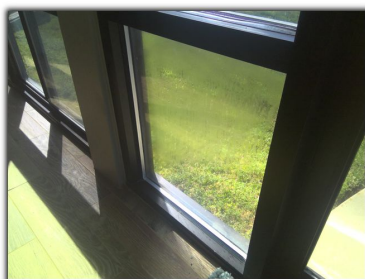
TL - The inspector is not required to: (A) report cosmetic damage or the condition of doors; paints, stains, or other surface coatings; or report the condition of security devices, or other non-structural systems; or (B) provide an exhaustive list of locations of deficiencies and water penetrations; (C) operate a lock if the key is not available.

**H. Windows**

**Comments:**

The windows appeared to be in Fair condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the windows that were observed by this inspector on the date and time of inspection are noted below:



- **Windows with broken seals were noted in but may not be limited to the enclosed patio** . (the specific locations are not given because a window seal could be broken and not noticed for some time ) this allows

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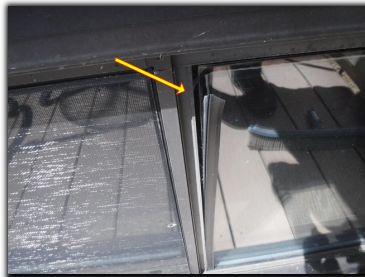
**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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moisture inside between the panes of glass. This causes fogging to take place, which will eventually cause staining to the point of zero visibility.



- **Window needs refinishing (painting.)**



- **Window glazing has deteriorated on a closed patio window.**



- **Damaged screens on the closed patio.**

TL - The inspector is not required to: (A) report the condition of awnings, blinds, shutters, security devices, or other non structural systems; (B) determine the cosmetic condition of paints, stains, or other surface coatings; or (C) provide an exhaustive list of location of deficiencies and water penetrations.

TL - The inspector is not required to: (A) exhaustively inspect insulated window for evidence of broken seals; (B) exhaustively inspect glazing for identifying labels; or (C) identify specific locations of damage.

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

**Comments:**

**J. Fireplaces and Chimneys**

**Comments:**

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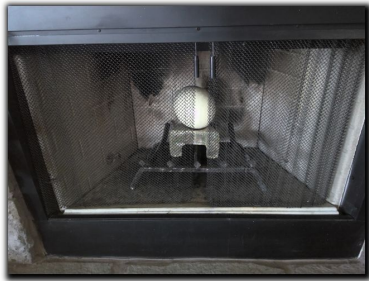
**Type of Fireplace: Wood Burning**

**Cap & Crown were Viewed From: Ground**

**Spark Arrestor Present:  Yes  No  Not Visible**

The fireplace and chimney appeared to be in Acceptable condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the fireplace and chimney that were observed by this inspector on the date and time of inspection are noted below:



TL - The inspector is not required to: (A) verify the integrity of the flue; (B) perform a chimney smoke test; or (C) determine the adequacy of the draft.

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

**Comments:**

The porch appeared to be in Acceptable condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the porches, balconies, decks, and carports that were observed by this inspector on the date and time of inspection are noted below:

**Decks:**

TL - The inspector is not required to: (A) exhaustively measure every porch, balcony, deck, or attached carport components; or (B) enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.



- Too close to the ground to crawl.

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I	NI	NP	D
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- **Wood-to-ground contact should be avoided when possible. This is a condition conducive to the infestation of wood destroying insects.**

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

Comments:

**Main Service Entrance: Underground**

**Main Service Wiring: copper**

**Size of Main Service Wiring: 1**

**Grounding Conductor: Yes**

**Main Panel Location: Exterior Wall - Northwest Side of Structure**

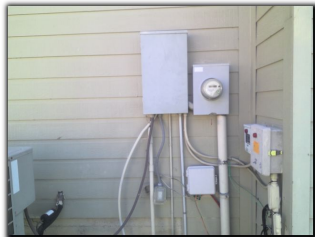
**Main Panel Manufacturer: General Electric**

