

STAR BRITE

★ HOME INSPECTIONS ★

PROPERTY INSPECTION REPORT PREPARED FOR

CARL AND CLIF GROSSING

724 WILLOW COURT, ARLINGTON, TX 76003

August 18, 2018



Thank you for allowing me to help you with your home buying experience.

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FRANK ADAME, PROFESSIONAL HOME INSPECTOR, TREC License #10235
Termite License, Electrical and A/C License, Roofing and Third-Party Foundation Engineer Evaluations

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PROPERTY INSPECTION REPORT

Prepared For: CARL AND CLIF GROSSING
(Name of Client)

Concerning: 724 WILLOW COURT, ARLINGTON, TX 76003
(Address or Other Identification of Inspected Property)

By: Frank Adame, License #10235 August 18, 2018
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR/CLIENT RESPONSIBILITIES

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION.

When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The Inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

House Faces : West **Occupied :** Yes **Sq. Footage :** 1831 **Built :** 2012 **Ext. Temp :** 80-85

Electricity : On **Water :** On **Natural Gas :** Off All electric **Roof Condition :** Dry **Weather:** Clear

Client(s) Present : Yes, both **Inspection :** 9:00am to 11:00am **Review :** 11:00am to 12:00pm

*Recommend buyer perform a final walk-thru after all stored items and furnishings have been removed.

*Photos are not required by TREC to prove comments. Some photos may be inserted as a courtesy.

*I do not perform code inspections. Contact your local building department for further details.

*Not calling me to ask questions about this Agreement before the Inspection, constitutes acceptance of it. I will not be held liable for any misunderstandings if this Agreement cannot reach you in time before the inspection because you scheduled the inspection with no time to prepare it (24 hours) or send it to you or you had no email address. If I have to send the Agreement to your Realtor then it is up to you to discuss the Agreement with them before you show up for the Inspection. You will have a chance to read a paper copy of the Agreement at the time of the Inspection. You will also have 48 hours after the Inspection to ask further questions before we deposit your Inspection fee.

*Any repair recommendations made here should be brought to the attention of qualified contractors to provide you with additional, full, in-depth evaluation to determine if additional areas of concern exist.

*Having brought children, extra guests or unqualified handymen friends or family members may have diminished your capacity to give your undivided attention to my verbal review comments. I cannot be held responsible for any misunderstandings. Please make sure you call me before closing with any inspection questions.

*This inspection report should be considered the beginning of a due diligence process by you the Client and not considered the final or end of due diligence. Sole reliance on this limited visual inspection to purchase property is neither recommended nor prudent. Comprehensive evaluations with qualified specialist are available.

*All qualified and licensed contractors who, upon are recommendation, make further evaluations will make the final decision as to what, if any, repairs will or will not be performed. Our Report comments are only general information for the buyer on the general condition of the house and its building components. The City Building Officials are the only inspectors who have final jurisdiction over all code related issues. We as TREC inspectors cannot make comments about building components that "pass or fail" our inspections.

*All information and opinions expressed here (negative or positive) are meant to inform you on the present condition of the house. My statements here, written or verbal, are not meant to sway you into buying or not buying this property.

*Requested repair costs are an estimate only. You must ask the proper contractor for definite repair costs before closing. Estimated repair costs, verbal or written, are not an attempt to persuade you to either buy or not to buy the property.

*I will never offer advice whether to buy or not to buy a property or to give a sale value to the same property.

NOTE: Liquidated Damages – Limited Liability Clause... Due to the nature of the services we are providing, it is difficult to foresee or determine (at the time this Agreement is formed) potential damages in the event of negligence or breach of this Agreement by us. Thus, if we fail to perform the Services as provided herein or are careless or negligent in the performance of the Services and/or preparing the Report, our liability for any and all claims related thereto is limited to the fee paid for the Services (unless contrary to state law), and you release us from any and all additional liability, whether based on contract, tort, or any other legal theory. There will be no recovery for consequential damages. You understand that the performance of the Services without this limitation of liability would be more technically exhaustive, likely require specialties and would cost substantially more than the fee paid for this limited visual inspection. You understand that you are free to consult with another professional if you do not agree to the provision.

