

  
*County Line*  
*Inspection* #10599  
(806) 445-1685



2924 68th  
Lubbock , TX

## PROPERTY INSPECTION REPORT

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**Prepared For:** John Trembly  
(Name of Client)

**Concerning:** 2924 68th, Lubbock, TX  
(Address or Other Identification of Inspected Property)

**By:** Chad Price, Lic #10599 08/29/2020  
(Name and License Number of Inspector) (Date)

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(Name, License Number of Sponsoring Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

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

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

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

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

- 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.
  
- Noted sellers personal belongings throughout house (sections of walls, windows, and floors could not be accessed)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## 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 and TPO at porch

*Viewed From:* roof

*Comments:*



- evidence of water ponding at rear porch
- debris in gutters
- disconnected rear gutter
- trees overhang the roof

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**D. Roof Structures and Attics**

*Viewed From: attic*

*Approximate Average Depth of Insulation: 6-10 inches*

*Comments:*



- observed missing areas of vertical insulation
- observed damaged roof decking

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

*Comments:*



- observed repaired/cracks in brick mortar joints
- damaged metal trim around garage doors
- observed shallow/missing brick mortar joints
- missing wall board under kitchen sink
- observed small areas of cracked/damaged/repared drywall
- observed small areas of cracked caulking and peeling paint
- holes in garage drywall
- cracked garage drywall

**F. Ceilings and Floors**

*Comments:*

- areas of repaired ceilings
- previous water damage in mechanical closet and kitchen ceilings
- cracked garage and living room ceilings

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

*Comments:*



- solid door with no openings required at door into garage
- rear storm door did not latch
- peeling veneer at exterior storage closet

**H. Windows**

*Comments:*



- master bathroom window did not fully close (painted shut)
- safety glass not present at window above bathtub
- observed damaged screens
- master bedroom right windows painted shut
- cracked/damaged hall bathroom window putty

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

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**J. Fireplaces and Chimneys**

*Comments:*



- cracks in mortar cap
- light cracks in firebox
- observed soot in chimney

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

*Comments:*



- rust at porch post metal
- cracked rear porch boards

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**L. Other**

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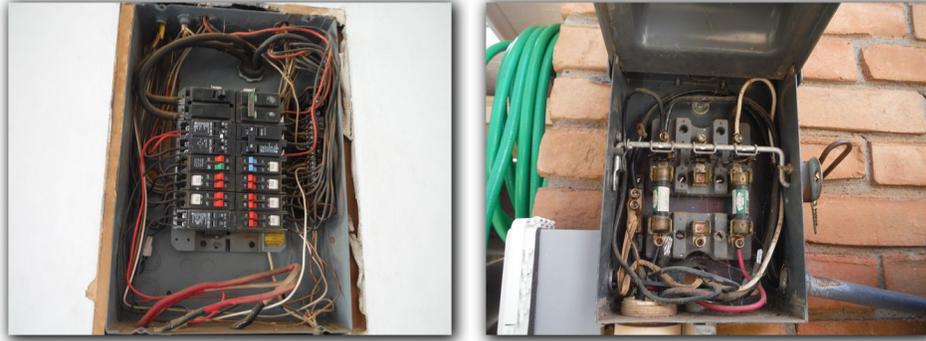
D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:*



- observed permanent screw not installed at back fed breaker
- wire protection missing at bottom of knockout
- abandoned wires in panel
- abandoned wires at disconnect
- double wires at disconnect
- no front cover at disconnect
- panel not fully labeled
- over head service wires in contact with trees
- no anti-oxidants present at aluminum wire connections

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

*Type of Wiring:* Aluminum/Copper

*Comments:*



- open wire joints in attic
- observed painted plugs
- electrical cord protection missing at furnace
- no a/c disconnect at condensing unit
- unbalanced living room fans
- GFCI protection not installed at required locations: exterior, bathroom, kitchen and garage plugs
- observed smoke alarms not installed in all bedrooms and in hallway(s)

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

#### A. Heating Equipment

*Type of Systems:* Central

*Energy Sources:* Gas

*Comments:*



- no vent increaser installed at furnace
- the heater operated correctly

#### B. Cooling Equipment

*Type of Systems:* Central

*Comments:*



- observed damaged fins at a/c unit
- insulation missing on a/c piping at exterior
- Supply: 56 degrees      Return: 73 degrees  
(good temperature difference)

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

*Comments:*



- return air grill installed inside mechanical closet
- unsealed hole in plenum platform

**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: 75 lbs.*

*Comments:*



- leak under hall bathroom south lavatory handle
- exterior gas pipe not sleeved through brick
- kitchen RO drain piped to sewer side of p-trap
- observed hall bathroom tub/shower diverter did not work properly
- hall bathroom south lavatory aerator partly stopped up
- hall bathroom tub spout not installed flush with wall

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

*Comments:*



- sanitary tee receiving waste at laundry room sink
- rusted/corroded drain pipe under kitchen sink
- taped up kitchen drain pipe
- master bathroom lavatory drain stop did not stay closed
- corroded hall bathroom lavatory drains
- corroded hall bathroom south water valve

**C. Water Heating Equipment**

*Energy Sources:* Gas

*Capacity:*

*Comments:*



- no water heater pan
- rusted pipe on top of water heater
- t&p piping does not terminate in same room at water heater
- observed screws missing at single wall vent pipe connections
- observed unusual noise at water heater

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Other**

*Comments:*

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## V. APPLIANCES

**A. Dishwashers**

*Comments:*

- the dishwasher operated correctly

**B. Food Waste Disposers**

*Comments:*

- the disposal operated correctly

**C. Range Hood and Exhaust Systems**

*Comments:*

- observed microwave exhaust terminates into attic

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

*Comments:*

- oven temperatures heated up correctly

**E. Microwave Ovens**

*Comments:*

- the microwave operated correctly

**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

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**G. Garage Door Operators**

*Comments:*



- the garage door is hardwired (open wire joints)
- observed safety photo eye sensors greater than 6" above garage floor

**H. Dryer Exhaust Systems**

*Comments:*



- observed flexible dryer duct installed in attic

**I. Other**

*Comments:*

**VI. OPTIONAL SYSTEMS**

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

*Comments:*

- rain freeze sensor not properly positioned
- heads require adjustment

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**B. Outbuildings**

*Comments:*



- panel not fully labeled
- two missing screws at panel cover
- #12 wire on 30 AMP breaker
- double wires on 20 AMP breaker
- water damage at siding
- exposed wiring
- peeling veneer at door
- evidence of water ponding
- peeling paint and cracked caulking
- observed loose wood trim
- front door binds/drag
- taped up wire joints
- no GFI's at plugs
- missing plug covers
- bathroom door drags
- toilet installed in shower
- unusual noise at toilet and shower drain
- no shower trim installed above shower
- missing hot water knob
- drip at lavatory
- s-trap installed at lavatory
- previous water damage under lavatory (mildew like substance)
- hot water not piped
- leak at toilet tank
- loose shower knob
- observed exhaust did not work
- missing door striker
- damaged drywall
- no attic access
- debris in gutters
- exposed nails on roof
- no soffit vents installed