**Main Disconnect Rating: 200 amp**

**Main Panel Properly Bonded: Yes**

**Overheating or Arching: No**

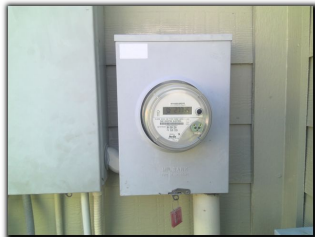
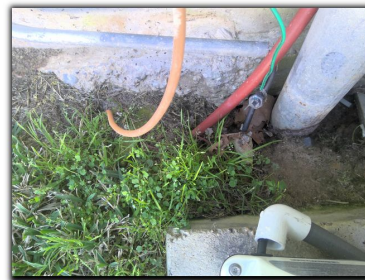
Panel Front



Meter

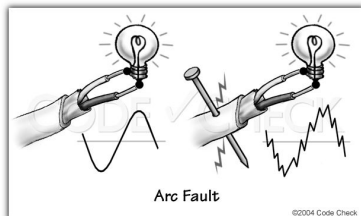


Ground



The service entrance and panels appeared to be in Acceptable condition on the day and time of inspection.

The following observations, deficiencies, and exceptions, if any, associated with the service entrance and panels that were observed by this inspector on the date and time of inspection are noted below:



- The AFCI breakers were not installed by the current building standards. **Please refer to the OPI form.**

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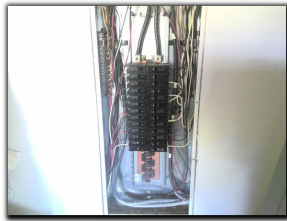
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**Sub Panel Service Wiring:** copper  
**Sub Panel Location:** Bedroom Closet  
**Sub Panel Manufacturer:** Cutler Hammer  
**Sub Main Disconnect Rating:** No Main Disconnect  
**Overheating or Arching:** No

**Panel Front**



**Panel Interior**



The sub panel appeared to be in serviceable condition on the day and time of inspection.

The following observations, deficiencies, and exceptions, if any, associated with the sub panel that were observed by this inspector on the date and time of inspection are noted below:

BN - Today's building standards require that AFCI devices be used for all circuits serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. Although this was not a requirement at the time of construction, the Texas Real Estate Commission (TREC) Standards Of Practice requires that licensed inspectors mark any home not in compliance with this standard as Deficient. Please read the "Consumer Notice Concerning Hazards Or Deficiencies" document and the "Arc Fault Information" document located at the attachment page near the end of the report". Please see the attached OPI Form.

BN - Due to the house being occupied at the time of inspection the AFCI breakers were not fully evaluated. Per the Texas Real Estate standards of practice these breakers are not required to be tested if the structure is occupied due to possible damage occurring to electronics in the structure during the test.

TL: The inspector is not required to: (A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; (B) test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; (C) conduct voltage drop calculations; (D) determine the accuracy of over-current device labeling; (E) remove covers where hazardous as judged by the inspector; (F) verify the effectiveness of over-current devices; or (G) operate over-current devices.

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

**Type of Wiring:** Copper

**Comments:**

The branch circuits, connected devices, and fixtures appeared to be in Acceptable condition on the day and time of inspection.

The following observations, deficiencies, and exceptions, if any, associated with the branch circuits, connected devices, and fixtures that were observed by this inspector on the date and time of inspection are noted below:

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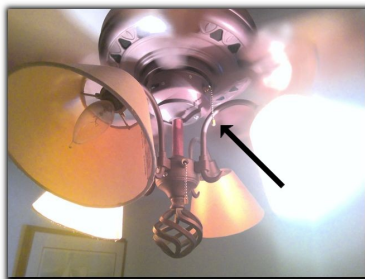
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- Exterior receptacle on the front wall is loose. The box needs to be re-attached to the framing.
- The exterior GFCI receptacles are not operational. Repair should be performed by a licensed professional electrician.



- The fan pull string switch is short in various locations throughout the house.

BN - 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.

BN - Under the current standards, ground fault circuit interrupter protection (GFCI) is required in bathroom receptacles, garage and accessory building receptacles, outdoor receptacles, crawl space receptacles and lighting outlets, basement receptacles, receptacles that serve kitchen countertops, receptacles that are located within six feet of the outside edge of a sink shower, or bathtub, laundry area receptacles, indoor damp and wet location receptacles, kitchen dishwasher receptacle and electrically heated floors.

TL: The inspector is not required to: (A) inspect low voltage wiring; (B) disassemble mechanical appliances; (C) verify the effectiveness of smoke alarms; (D) verify inter-connectivity of smoke alarms; (E) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; (F) verify that smoke alarms are suitable for

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the hearing-impaired; or (G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

C. Door Bell

Comments:

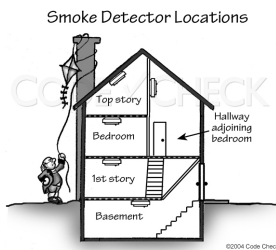
D. Smoke, Fire & Carbon Monoxide Detectors

Comments:

**Smoke Detector**  
**NONE OBSERVED**

The smoke detectors appeared to be in Unacceptable condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the smoke detectors that were observed by this inspector on the date and time of inspection are noted below:



**The smoke detectors were not installed by the current building standards.**

BN - It is suggested that all smoke alarms be interconnected. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. All smoke detectors should be installed in accordance with the NFPA guidelines. It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

The carbon monoxide detectors appeared to be in Unacceptable condition on the day of the inspection.

**Carbon Monoxide Detector**  
**NONE OBSERVED**

The following observations, deficiencies, and exceptions, if any, associated with the carbon monoxide detectors that were observed by this inspector on the date and time of inspection are noted below:

**The carbon monoxide detectors were not installed by the current building standards.**

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BN - Carbon Monoxide Detectors should be installed; one on each floor of the home including basements; within 10 feet of each bedroom door and near all sleeping areas; in or near any attached garage; near, but not directly above, combustion appliances; Your Carbon Monoxide Detector should be no higher than four feet off the floor and should be replaced every two years.

TL: The inspector is not required to: (A) verify inter-connectivity of smoke alarms; (B) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; (C) verify that smoke alarms are suitable for the hearing-impaired

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

#### A. Heating Equipment

Type of Systems: Central Heating System

Energy Sources: Electric

Comments:

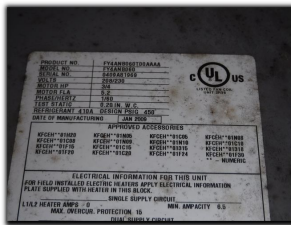
Approximate Age: 2009

Thermostat Condition: Acceptable

Unit



I.D. Plate



Average Temperature



The unit appeared to be in Acceptable condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the heating equipment that were observed by this inspector on the date and time of inspection are noted below:

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- There was an unknown dark mold like substance observed in the attic area. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommend further evaluation by a professional in the Air Quality sampling field.

BN - These units should be serviced regularly, if the service date is unknown, then it is recommended that the unit be serviced prior to closing as well as annually.

TL - The inspector is not required to: (1) program digital thermostats or controls; (2) inspect: (A) for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; (B) winterized or decommissioned equipment; or (C) duct fans, humidifiers, dehumidifiers, air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boiler, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; (3) operate: (A) setback features on thermostats or controls; (B) cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; (C) radiant heaters, steam heating systems, or unvented gas-fired heating appliances; or (D) heat pumps, in the heat pump mode when the outdoor temperature is above 70 degrees; (4) verify; (A) compatibility of components; (B) tonnage match on indoor coils and outside coils or condensing units; (C) the accuracy of thermostats; or (D) the integrity of the heat exchanger; or (5) determine: (A) sizing, efficiency, or adequacy of the system; (B) balanced air flow of the conditioned air to the various parts of the building; or (C) types of materials contained in insulation.

**B. Cooling Equipment**

**Type of Systems: Central Cooling System**

**Comments:**

**Approximate System Size: Unable To Determine**

**Approximate Age: Unable to Determine**

**Today's Temperature Differential (Delta-T): 26+**

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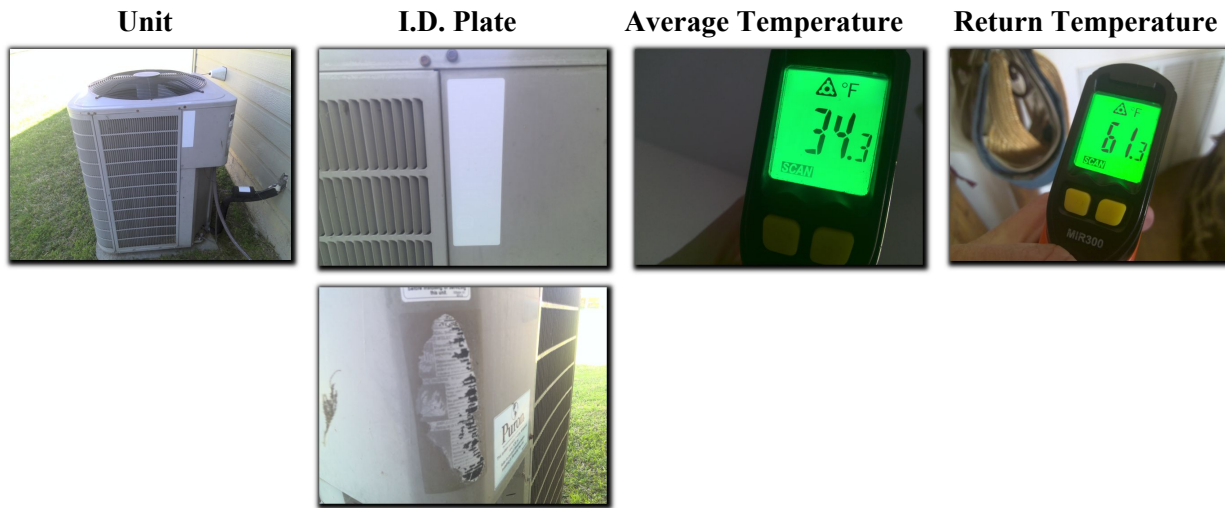
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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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The unit appeared to be in Acceptable condition on the day of the inspection.

BN - These units should be serviced regularly if the service date is unknown, then it is recommended that the unit be serviced prior to closing as well as annually.

BN - Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 14 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.

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

**Comments:**

**Filter Size: 20 x 30**

**Location: Interior Wall Mounted**

The duct system, chases, and vents appeared to be in inoperative condition on the day of the inspection.

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#### IV. PLUMBING SYSTEMS

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

**Location of Water Meter: Front Yard**

**Location of Main Water Supply Valve: At Meter**

**Static Water Pressure Reading: 60 PSI**

**Type of Supply Piping Material: Unable to Determine**

**Comments:**

**Meter**



**Static Pressure**



The water supply system and fixtures appeared to be in Acceptable condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the plumbing supply, distribution systems, and fixtures that were observed by this inspector on the date and time of inspection are noted below:

- **More than one of the outdoor faucets were found to leak at the stem when on.**



- **Shower door doesn't close easily. The door frame has shifted off square.**

BN - This is a visual inspection of the plumbing supply lines in the structure. Any supply lines in walls, floors, voids, or under insulation could not be evaluated. Any underground supply lines could not be evaluated.

BN - The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

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TL - The inspector is not required to: (A) operate any main, branch, or shut-off valves; (B) operate or inspect sump pumps or waste ejector pumps; (C) verify the performance of: (i) the bathtub overflow; (ii) clothes washing machine drains or hose bibs; or (iii) floor drains; (D) inspect (i) any system that has been winterized, shut down, or otherwise secured; (ii) circulating pumps, free-standing appliances, solar water heating systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; (iii) inaccessible gas supply system components for leaks; (iv) for sewer clean-outs; or (v) for the presence or performance of private sewage disposal system: or (E) determine: (i) quality, potability, or volume of the water supply; or (ii) effectiveness of backflow or anti-siphon devices.

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

**Type of Drain Lines: PVC (Polyvinyl Chloride)**

**Comments:**

**Functional Drain Flow: Yes**

Water was added to the system at a rate of approximately 4 gallons per minute, for approximately 20 minutes, applying approximately 80 gallons water into the system.

The drains, wastes, and vents appeared to be in Acceptable condition on the day of the inspection.

BN- Reporting the condition of drains, wastes and vent piping that is not completely visible or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

**C. Water Heating Equipment**

**Energy Sources: Electric**

**Capacity: 50**

**Comments:**

**Approximate Age: 2016**

**Pressure Regulator: None Found**

**Expansion Tank: No**

**Rust Present: None Found**

**Safety Pan: No**

**Location: Laundry Room**

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The unit appeared to be in Serviceable condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the water heater equipment that were observed by this inspector on the date and time of inspection are noted below:



- There is no electrical disconnect located at the water heater.
- There is no pan installed under the water heater.
- The temperature and pressure relief (TPR) valve discharge pipe is running in an upwards direction in one or more locations. The TPR discharge pipe should run gravitationally downwards at all points.

BN - The recommended hot water setting should be between 115° & 120°

TL - The inspector is not required to: (i) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; (ii) operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or (iii) determine the efficiency or adequacy of the unit.

**D. Hydro-Massage Therapy Equipment**

Comments:

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## V. APPLIANCES

**A. Dishwashers**

Comments:

Unit



I.D. Plate



The dishwashers appeared to be in Acceptable condition on the day of the inspection.

TL - The inspector is not required to: (1) operate or determine the condition of other auxiliary components of inspected items, (2) test for microwave oven radiation leaks, (3) inspect self-cleaning functions, (4) disassemble appliances, determine the adequacy of venting systems, (5) or determine proper routing and lengths of duct systems.

**B. Food Waste Disposers**

Comments:

Unit



I.D. Plate



The food waste disposers appeared to be in Acceptable condition on the day of the inspection.

**C. Range Hood and Exhaust Systems**

Comments:

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

Comments:

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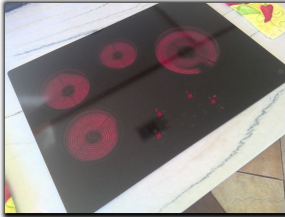
**Unit**



**I.D. Plate**



**Oven Temperature**



The cook top and oven appeared to be in Acceptable condition on the day of the inspection.

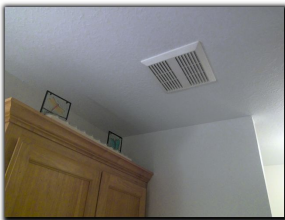
**E. Microwave Ovens**

**Comments:**

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

**Comments:**

**Unit**



The mechanical exhaust vents and bathroom heaters appeared to be in Acceptable condition on the day of the inspection.

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**G. Garage Door Operators**

Comments:

**H. Dryer Exhaust Systems**

Comments:

**Exhaust Duct**



**Duct Termination**



The dryer exhaust systems appeared to be in serviceable condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the dryer exhaust systems that were observed by this inspector on the date and time of inspection are noted below:

- **The dryer exhaust duct (vent pipe) is dirty and needs to be cleaned.**

NI - If other built in appliance are located in this structure such as but may not limited to Built-in Blenders, Can Openers, Ice Makers, Knife Sharpeners, Wine Coolers or any other type of Appliances such as but may not limited to Washers, Dryers, Refrigerators, Freezers or any other like appliances, are not included with this inspection unless specifically requested and noted.

BN - Whenever a deficiency of any kind is noted in a system or any part of this structure, we recommend that a certified qualified & licensed specialist and/or technician inspect, repair and/or service the entire system or part. Sometimes noted defects or deficiencies are symptoms of other and sometimes more serious conditions or defects.

BN - It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection.

TL - The inspector is not required to operate or determine the condition of other auxiliary components of inspected

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items, test for microwave oven radiation leaks, inspect self-cleaning functions, disassemble appliances, determine the adequacy of venting systems or determine proper routing and lengths of duct systems.

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## EAST TEXAS HOME INSPECTION AGREEMENT



This INSPECTION AGREEMENT (herein after known as the Agreement) is entered into on this the day 04/01/2022 between East Texas Home Inspection Service LLC and the (Inspector name and TREC license number) Bill Greer 21533 (herein after known as the Inspector) and Stephen Hale herein after known as the Client).

The Property to be inspected is (hereinafter as the Property@):  
127 Canvasback Cove Livingston, TX 77351

Date of Inspection: 04/01/2022 Time of Inspection : 9:00 am

Inspection Fee: \$363.34

Paid at time of Inspection \_ Check

### **PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING**

#### **I. Scope of Services**

- A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Texas Standards of Practice promulgated by the Texas Real Estate Commission and/or the Texas Department of Agriculture ie: Structural Pest Control Service. Inspector will attempt to identify major defects and problems with the Property. **However, Client acknowledges that the Inspection Report may not identify all deficiencies, defects or problems.**
- B. The Inspector agrees to:
1. inspect items, parts, systems, components and conditions which are present and visible at the time of the inspection, but the inspector is not required to determine or estimate the remaining life expectancy or future performance of any inspected item, part, system or component;
  2. operate mechanical and electrical equipment, systems, and appliances during an inspection in normal modes and operating range at the time of the inspection;
  3. report which of the parts, components, and systems present in the property have or have not been inspected;
  4. report as deficient inspected parts, components or systems that are not functioning or that the standards of practice required the inspector to report as Deficient; and
  5. address all of the parts, components, and systems contained in the standards of practice in the property being inspected.
- C. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded. The major systems which will be inspected include:
1. Foundation; Grading & Drainage
  2. Interior doors, wall, ceilings and floors;
  3. Exterior walls and doors, windows and door glazing;
  4. Fireplace and chimney;
  5. Roof, Roof Structure and attic;
  6. Porches, Balconies and decks;

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7. Built-in Appliances;
8. Heating, cooling and Vent Systems;
9. Plumbing Supply & Drains, Water Heating System; and
10. Electrical system.

D. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:

1. The item is performing its intended function at the time of the inspection;
2. The item is in need of replacement or service for repair; or
3. Further evaluation by a technician or expert is recommended.

## **II. Inspection Report**

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act (ADTPA) and agrees that no cause of action exists under the DTPA related to the services provided.** Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
- B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or affect the desirability and/or market value of the Property.
- C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, fire/smoke detection systems, septic systems and other observable items as noted in the report.

## **III. Disclaimer of Warranties**

**The inspector makes no guarantee or warranty, express or implied, as to any of the following:**

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.



**IV. LIMITATION OF LIABILITY**

**BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR=S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT.**

**INITIALED BY CLIENT: \_\_\_\_\_**

**Fee Paid: \$363.34**

**V. Dispute Resolution**

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector in writing, within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector=s expense) to reinspect the property, or both. **In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration. The arbitration panel must include at least one licensed home inspector.**

**VI. Attorney=s Fees**

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party=s reasonable and necessary attorneys= fees and costs incurred by that party.

**VII. Exclusivity**

The Inspection Report is to be prepared exclusively for the Client named and is **not transferable to anyone** in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Real Estate Agent.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THE ATTACHED DOCUMENTS, IF ANY; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

CLIENT: \_\_\_\_\_

DATE: 04/01/2022 Time: **12:00 pm**

THIS INSPECTOR: Bill Greer TREC21533 \_\_\_\_\_

DATE: 04/01/2022 Time: **9:00 am**

**This is a personal, private and confidential report prepared exclusively for Stephen Hale by Bill Greer 21533 © East Texas Home Inspection, (903)-727-0831 and is not to be distributed to anyone without first obtaining written permission from both Stephen Hale and East Texas Home Inspection.**

## TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.

127 Canvasback Cove

Inspected Address

Livingston

City

77351

Zip Code

### SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

127 Canvasback Cove Livingston 77351  
Inspected Address City Zip Code

1A. East Texas Pest Control Services LLC Name of Inspection Company  
1B. SPCB TPCL: 12100 SPCS Business License Number

1C. PO Box 1009 Elkhart TX 75802 903-729-0831  
Address of Inspection Company City State Zip Telephone No.

