


County Line
Inspection #10599
(806) 445-1685



1914 77th
Lubbock , TX

PROPERTY INSPECTION REPORT

Prepared For: John Trombly
(Name of Client)

Concerning: 1914 77th, Lubbock, TX
(Address or Other Identification of Inspected Property)

By: Chad Price, Lic #10599 09/23/2020
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

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

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

- Noted sellers personal belongings throughout house (sections of walls, windows, and floors could not be accessed)
- For you convenience C.L.I. has attached the invoice and will mail it to the title company designated by your realtor. Please review and contact C.L.I. for any changes. Upon receiving this report for any account that the closing does not occur, the buyer is responsible for the payment of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

- the slab is performing as intended

B. Grading and Drainage

Comments:

- minimal drainage around structure

C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles

Viewed From: roof

Comments:



- observed missing granular's on shingles

D. Roof Structures and Attics

Viewed From: attic

Approximate Average Depth of Insulation: 5-10 inches

Comments:



- damaged walkway to attic furnace

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E. Walls (Interior and Exterior)

Comments:



- loose brick molding at west side of house
- observed cracks in brick and mortar joints
- gap at brick to dining room window (missing mortar)
- peeling paint and cracked caulking
- damaged drywall in garage
- previous water damage at east master bathroom wall

F. Ceilings and Floors

Comments:

- the ceiling is in good condition

G. Doors (Interior and Exterior)

Comments:



- repaired door trim at back door
- north bedroom door did not latch

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H. Windows

Comments:



- observed plastic trim damaged around northwest window
- sealant not installed around windows

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:



- missing escutcheon at fireplace

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K. Porches, Balconies, Decks, and Carports

Comments:



- loose/missing trim at rear porch post

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:



- the panel is properly wired

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:



- open wire joint at furnace cord
- master bedroom fan did not work
- loose light cover in kitchen
- front porch light did not work (possible bulb or sensor)
- rear porch fan switch did not work
- front porch GFI did not trip
- carbon monoxide detector not installed

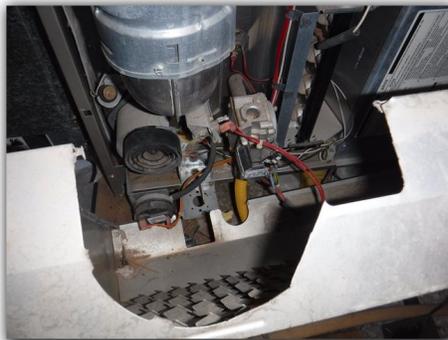
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central

Energy Sources: Gas

Comments:



- furnace cover would not stay closed (missing latch)
- flexible gas line penetrates through cabinet of unit
- the heater operated correctly

B. Cooling Equipment

Type of Systems: Central

Comments:

- insulation missing on a/c piping at exterior
- Supply: 62 degrees Return: 74 degrees

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(minimum 14 degree temperature difference required)

C. Duct Systems, Chases, and Vents

Comments:

- dirty return air filters

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: alley

Location of main water supply valve: alley

Static water pressure reading: 78 lbs.

Comments:



- no bond/ground wire at CSST gas piping
- observed CSST gas pipe, recommend licensed plumbing company for information
- observed leak at kitchen faucet handle
- master tub spout not flush with wall
- master bathroom tub valve did not turn off in proper position
- loose toilets
- dirt not sealed under master bathroom tub
- loose master bathroom shower valve
- exterior gas pipe not sleeved through concrete slab
- anti-siphon device missing at hose bibs
- double hose valve at northeast hose bib (main hose bib leaking)

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B. Drains, Wastes, and Vents

Comments:



- kitchen p-trap no installed correctly (improper slope)
- flexible drain under master bathroom lavatory and sink
- master bathroom lavatory drain stop did not work properly
- hall bathroom lavatory drain leak
- hall bathroom tub drain not installed

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 Gallons

Comments:



- rust at water heater

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

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V. APPLIANCES

A. Dishwashers

Comments:



- loose dishwasher (screw missing)
- dishwasher drain not braced to underside of countertop

B. Food Waste Disposers

Comments:

- the disposal operated correctly

C. Range Hood and Exhaust Systems

Comments:

- microwave vent hood operated correctly

D. Ranges, Cooktops, and Ovens

Comments:

- anti-tip not installed at range
- oven temperature heated up correctly

E. Microwave Ovens

Comments:

- the microwave operated correctly

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- bathroom exhaust fans terminate into attic this is typical for a semi-aired climate however, must be reported per TREC requirements

G. Garage Door Operators

Comments:

- garage door opener operated correctly

H. Dryer Exhaust Systems

Comments:



- observed damaged dryer duct termination

I. Other

Comments:

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.

1914 77th St

Inspected Address

Lubbock

City

79423

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.

1914 77th St Lubbock 79423
Inspected Address City Zip Code

1A. SWAT Pest Control LLC Name of Inspection Company
1B. 0562856 SPCS Business License Number

1C. PO Box 562 Wolfforth TX 79382 (806) 441-7989
Address of Inspection Company City State Zip Telephone No.

1D. Todd Vaughn Name of Inspector (Please Print)
1E. Certified Applicator [X] Technician [] (check one)

1F. Wednesday, September 23, 2020
Inspection Date

2. John Trombly Name of Person Purchasing Inspection
Seller [] Agent [] Buyer [X] Management Co. [] Other []

3. _____
Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee [X] Purchaser of Service [] Seller [] Agent [X] 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. Residence only
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: _____ Basement [] Other: _____
Siding: Wood [] Hardie Plank [] Brick [X] Stone [] Stucco [] Other: _____
Roof: Composition [X] Wood Shingle [] Metal [] Tile [] Other _____

6A. This company has treated or is treating the structure for the following wood destroying insects: Yes

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

6B. 2-15-19 Date of Treatment by Inspecting Company
Sub termites Common Name of Insect
Termidor SC .06% 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: _____

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. Todd Vaughn 0562856
Inspector (Technician or Certified Applicator Name and License Number)

Others Present:

7B. _____
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: 9-23-2020
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 [] Insulated area of attic [X] Plumbing Areas [X] Planter box abutting structure []
Deck [] Sub Floors [] Slab Joints [X] Craw Space []
Soil Grade Too High [X] Heavy Foliage [] Eaves [X] Weepholes []
Other [X] Specify: View obstructed by floor coverings, wall voids, appliances, furniture, and stored personal items.

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:
Wood to Ground Contact (G) [] Formboards left in place (I) [] Excessive Moisture (J) []
Debris under or around structure (K) [] Footing too low or soil line too high (L) [] Wood Rot (M) [] Heavy Foliage (N) []
Planter box abutting structure (O) [] Wood Pile in Contact with Structure (Q) [] Wooden Fence in Contact with the Structure (R) [X]
Insufficient ventilation (T) [] Other (C) [X] Specify: Slab/expansion joints/plumbing penetrates slab (conductive by design)

1914 77th St

Lubbock

79423

Inspected Address

City

Zip Code

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:

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

Sticker and drill marks on exterior concrete indicate a prior termite treatment in 2019.

11G. Visible evidence of: Sub termites has been observed in the following areas: inactive at back door door and master closet baseboard.

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

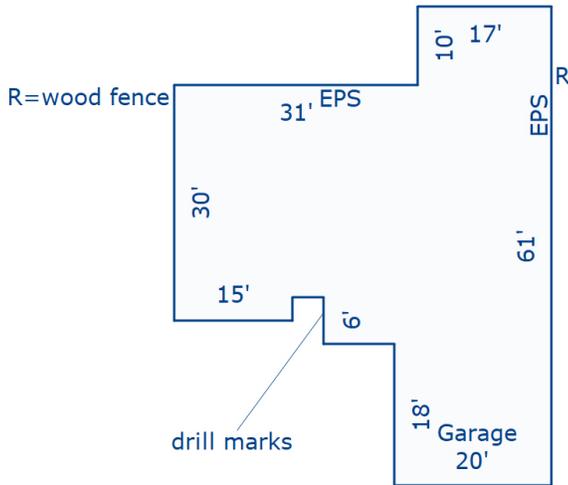
No

Specify reason:

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



Sketch by Apex Sketch

Additional Comments Structure was treated for termite prevention in February of 2019. There is a renewable warranty upon request. There's no visible evidence of active/recent subterranean termites or other wood destroying insects at the time of the inspection. Recommend an annual inspection.

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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: _____

Signature of Purchaser of Property or their Designee

Date

Customer or Designee not Present

Buyers Initials _____



RCAT #03-0441

LBK Roofing

806.786.3032

Todd@LBKroofing.com



Inspection Report

DATE	Address
9/18/20	1914 77 th

Name Omar Mora

Exit Realty of Lubbock

ACTIVITY	QTY	RATE	AMOUNT
-Roof is a 30yr Laminated Shingle -Approximately 1-2yrs old -Has exposed screws on attic vents that need to be sealed -Roof is in overall great condition			
If requested to seal exposed screw heads			\$ 100.00

Total \$100.00