REI 7-5 (05/4/2015)

OBSERVATION CODE DEFINITIONS

I = Inspected...Visually inspected with no adverse material deficiency discovered or evident. This does not mean that all deficiencies were found.

This is a limited general inspection performed in a limited time. **NI = Not Inspected...** the items or components were present but not inspected. Reasons will be given. **NP = Not Present...** Items or components were not present or were not discovered.

☠ (D) = Deficiency... A condition that adversely and materially affects the performance of that item or component.

Report Identification: 724 Willow Court, Arlington, TX 76003

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I. STRUCTURAL SYSTEMS

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A. Foundations: (An opinion on performance is mandatory)

Type of Foundation(s): Slab on grade **Vantage points:** All around accessible areas

Comments:

Please review Contract for additional important Notes and Limitations.

Also read "Important Notes On Foundation Evaluations" at the end of this report.

- ✳ In my opinion, based only on visual observations without the use of specialized equipment, I did not see any obvious indications of any significant differential movement at the time of the inspection. My opinion does not have to be the final word on this subject. You can continue your due diligence. If you are still nervous, and at your discretion, hire a structural engineer to perform an additional inspection and give you a second opinion if you still have concerns. It is advisable to ask for additional foundation inspections during the option period. Engineers use specialized foundation levels for more precise information.

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B. Grading and Drainage

Comments: (Please review Contract for additional important Notes and Limitations.)

Gutter Downspouts:

- ✳ (D) Downspouts terminated too close to the foundation which could be harmful to the foundation. This will allow excessive water to drain under the concrete footing which may eventually cause damage to the foundation. Water ponding here is also a conducive condition for termite infestation. Recommend attaching at least 2' extensions.



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C. Roof Covering Materials:

Type(s) of Roof Covering: 20-25 year efficient (approx) Standard 3-tab composition shingles

Viewed From:

- ✳ Around the perimeter, walked on and observed safe random roof surface areas.

Comments: (Please review Contract for additional important Notes and Limitations.)

Type of Fasteners: Nails **Age Appears To Be:** Original to house.

Roof Covering Condition:

Functional Damage Definition: Reduction of water-shedding capability. Reduction in the expected long-term service life of the material.

- ✳ Generally, in my opinion, the roof was still in very good condition.

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I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D** **D. Roof Structure and Attic:***Viewed From:* Partial, from pull-down ladder.*Approximate Average Depth of Insulation:* up to 12"**Comments:** (Please review Contract for additional important Notes and Limitations.)*Type of roof decking material:* Radiant barrier ply*Type of insulation:* Blown-in loose fill fiberglass*Type of ventilation:* Static box roof vents and soffit vents*Type of attic entrance:* Pull-down ladder in hall**Attic Structure:**

- ✱ No obvious significant roof sheathing or structural deficiencies were found from my limited viewing area of inspection.

Attic Insulation:

- ✱ Inspected

Attic Ventilation:

- ✱ Inspected

 E. Walls: (Interior and Exterior)**Comments:** (Please review Contract for additional important Notes and Limitations.)**Interior (of house):**

- ✱ I did not see any indications of obvious signs of structural deficiencies.

Exterior:

Predominant Type of Cladding on first floor: Brick veneer

- ✱ **(D)** The brick veneer over the garage door had a hairline crack visible down the middle. This crack is typical for all double garage doors after a few years of settlement. The metal lintel or beam that holds the brick veneer above sags in the middle after a few years under the weight of the bricks above. This sag had stopped or will stop at a certain point. Recommend repairs. This crack was not caused by foundation movement.

 F. Ceilings and Floors**Comments:** (Please review Contract for additional important Notes and Limitations.)

- ✱ I did not see any indications of obvious signs of structural deficiencies.

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

- ✱ I did not see any indications of obvious signs of deficiencies.

 H. Windows**Comments:** (Please review Contract for additional important Notes and Limitations.)**From the exterior:**

- ✱ I did not see any indications of obvious signs of deficiencies.

 I. Stairways and Steps (Interior and Exterior)**Comments:** (Please review Contract for additional important Notes and Limitations.)

- ✱ Not present.

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J. Fireplaces and Chimneys

Comments: (Please review Contract for additional important Notes and Limitations.)

Indoor Fireplace:

Firebox Type: Factory-Built metal/ceramic fireplace and metal flue

Type of Fuel: Wood burning. No gas pipe to the fireplace.

- Note: Indoor Safety and Air Quality: I can only perform a limited visually inspection in the firebox and up to the damper and the immediate section of the throat of the chimney. I cannot inspect beyond that from inside the chimney or from above on the roof top. Therefore, if you intend to use the fireplace, I recommend hiring a certified chimney sweep to inspect further and clean the firebox, evaluate and/or make repairs or replacements (if necessary) to any components before usage. This specialist contractor may find other issues at the time of his inspection.

Chimney Section In The Attic:

- (D) The insulation was pushed up against and touching the metal chimney flue in the attic. This is a fire hazard. Recommend separating and pushing back the insulation. A sheet metal or metal screen "collar" around the chimney will help keep the insulation away. See sample photo on right.
- Note from the manufacturers: "Warning! Risk of Fire! You must install an attic insulation shield where there is possibility of insulation or other combustible material coming into contact with the chimney."



K. Porches, Balconies, Decks, and Carports

Comments: (Please review Contract for additional important Notes and Limitations.)

Decks, porches and carports that are attached to house

- I did not see any obvious signs of significant structural deficiencies with the rear porch.

L. Other

Comments: (Please review Contract for additional important Notes and Limitations.)

Fence:

- Generally, it was in adequate condition for its age.

Driveway, Walkway, Patio Slabs:

- They were in generally adequate condition.

Garage (interior):

- A complete inspection was difficult due to excessive stored items blocking my view. Some areas were inaccessible. I recommend that you come back to inspect yourself once all stored items have been removed before closing.

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II Electrical Systems

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A. Service Entrance and Panels

Comments: (Please review Contract for additional important Notes and Limitations.)

Type of Service Entrance Equipment: Underground

Panel Location: Garage

Panel Age: Looked like original to the house

Service Entry Equipment:

- I did not see any obvious signs of problems with the service entrance components.

Panel Enclosure (Breaker Box):

- The panel box, breakers and wiring were installed in an acceptable manner.

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B. Branch Circuits, Connected Devices and Fixtures:

Type of wiring: Copper (as checked at the breaker box)

Comments: (Please review Contract for additional important Notes and Limitations.)

- Performing in a satisfactory manner.

I. Heating, Ventilation and Air Conditioning Systems

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A. Heating Equipment:

Type of systems: Central forced air.

Energy Sources: Heat pump Electric heating elements

Comments: (Please review Contract for additional important Notes and Limitations.)

Furnace Location: Attic

Heating System:

- The heat pump heating system turned on & appeared functional and responded to normal operating thermostat controls. An acceptable average heating range between 90-105 degrees was available in all supply air registers. The regular heating mode in this heat pump system cannot be tested when the outside temperature is hotter than 60 degrees. The emergency mode is the one that is tested. The system should still have an initial evaluation by a qualified tech for a cleaning and a “tune up” for better efficiency and energy savings especially since no maintenance records were available.

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B. Cooling Equipment

Type of systems: Central forced air

Comments: (Please review Contract for additional important Notes and Limitations.)

Type of (outdoor) condensing unit: Heat pump **Capacity/Mfr. Date (approx):** 3 ton

Indoor Air Handler (evaporator coil and heater) located: Attic

- The cooling system turned on, appeared functional & responded to normal operating thermostat controls. Cool air was available in all registers. The system should still be further evaluated by a qualified tech for a maintenance “tune up” for better efficiency and energy savings because no maintenance records were available.

The Condensing Unit (outdoors):

- (D) The unit’s aluminum cooling fins were dirty and clogged. This will make it work inefficiently. The fan motor will also be overheating as well. Recommend cleaning.

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The Secondary Condensate Drain Pan From The Evaporator Coil (indoors):

- ✱ **(D) Missing Water Level Sensors:** For air handlers in the attic, it is recommend to install a water level sensor (wired to the thermostat) inside the emergency drain pan or the secondary drain line. It will shut the unit off if the water in the secondary pan gets too high because of a clogged drain line. This switch will help with the possibility of water overflow going down to the ceiling below. This is manufacturer recommended and necessary by most city building codes. See sample photo.



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C. Duct Systems, Chases and Vents

Comments: (Please review Contract for additional important Notes and Limitations.)

Ducts located at: Attic

Air filter(s) located: Hall ceiling

Type of Air filter(s): Standard 1 inch panel filters

Supply Air Ducts:

- ✱ The duct system seemed to be in good condition as seen from my limited area of inspection. I cannot exam every section due to inaccessibility.

II. Plumbing System

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water Meter: The front of the house by the street.

Location of main water supply shut off valve: To the right of the front door.

Static water pressure reading: 60-65 psi as taken at hose bib

Acceptable range: 40psi to 80psi (pounds per square inch)

Pressure may vary depending on time of day and where pressure was taken.

Comments: (Please review Contract for additional important Notes and Limitations.)

- Note: The left sink faucet in the master bathroom had low flow. A plumber should check it out.
- (D) A pressure adjusting valve was installed in plumbing system. This valve is found inside a valve box in the ground. The soil was too high and too close to the metal valve. This will cause premature corrosion and failure of the valve. The soil should be lowered to at least 12 inches below the valve and layered with gravel. The valve itself should be cleaned and sprayed with a rust-inhibitive lubricant. A handyman or contractor can do this but preferably a qualified plumber should do it. These valves are installed in-line with the incoming water supply line from the city to adjust for water pressure that may have been too high. The valve has a nut at the top which is turned to adjust the flow of water and is pre-set for a specific water pressure. The common type of valve is the cartridge type which can be changed out instead of replacing the entire valve.

See sample photo on the right of valve before being covered by a box.



B. Drains, Wastes and Vents

Comments: (Please review Contract for additional important Notes and Limitations.)

Location of Drain Clean-Outs: To the right of front door.

- Functional drainage was acceptable for the limited time of this inspection. Only visible drain lines are inspected and water is not run long enough, in the short time I am here, to fully determine any major blockage in the main drain line. I can only run water through the drain line; not any solids, tissues or food particles. If there is already a problem with the main line, these items may clog a drain line much later when the drains are in full use.

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C. Water Heating Equipment

Energy Source: Electric

Capacity: 50 gallons

Comments: (Please review Contract for additional important Notes and Limitations.)

Type: Storage tank type *Location:* Garage *Manufactured Year (approx.):* 2012

The Tank Exterior:

- ✳ The exterior of the tank and all the connections appeared to be in good working order.

D. Hydro-Massage Therapy Equipment

Comments:

Otherwise known as a jetted tub or Jacuzzi,

- ✳ Not present.

V. Appliances

A. Dishwashers

Comments: (Please review Contract for additional important Notes and Limitations.)

- ✳ I did not see any indications of operational problems. Checked in the normal full cycle only.

B. Food Waste Disposers

Comments: (Please review Contract for additional important Notes and Limitations.)

- ✳ I did not see any indications of operational problems.

C. Range Hood and Exhaust Systems

Comments: (Please review Contract for additional important Notes and Limitations.)

Type: Re-circulating microwave combo

- ✳ I did not see any indications of operational problems.

D. Ranges, Cook tops and Ovens

Comments: (Please review Contract for additional important Notes and Limitations.)

Energy Source: Cook top: Electric..... Oven: Electric

Oven: The oven was set at 350 degrees. A separate hand-held oven thermometer was placed inside the oven, the final temperature was 275 degrees. A temperature of plus or minus 25 degrees is considered acceptable.

- ✳ (D) The oven temperature setting and a separate thermometer did not reach the accepted temperature range at the same time. We have to use oven thermometers even though the manufacturers say they don't show temperature changes fast enough to keep up with the oven heat cycling. So they are not very accurate themselves. You can adjust your cooking times and temperatures to your satisfaction using your own thermometer. Or go online and search "How to calibrate oven temperature settings".

E. Microwave Ovens

Comments: (Please review Contract for additional important Notes and Limitations.)

- ✱ I did not see any indications of operational problems with the unit. Not all settings are tested.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: (Please review Contract for additional important Notes and Limitations.)

Bathroom Exhaust Fans and Vents:

- ✱ I did not see any indications of significant operational problems.

G. Garage Door Operators

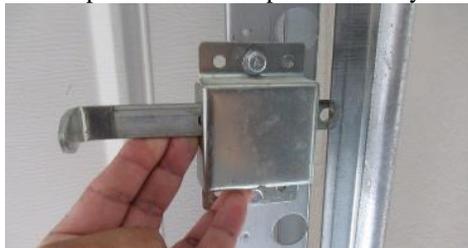
Comments: (Please review Contract for additional important Notes and Limitations.)

Garage Door Opener:

- ✱ No significant operational problems were found with its capabilities to raise and lower door.

Locks:

- ✱ (D) The lock should be disabled by inserting a bolt through the handle so it will not slide or totally removing it. Leaving the lock operable and forgetting that it is in use when opening the door will place undue pressure on the opener and may cause damage to it.



- ✱ Note: Recommend garage door specialist to perform initial maintenance work such as oiling, roller readjustments, proper spring tension and track realignment.

H. Dryer Exhaust Systems

Comments: (Please review Contract for additional important Notes and Limitations.)

Terminating at: Exterior Wall

Interior:

- ✱ I could not determine the interior condition of the dryer vent. Clogged vents are a fire hazard. Clean out before using and inspect for blockage on a regular basis.

Note: Why Safe Dryer Venting:

Excessive lint accumulation and reduced airflow to the outside provide conditions for possible fire hazards. To avoid this problem, venting should be as short and straight as possible. Lint, which is very combustible, can be trapped in the dryer, clog the heating element and cause a fire. This situation can also cause the dryer temperature limit safety switch to fail.

Do not use thin foil-covered, spiral-bound vent material or flexible plastic that runs from the back of the dryer to the wall connection. A safer material is the semi-rigid aluminum flex vent. From the wall to the outside use a solid smooth metal vent material without using screws as connectors. Finally the exterior termination hood should be for that specific job with a back-draft flap and no screen. From the FEMA U.S. Fire Administration National Fire Data Center and IRC M150.3: "In the back of the dryer, do not use plastic flexible dryer ducts between the vent and the clothes Dryer. The plastic itself can provide additional fuel for fires." Furthermore: "Outside vent hoods should have a covering that will keep out rain, snow, dirt and animals (backdraft dampers). However do not use wire screens of any kind to protect the exhaust opening. It can collect lint and clog areas of the dryer. Make sure the dryer vent system and damper are working suitably."

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments: *(Please review Contract for additional important Notes and Limitations.)*

Only a limited, general, preliminary, inspection is conducted. I cannot be 100% sure of all my findings since I did not install the system myself. I do not know where each sprayer head is or should be located. Each station is turned on for only one minute; just enough to visually inspect water pressure from the heads that do pop up. I cannot inspect any buried components or underground drip systems. I do not open and close or test shut-off handles at the back-flow device or zone valves. I do not always test for spray uniformity. I do not test for winterization. I only test on "manual mode" and no other testing mode. This inspection is good for the day of the inspection only. Problems may arise later when in full regular use. This is not a licensed lawn irrigation system inspection. It is recommended that you hire a licensed lawn irrigation tech to make a more detailed evaluation with specialized equipment during the option period in order to obtain a repairs cost estimate that you can use to try to negotiate for repairs with the seller.

Indoor Control Panel: Location: garage wall____

- ✱ The system was on during this inspection time.

Weather Sensor:

- ✱ The weather sensor was installed. I do not test for its effectiveness.

Backflow Preventer: Usually found by the front yard near the water meter.

- ✱ **(D)** The backflow preventer was not found. It is usually installed in the ground with a green-covered plastic lid by the front yard next to the water meter. Sometimes it is installed next to the house. This backflow device is required installation by every city. This device is meant to keep out possibly contaminated lawn sprinkler water from mixing with the drinking water. It must be accessible. Ask seller to locate it or call lawn sprinkler tech. See sample photo below.



SUGGESTED REPAIRS LIST

**PLEASE READ AND STUDY COMPLETE HOME INSPECTION REPORT FIRST
CLIENT HAS LAST CHOICE OF REPAIRS TO BE LISTED HERE**

124 WILLOW COURT, ARLINGTON, TX 76003

August 18, 2018

B. Grading and Drainage

Comments: (Please review Contract for additional important Notes and Limitations.)

- * **(D)** Downspouts terminated too close to the foundation which could be harmful to the foundation. This will allow excessive water to drain under the concrete footing which may eventually cause damage to the foundation. Water ponding here is also a conducive condition for termite infestation. Recommend attaching at least 2' extensions.

E. Walls: (Interior and Exterior)

- * **(D)** The brick veneer over the garage door had a hairline crack visible down the middle. This crack is typical for all double garage doors after a few years of settlement. The metal lintel or beam that holds the brick veneer above sags in the middle after a few years under the weight of the bricks above. This sag had stopped or will stop at a certain point. Recommend repairs. This crack was not caused by foundation movement.

J. Fireplaces and Chimneys

- * **(D)** The insulation was pushed up against and touching the metal chimney flue in the attic. This is a fire hazard. Recommend separating and pushing back the insulation. A sheet metal or metal screen "collar" around the chimney will help keep the insulation away.

B. Cooling Equipment

- * **(D)** The unit's aluminum cooling fins were dirty and clogged. This will make it work inefficiently. The fan motor will also be overheating as well. Recommend cleaning.
- * **(D)** Missing Water Level Sensors: For air handlers in the attic, it is recommend to install a water level sensor (wired to the thermostat) inside the emergency drain pan or the secondary drain line. It will shut the unit off if the water in the secondary pan gets too high because of a clogged drain line. This switch will help with the possibility of water overflow going down to the ceiling below. This is manufacturer recommended and necessary by most city building codes. See sample photo.

A. Plumbing Supply, Distribution Systems and Fixtures

- * Note: The left sink faucet in the master bathroom had low flow. A plumber should check it out.
- * **(D)** A pressure adjusting valve was installed in plumbing system. This valve is found inside a valve box in the ground. The soil was too high and too close to the metal valve. This will cause premature corrosion and failure of the valve. The soil should be lowered to at least 12 inches below the valve and layered with gravel. The valve itself should be cleaned and sprayed with a rust-inhibitive lubricant. A handyman or contractor can do this but preferably a qualified plumber should do it. These valves are installed in-line with the incoming water supply line from the city to adjust for water pressure that may have been too high. The valve has a nut at the top which is turned to adjust the flow of water and is pre-set for a specific water pressure. The common type of valve is the cartridge type which can be changed out instead of replacing the entire valve.

D. Ranges, Cook tops and Ovens

- (D) The oven temperature setting and a separate thermometer did not reach the accepted temperature range at the same time. We have to use oven thermometers even though the manufacturers say they don't show temperature changes fast enough to keep up with the oven heat cycling. So they are not very accurate themselves. You can adjust your cooking times and temperatures to your satisfaction using your own thermometer. Or go online and search "How to calibrate oven temperature settings".

G. Garage Door Operators

- (D) The lock should be disabled by inserting a bolt through the handle so it will not slide or totally removing it. Leaving the lock operable and forgetting that it is in use when opening the door will place undue pressure on the opener and may cause damage to it.

A. Landscape Irrigation (Sprinkler) Systems

- (D) The backflow preventer was not found. It is usually installed in the ground with a green-covered plastic lid by the front yard next to the water meter. Sometimes it is installed next to the house. This backflow device is required installation by every city. This device is meant to keep out possibly contaminated lawn sprinkler water from mixing with the drinking water. It must be accessible. Ask seller to locate it or call lawn sprinkler tech. See sample photo below.

IMPORTANT NOTES ON FOUNDATION EVALUATIONS

This General Inspection Includes: 1) Visual observations during a physical walk-through without the use of specialized equipment, 2) Observe factors influencing the performance of the foundation, 3) Make recommendations for further investigation and for remedial or preventative measures if necessary. No additional inspection processes should be implied.

My Inspection Opinions: A foundation evaluation is a one-time snap shot general opinion based on a visual determination on the foundation only for the day of the inspection. I do not have access to the house construction history or of the past foundation performance and I don't have access to the future either. No warranty is expressed or implied regarding the accuracy of this assessment. Sometimes small or insignificant distress signs turn out to be repair requirements later. My comments on the size and nature of wall cracks are descriptive only since photos will not show small details. My descriptions are not meant to downplay their possible future severity. Foundation evaluations are not an exact science. Opinions and conclusions by other inspectors, appraisers, or engineers may differ from mine using the same inspection information.

What Are The Distress Signs Of Foundation Movement?

Exterior Signs: Steps cracks on brick facade, diagonal brick cracks from the corners of windows and doors, gaps between windows sides and the brick openings, cracks on the foundation slab underneath the first row of bricks, separations at the corners of the wall frieze boards, corner garage walls pulling outward, expansion joint separation, walls bowing out, tilting or cracked chimneys, excessive cracking in driveways and walkways, cracks on concrete beams in crawlspaces.

Interior Signs: Drywall cracks on walls and ceilings, separations of corner moldings, diagonal cracks from windows and doors, separations at corners, cracks or separations on the flooring materials and in garage, misaligned windows and doors, doors and windows that stick or will not close or open properly, sloping floors.

My Report Conclusions:

Comments in my report will take into consideration all the distress signs that I see. I will evaluate their severity in total in order to come up with my evaluations, considerations and recommendations. But be aware that this is just an initial Report. As a generalist home inspector, I will attempt to give you my very best and good-faith evaluation information at the time of this inspection based on my years of experience, education and training. Be advised that the opinions of other inspectors and engineers may differ my mine. Again, this Report is general in nature and should be taken as a good starting point to gain further information about this house especially about the foundation. You and your agent should attempt to gather more information on your own as part of your own due diligence. Even if I document that in my opinion the foundation is still performing as designed or that no repair work is necessary, you still have the option and last decision to continue your due diligence and ask for additional opinions from qualified structural engineers during this option period.

Foundation Soil & Future Movement Issues:

Keep in mind that almost all North Texas homes will show to some extent some type of previous, on-going or future foundation movement due to the expansive clay soils in this region. The soil underneath the foundation will go through seasonal shrink and swell cycles caused by the seasonal wet/dry variations in the soil moisture content. This action will cause the foundation to lift or settle at different areas of the house, windows and doors will open and close differently throughout the year as well. Monitor existing brick veneer cracks for progressive or seasonal movements. I may use words such as "minor" or "cosmetic" cracks but only as reference points of comparison. I cannot predict the exact severity of future movement and I cannot be held liable for possible repair expenses. If you still have concerns, you may obtain second opinions by hiring a structural engineer at this time. An engineer's evaluation can be much more detailed depending on the levels and costs of investigations. You are buying an older home and taking a chance on the future of possible foundation issues.

Foundation Warranties:

Foundation warranties are only as good as the foundation companies. Call up the companies and ask questions about them. Also ask questions about the warranty details such as what will void the warranty. Lack of maintenance around the foundation will void warranties. Many contractors will not give you a maintenance program to follow.

My Opinions On Foundation Repair Companies:

If you feel extra nervous about foundation issues and foundation repair costs, I always recommend that you contact qualified structural engineer to re-evaluate my own opinions on the possible problems with the foundation. Structural engineers are non-biased, third-party companies. I do not recommend using the services of foundation contractors. I would not accept a foundation contractor's opinions unless they are backed up by a qualified structural engineer.

FYI, Additional Notes On Crawlspace Inspections: I will attempt to reach as much of the crawlspace area as possible. I will think of my health and safety first. Not all areas will be totally accessible because of reduced space, obstructions, standing water, electrical wires, debris or darkness. I will have to make a judgement call as to how far to travel. I use a strong flashlight but I still may not see everything. I will be looking for major flaws. Crawlspace inspections cannot be complete or thorough.