1D. Bill Greer TDA Tech# 0725022 Name of Inspector (Please Print)  
1E. Certified Applicator [ ] Technician [x] (check one)

1F. 04/01/2022 9:00 am Sunny 72°  
Inspection Date

2. Stephen Hale Name of Person Purchasing Inspection  
Seller [ ] Agent [ ] Buyer [x] Management Co. [ ] Other [ ]

3. Unknown Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee [ ] Purchaser of Service [ ] Seller [ ] Agent [ ] Buyer [x]  
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5A. Main House  
List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

5B. Type of Construction:  
Foundation: Slab [x] Pier and Beam [ ] Pier Type: N/A Basement [ ] Other: \_\_\_\_\_  
Siding: Wood [ ] Fiber Cement Board [x] Brick [ ] Stone [ ] Stucco [ ] Other: \_\_\_\_\_  
Roof: Composition [ ] Wood Shingle [ ] Metal [x] Tile [ ] Other: \_\_\_\_\_

6A. This company has treated or is treating the structure for the following wood destroying insects: No / None

If treating for subterranean termites, the treatment was: Partial [ ] Spot [ ] Bait [ ] Other [ ]  
If treating for drywood termites or related insets, the treatment was: Full [ ] Limited [ ]

6B. N/A N/A N/A  
Date of Treatment by Inspecting Company Common Name of Insect Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects:  
Yes [ ] No [x] List Insects: No Warranties Expressed or Implied  
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase of sale of this property. I do further state that neither I nor the company for which I am acting is associate in any way with any party to this real estate transaction.  
Signatures:

7A. Bill Greer 0725022  
Inspector (Technician or Certified Applicator Name and License Number)

Others Present:  
7B. N/A  
Apprentices, Technicians, or Certified Applicators (Names) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:  
8A. Electric Breaker Box [ ] 8B. Date Posted: 04/01/2022  
Water Heater Closet [x]  
Beneath the Kitchen Sink [ ]

9A. Were any areas of the property obstructed or inaccessible? Yes [x] No [ ]  
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. The obstructed or inaccessible areas include but are not limited to the following:  
Attic [x] Insulated area of attic [x] Plumbing Areas [x] Planter box abutting structure [ ]  
Deck [x] Sub Floors [ ] Slab Joints [ ] Craw Space [ ]  
Soil Grade Too High [ ] Heavy Foliage [ ] Eaves [x] Weepholes [ ]  
Other [ ] Specify: N/A

10A. Conditions conducive to wood destroying insect infestation? Yes [x] No [ ]  
(Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. Conducive Conditions include but are not limited to:  
Debris under or around structure (K) [ ] Wood to Ground Contact (G) [x] Formboards left in place (I) [ ] Excessive Moisture (J) [ ]  
Planter box abutting structure (O) [ ] Footing too low or soil line too high (L) [ ] Wood Rot (M) [ ] Heavy Foliage (N) [ ]  
Insufficient ventilation (T) [ ] Wood Pile in Contact with Structure (Q) [ ] Wooden Fence in Contact with the Structure (R) [ ]  
Other (C) [ ] Specify: N/A

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Inspected Address

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11. Inspection Reveals Visible Evidence in or on the structure:

11A. Subterranean Termites

Active Infestation  
Yes  No

Previous Infestation  
Yes  No

Previous Treatment  
Yes  No

11B. Drywood Termites

Yes  No

Yes  No

Yes  No

11C. Formosan Termites

Yes  No

Yes  No

Yes  No

11D. Carpenter Ants

Yes  No

Yes  No

Yes  No

11E. Other Wood Destroying Insects

Yes  No

Yes  No

Yes  No

Specify: N/A

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

None Found

11G. Visible evidence of: N/A has been observed in the following areas: N/A

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment

as identified in Section 11. (Refer to Part G, H and I, Scope of Inspection)

Yes

No

12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows:

Yes

No

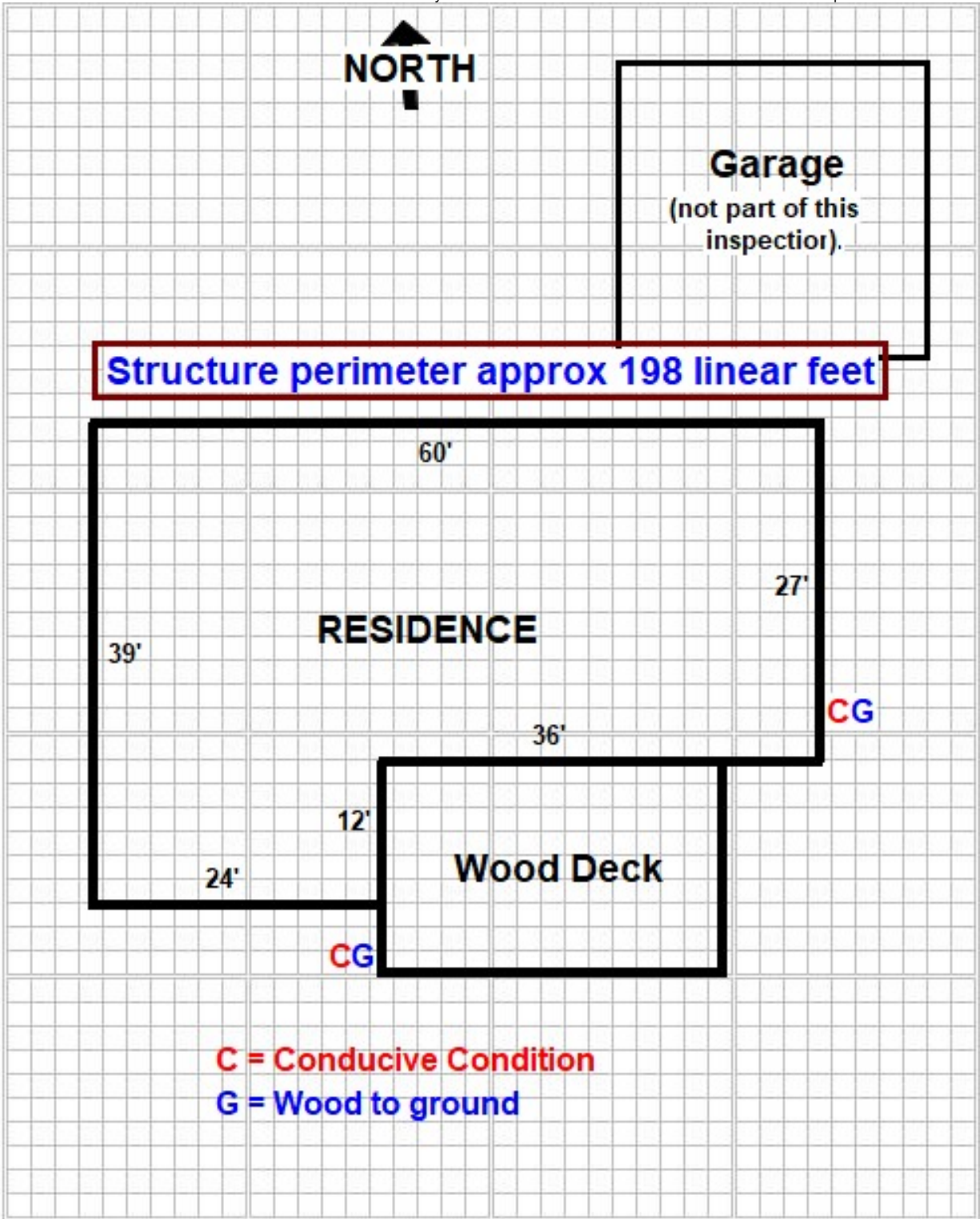
Specify reason: G = Wood to Ground Contact

Refer to Scope of Inspection Part J

**Diagram of Structure(s) Inspected**

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify N/A

Approximate Linear Feet - 198



127 Canvasback Cove

Additional Comment: There are various areas that were not visible, could not be seen, or were obstructed in some way. This structure has conductive conditions that can hide active and previous evidence of wood destroying insect activity. This was a visual none invasive evaluation and this report is not a guarantee that there is not active or previous evidence of wood destroying insects in the structure. It is highly recommended that the conductive conditions be remedied (removed, repaired, or treated) prior to closing. If the conductive conditions are not remedied prior to closing, the East Texas WDI Warranty **will**

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**not be issued to the property. Please review the scope of inspection at the top of page #1. (For further evaluation or treatment call East Texas Pest Control 903-729-0831).**

**Statement of Purchaser**

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: 31 Pages of an East Texas Home Inspection Report

Signature of Purchaser of Property or their Designee  
\_\_\_\_\_

Date  
04/01/2022

Customer or Designee not Present      **Buyers Initials** \_\_\_\_\_