

G & W Inspections

Property Inspection Report



14411 Mac Lane, Tyler, TX 75750
Inspection prepared for: John Crosby & Kathy Crosby
Real Estate Agent: Chelsi Luke - ReMax

Date of Inspection: 2/6/2021 Time: 10:00
Age of Home: 1999 Size: 2,388 sq. ft.

Inspector: Mike Wahl
License # 23788 and Kim Cooley License # 24407
825 South College, Tyler, TX 75701

Email: gw_inspections@yahoo.com

PROPERTY INSPECTION REPORT

Prepared For:	<u>John Crosby</u>	
	<small>(Name of Client)</small>	
Concerning:	<u>14411 Mac Lane, Tyler TX, 75750</u>	
	<small>(Address or Other Identification of Inspected Property)</small>	
By:	<u>Mike Wahl, License # 23788 and Kim Cooley License # 24407</u>	<u>2/6/2021</u>
	<small>(Name and License Number of Inspector)</small>	<small>(Date)</small>

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
<http://www.trec.texas.gov>.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- Slab foundation

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

B. Grading and Drainage

Comments:

- ***** GRADE ISSUES *****

- High soil observed promoting in various locations around the structure. High soil can trap moisture and over time create foundation issues. It is recommended that 4 inches of slab be visible

- ***** DRAINAGE *****

- Some drains were noted to terminate over masonry and will lead to early deterioration of this area. Consider re-routing. Damaged downspouts should be replaced for proper drainage.



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C. Roof Covering Materials

Type(s) of Roof Covering:
 • Asphalt composition shingles noted
 Viewed From:
 • Ground with binoculars
 Comments:
 • The roof covering material was noted to have moderate fiberglass exposure and granular loss. Seller is aware and plans to replace prior to closing.

D. Roof Structure and Attics

Viewed From:
 • Attic
 Approximate Average Depth of Insulation:
 • Blown-in insulation was noted at {{10"-12"}}
 Comments:
 • Improved flashing at the chimney is recommended with the planned roof replacement
 • ***** ATTIC *****
 • The attic insulation was observed to be covering the recessed lighting fixtures and should be removed from these areas to prevent overheating
 • ***** ATTIC LADDER *****
 • The pulldown attic ladder is not insulated or weather stripped at this time. This is an "As Built" condition that does not meet current energy standards. It is recommended to insulate the hatch door after taking ownership of the property
 • The attic ladder was observed to be installed with improper fasteners. The frame should be secured with {16d} nails or {3"} lag screws. This condition should be further evaluated and corrected as necessary for safety concerns

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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior brick veneer
- ***** INTERIOR *****

- Drywall walls noted on interior

Comments:

- ***** EXTERIOR WALLS *****

- Elastomeric caulking is recommended for the area between the exterior veneer and the garage door trim boards
- Common step crack noted, with evidence of repair.
- Common step crack noted on flower bed retaining wall. Recommend proper sealing

- ***** INTERIOR WALLS *****

- There is evidence of painting and wallpaper to the interior finish which could limit the Inspectors visual observations and ability to render an accurate opinion as to the performance of the structure

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F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is drywall with smooth finish
- Floors had carpet, tile, and wood coverings in various locations

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection
- Hairline cracks in tile noted in master bathroom and main entrance

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G. Doors (Interior and Exterior)

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

H. Windows

Window Types:

- Windows are vinyl clad
- Windows are single hung type

Comments:

- All window components were found to be performing and in satisfactory condition at the time of the inspection

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the family room

Types:

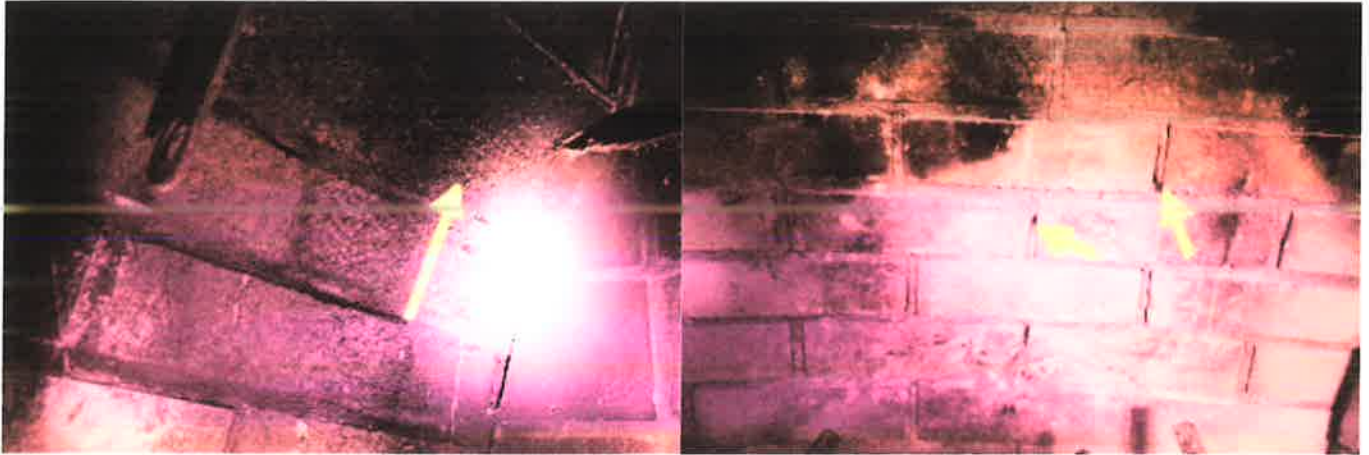
- Fireplace is masonry wood burning

Comments:

- Moderate creosote build up noted in the fireplace. Recommend cleaning prior to use.
- Recommend mortar improvements at the firebox.

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K. Porches, Balconies, Decks, and Carports

Comments:

- There was an attached front and/or rear porch on the residence at the time of the inspection
- ***** DRIVEWAY & SIDEWALK *****
- Concrete sidewalks were noted
- Concrete driveway was noted
- Cracks were observed in the driveway

L. Other

Materials:

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Panel Locations:

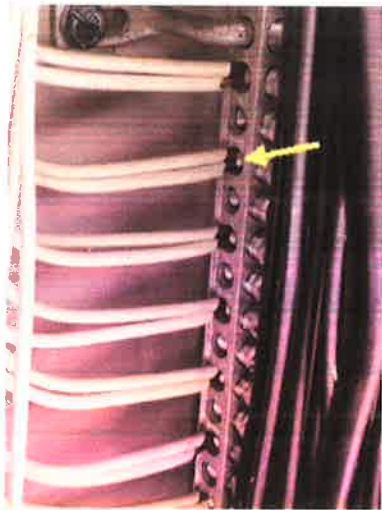
- The electrical panel is located in the garage

Materials and Amp Rating:

- Copper wiring
- 200 amp

Comments:

- Service entrance wiring is underground
- ***** SERVICE PANEL *****
- Evidence of insect penetration present in the panel
- ***** SERVICE PANEL *****
- No ARC fault breakers {AFCI} were observed at the service panel at the time of the inspection; although this may not have been a requirement when the home was built. Beginning in 2008; AFCI breakers are required in the panel for 15A/20A branch circuits providing power to family rooms, dining rooms, living rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets and hallways. ARCI breakers provide fire protection by opening the circuit when an arcing fault is detected
- Double tapped neutral wires were observed in the service panel. One neutral wire per screw set is the recommended installation requirement



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

• ***** DOORBELLS & SMOKE ALARMS *****

- The doorbell{s} was functional at the time of the inspection
- Inadequate smoke alarm coverage was observed and it is recommended that additional smoke detectors and CO2 detectors be installed in accordance with current building standards.
- Gas manifold noted in attic with CSST lines. This type of line requires proper grounding and bonding. It is recommended that a licensed electrician evaluate the system for safety concerns.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- Gas fired forced hot air

Energy Sources:

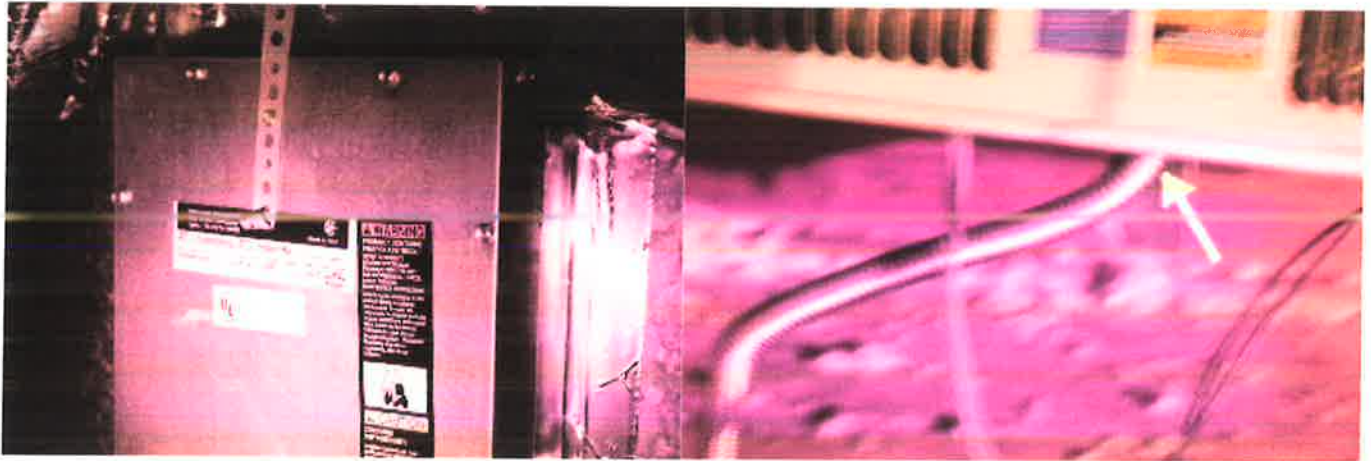
- The furnace is gas powered

Comments:

- The unit appeared to be functioning as intended at the time of the inspection
- Unit manufactured in 1998
- Temperature differentials within normal limits.
- The gas line was noted to be CSST. Requiring proper bonding and grounding for safety. Recommend evaluation of installation and grounding/bonding of this system.
- Flex line enters the enclosure. These lines can be damaged from the enclosure and should be replaced by a rigid gas line.

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B. Cooling Equipment

Type of Systems:

- Electric forced air

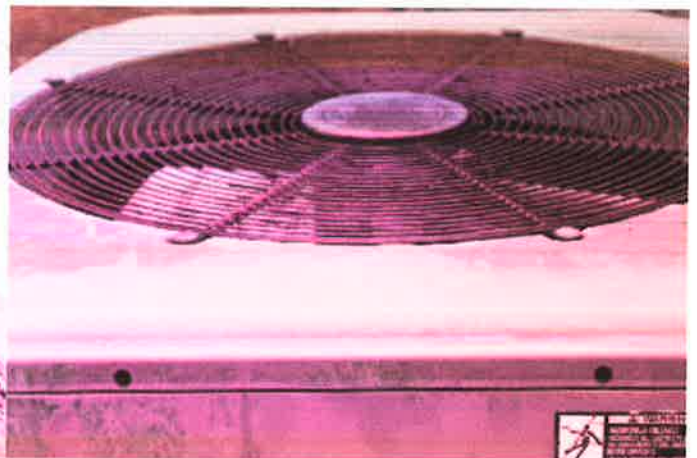
Comments:

- Unable to test the cooling system due to the outside temperature below {60} degrees

• ***** REFRIGERANT *****

- Refrigerant lines have insulation deterioration at the A/C unit and should be replaced.

- The unit was manufactured in 1998 and has moderate rusting



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C. Duct Systems, Chases, and Vents

Comments:

- ***** FILTERS *****
- Filter is dirty and should be replaced
- ***** REGISTERS *****
- Registers are dirty
- Registers are functional

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front of structure

Location of Main Water Supply Valve:

- Front of structure

Comments:

- ***** INTERIOR *****
- ***** SINKS *****
- Damaged drain closure noted in master bathroom and spare bathroom.
- ***** EXTERIOR *****
- The anti static water pressure was observed at 66 within normal limits.
- ***** EXTERIOR *****
- One or more of the exterior water hose bibs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system



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B. Drains, Wastes, and Vents

Comments:

- The exterior main clean-out was located at the side of the structure

C. Water Heating Equipment

Energy Source:

- Water heater is natural gas
- Water heater is located in the attic and garage closet

Capacity:

- Unit is 40 gallons

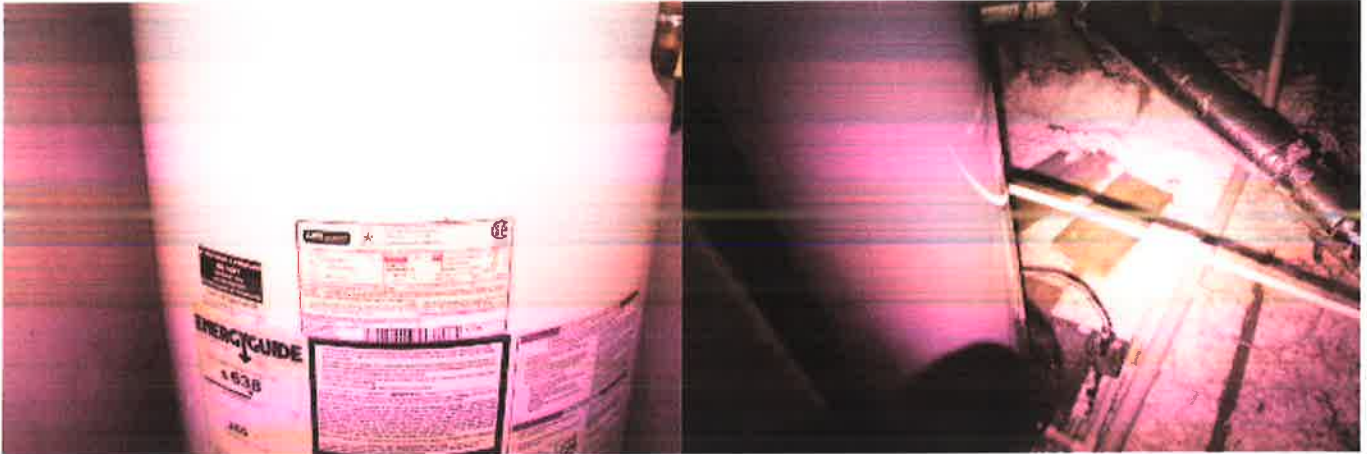
Comments:

- The water heaters were found to be performing at the time of the inspection
- Unit manufactured in 2017 and 2014
- Insufficient service technician platform noted on attic unit.
- Moderate corrosion noted on supply line, monitor. Attic unit.
- Gas lines noted to not have sediment trap to protect the units. Consider installation



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D. Hydro-Massage Therapy Equipment

Comments:

- This component appeared to be functioning as intended at the time of the inspection
- The hydromassage therapy equipment was located in the master bathroom
- It was observed that no access panel(s) were readily available to view the motor and/or equipment lines. This does not meet current building standards

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E. Other

Materials:
Comments:

V. APPLIANCES

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A. Dishwashers

Comments:

- The dishwasher was found to be performing and satisfactory condition at the time of the inspection
- **Lack of a proper air gap** noted and/or high loop drain line at dishwasher. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Food Waste Disposers

Comments:

- Operational and functional at the time of the inspection

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C. Range Hood and Exhaust Systems

Comments:

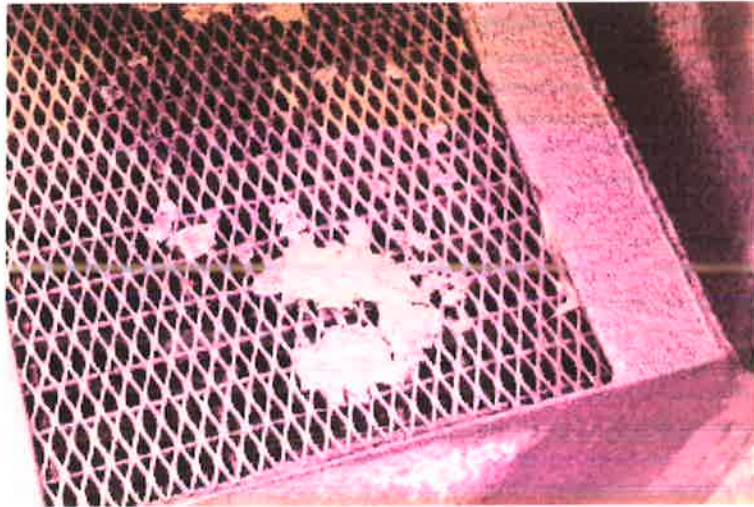
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Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks