



**GREEN SCENE**  
HOME INSPECTIONS  
*Do the Right Thing, Always tell the Truth, Help Others*

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**23 Carter Ct, Allen, TX 75002**

Prepared For: Richard Lee Barrett, Sr. Living Trust, August 3, 2024



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See NOTES in Purple for  
items addressed post  
inspection by homeowner.



# PROPERTY INSPECTION REPORT FORM

Richard Lee Barrett, Sr. Living Trust

08/03/2024

*Name of Client*

*Date of Inspection*

23 Carter Ct, Allen, TX 75002

*Address of Inspected Property*

Adrian Butler

#23094

*Name of Inspector*

*TREC License #*

*Name of Sponsor (if applicable)*

*TREC License #*

## PURPOSE OF INSPECTION

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

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

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

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

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

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

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

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

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Time In: **9:00 am** Time Out: **12:30 pm** Property was: **Occupied**  
Building Orientation (For Purpose Of This Report Front Faces): **South**  
Weather Conditions During Inspection: **Sunny**  
Outside temperature during inspection: **90+ Degrees**  
Parties present at inspection: **Owner – Pre-Listing Inspection**

**THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Richard Lee Barrett, Sr. Living Trust. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.**  
**THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.**

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### SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

### GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall “Chinese Drywall” or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy;
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
- (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or
- (vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;

(F) designate conditions as safe;

(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

**The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.**

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. *This report is not to be used by or for any property and/or home warranty company.*

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

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This report may place deficiencies into three categories;

 **ACTION ITEM**

Items with this label are considered deficient according to today's building standards, specifically because they are either broken, unsafe or causing damage to the property. These items likely will need further evaluation by a licensed, qualified and/or certified technician or specialist to determine if repairs or replacement are necessary, and it is recommended these items be addressed before the end of the option period.

 **MAINTENANCE AND/OR REPAIR**

Items with this label are also considered deficient according to today's building standards. It is recommended that these items be evaluated by the client and/or Realtor and addressed in order of priority within the option period

 **BUYER'S NOTE**

Items with this label are noted for informational purposes and/or to notify the client of a condition that was compliant at the time the house was built, but is no longer current with today's building standards ("As-Built Conditions").

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I NI NP D

### I. STRUCTURAL SYSTEMS

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#### A. Foundations

Type of Foundation(s): Slab  
Comments:

#### Foundation Opinion

#### Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the first level floors. Any movement indicators observed, though, at the time of this inspection will be listed here in this section:

Later discussions with witness to original construction noted the home was built with piers, however this cannot be verified without digging up corners of the home.



#### Movement Indicators

- Deflection cracks were observed in the exterior veneer.
- Interior sheetrock cracks and/or stress indicators.

#### Additional Observations and/or Comments:



- One of the foundation perimeter beam corners was observed to be sheared off (corner pop) on the southeast side(s) of the structure. This is a common condition for foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be necessary.



- **Note:** The heavy foliage growing on, over or around the exterior foundation of the structure should be trimmed back at least 18-inches. The heavy foliage will limit the Inspector's visual observation of the exterior surfaces and is conducive for wood-destroying insect activity and/or wood rot.

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

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. **The Inspector is not a state licensed engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

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**B. Grading and Drainage**

Comments:

**Grading & Drainage**

**ACTION ITEM**

**Wood Destroying Insect Information**

**Attention:** There are termite monitoring stations (bait traps) in place. This condition indicates there has been possible previous activity of a wood-destroying insect at one time. Full evaluation of the amount of any damage caused by any insects cannot be detected within the wall voids or other hidden areas without defacing the property and cannot be addressed in this inspection report. With the detection of previous activity of a wood destroying insect, it should be assumed that some degree of damage is present.

**MAINTENANCE AND/OR REPAIR**

**Notice:** There are inadequate drain holes observed in the retaining wall on the north, east, and west sides of the structure. This condition should be further evaluated and corrected as necessary.

Inspection by Bryan Oglesby 0813734 in May of 2020 found termites in the area but noted no damage. Bait traps installed and maintained by Texas in 2020. No more evidence of Termites has been found in the 4 years ( May 20 - Dec 2024 )



- Ground erosion was observed on the east side of the structure. Fill dirt is needed against the foundation perimeter wall where the soil line is too low to help support the foundation footer properly.
- Marginal site drainage was observed on the north side of the structure. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.



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- The soil line is too high on the south side of the structure. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer.

**BUYER'S NOTE**

**Notice:** There is a Stone Masonry Veneer retaining wall in place on the north, east, and west sides of the structure. The retaining wall has deteriorated and/or will deteriorate over time.

**Note:** There is cracking/spalling observed in the retaining wall in place on the east side of the structure.



**Gutter & Downspout System**

**MAINTENANCE AND/OR REPAIR**

- The guttering system is draining to the roof on the north side of the structure.
- The gutters are dirty and are not functioning properly.
- The downspout is separated from the sub-surface draining system on the east side of the structure.





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**C. Roof Covering Materials**

*Types of Roof Covering:* Composition

*Viewed From:* Walked on roof.

*Comments:*

[https://  
adaptivroofingllc.com](https://adaptivroofingllc.com)  
preformed repairs of the roof for  
damage shingles and roof  
cap at top

**! ACTION ITEM**

**Attention:** You are strongly encouraged to have a properly certified roofing contractor to physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

**Roof Covering**

- Damaged shingles were observed on the east side of the roof structure.



- Damaged drip edge shingles were observed on multiple sides of the roof structure.



- Any fasteners that penetrate the roof covering should be sealed against water intrusion. The fasteners can be located at, but are not limited to: wall flashing, boot vents, flue vents and shingles.

**i BUYER'S NOTE**

- **Note:** Some discoloration of the roofing material was observed.

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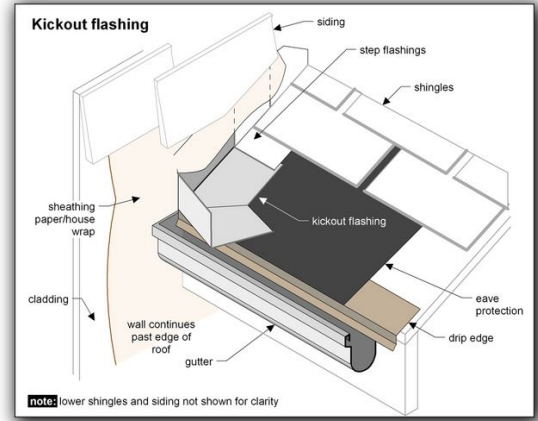
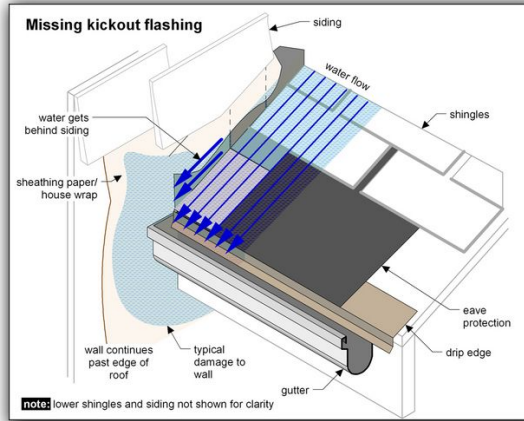
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**Flashing Details**

- There was no kickout flashing observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof. The lack of this kickout flashing will allow water to penetrate at these points.



- The drip edge flashing was not installed over the edge of the eavestrough in a shingle like fashion. This condition may allow water intrusion and/or damage to occur behind the fascia board and soffit/eave areas.

**Notice:** Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

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**D. Roof Structures and Attics**

*Viewed From:* Attic decked space.

*Approximate Average Depth of Insulation:* 7” to 9”

(**Note:** Recommended depth of attic floor insulation is approx. 10+ inches to achieve a R30 rating.)

*Approximate Average Thickness of Vertical Insulation:* Unable to Determine

*Insulation Type:* Loose Filled, Batt or Blanket

*Description of Roof Structure:* Rafter Assembly

*Attic Accessibility:* Partial

*Comments:*

**Location: 2nd Floor Ceiling**

**Roof Structure**



- The soffit and/or fascia board material has some gaps/separations observed that need to be properly caulked and sealed on multiple sides of the roof structure.
- There is evidence of previous or current water staining and/or damage observed on the attic flooring

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material in one or more areas.



**i BUYER'S NOTE**

- **Note:** I was unable to inspect the attic completely due to the lack of decked space which impeded view and access.
- **Note:** Visible evidence of vermin and/or pest activity was observed in the attic area. It is recommended to have a Certified Pest Control Operator further evaluate this condition and make corrections as necessary.
- **Note:** The roofing system is designed in a way that one or more vulnerable areas exist. There is a higher potential for unanticipated repairs. Annual inspections and ongoing maintenance will be critical to the performance of the roofing system.

**Attic Ventilation**

**MAINTENANCE AND/OR REPAIR**

- There is "ambering" of the wooden beams observed at the time of the inspection in one or more areas. The wood sap is leaking out and/or has crystallized due to insufficient ventilation and insulation in the attic.

**Attic Insulation**

**i BUYER'S NOTE**

- **Note:** Recommend 6 to 10 inches of insulation be added to achieve an R-38 insulation depth to maximize your heating and cooling efficiency.

**Roof Sheathing/Decking**

**i BUYER'S NOTE**

- **Note:** There is a Radiant Barrier in place. This condition has been known to cause an adverse effect on composition shingles.
- **Note:** There are visible water stains on the roof sheathing (decking) in one or more locations.

**Attic Ladder(s)**

All visible/accessible components were found to be performing and in satisfactory condition on the day of

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the inspection.

*Viewed From:* Attic decked space.

*Approximate Average Depth of Insulation:* 7" to 9"

(**Note:** Recommended depth of attic floor insulation is approx. 10+ inches to achieve a R30 rating.)

*Approximate Average Thickness of Vertical Insulation:* Unable to Determine

*Insulation Type:* Loose Filled, Batt or Blanket

*Description of Roof Structure:* Rafter Assembly

*Attic Accessibility:* Partial

*Comments:*

**Location: 2nd Floor Bathroom**

**Roof Structure**



**BUYER'S NOTE**

- **Note:** I was unable to inspect the attic completely due to the lack of decked space which impeded view and access.
- **Note:** Visible evidence of vermin and/or pest activity was observed in the attic area. It is recommended to have a Certified Pest Control Operator further evaluate this condition and make corrections as necessary.
- **Note:** The roofing system is designed in a way that one or more vulnerable areas exist. There is a higher potential for unanticipated repairs. Annual inspections and ongoing maintenance will be critical to the performance of the roofing system.

**Attic Ventilation**



**MAINTENANCE AND/OR REPAIR**

- There is "ambering" of the wooden beams observed at the time of the inspection in one or more areas. The wood sap is leaking out and/or has crystallized due to insufficient ventilation and insulation in the attic.

**Attic Insulation**



**MAINTENANCE AND/OR REPAIR**

- The sidewall insulation was observed to be pulling loose in the attic area and should be corrected as necessary.

Resident used "All-Safe Pest & Termite" for pest control. Scott company rep said "Since 2020, the home has had termite prevention services but never any signs of activity on record. There was a rodent issue in July of 2023 but we did successfully remove the rodent. The droppings you are seeing are possibly older and just were not cleaned up."

This was corrected in the walk in attic through the 2nd story bathroom.

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**BUYER'S NOTE**

- **Note:** Recommend 6 to 10 inches of insulation be added to achieve an R-38 insulation depth to maximize your heating and cooling efficiency.

**Roof Sheathing/Decking**

**BUYER'S NOTE**

- **Note:** There is a Radiant Barrier in place. This condition has been known to cause an adverse effect on composition shingles.

*Viewed From:* Attic decked space.

*Approximate Average Depth of Insulation:* 7" to 9"

**(Note:** Recommended depth of attic floor insulation is approx. 10+ inches to achieve a R30 rating.)

*Approximate Average Thickness of Vertical Insulation:* Unable to Determine

*Insulation Type:* Loose Filled, Batt or Blanket

*Description of Roof Structure:* Rafter Assembly

*Attic Accessibility:* Partial

*Comments:*

**Location: Garage**

**Roof Structure**

**BUYER'S NOTE**

- **Note:** I was unable to inspect the attic completely due to the lack of decked space which impeded view and access.
- **Note:** Visible evidence of vermin and/or pest activity was observed in the attic area. It is recommended to have a Certified Pest Control Operator further evaluate this condition and make corrections as necessary.
- **Note:** The roofing system is designed in a way that one or more vulnerable areas exist. There is a higher potential for unanticipated repairs. Annual inspections and ongoing maintenance will be critical to the performance of the roofing system.

See note from Scott at All-Safe Pest & Termite on previous page

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**Attic Ventilation**

 **MAINTENANCE AND/OR REPAIR**

- There is "ambering" of the wooden beams observed at the time of the inspection in one or more areas. The wood sap is leaking out and/or has crystallized due to insufficient ventilation and insulation in the attic.

**Attic Insulation**

 **BUYER'S NOTE**

- **Note:** Recommend 6 to 10 inches of insulation be added to achieve an R-38 insulation depth to maximize your heating and cooling efficiency.

**Roof Sheathing/Decking**

 **BUYER'S NOTE**

- **Note:** There is a Radiant Barrier in place. This condition has been known to cause an adverse effect on composition shingles.

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

*Comments:*

*Description of Exterior Cladding:* Brick Veneer, Stone Masonry Veneer

**Exterior Walls & Surfaces**

 **MAINTENANCE AND/OR REPAIR**

- Deflection cracks were observed in the exterior veneer on the north side of the structure.



- Mortar and/or brick cracks were observed in the exterior veneer on multiple sides of the structure.
- The sidewall veneer is in contact with the roofing material. Under current building standards, there should be at least 2-inch of clearance between the roofing material and the sidewall veneer.

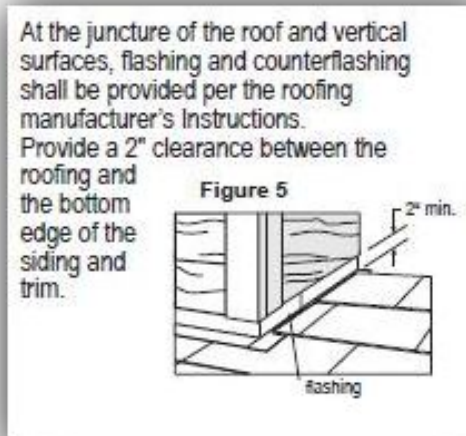
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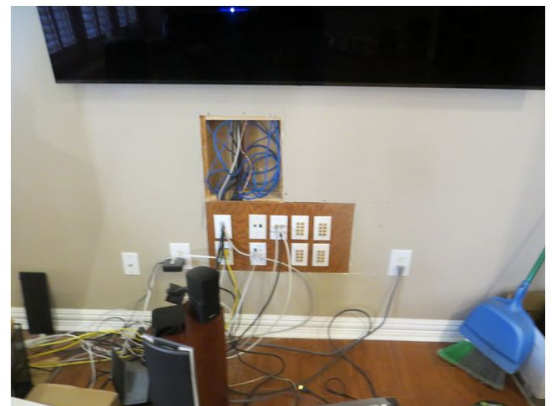


- Sealant improvements are recommended for the area between the exterior veneer and the garage door trim boards. It is recommended to use elastomeric caulking. Clear and/or rigid sealants are improper.

#### Interior Walls & Surfaces



- There are holes/damage observed in the drywall in the upstairs guest bedroom, living room, garage and upstairs office



Dry wall repairs preformed by PREMIER PAINTING were preformed in 5 locations throughout the home. These were created for computer network cable upgrades and expanding electrical in the bathroom for a bidet

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Dry wall repairs preformed by PREMIER PAINTING were preformed in 5 locations throughout the home fThese were created for computer network cable upgrades and expanding electrical in the bathroom for a bidet

- Interior wall stress cracks were observed in the following areas, but not limited to: the upstairs guest bathroom closet.
- Interior wall joint cracks were observed in the: front entry area.

Items have been cleared to allow a better view and clear inspection of the home

**BUYER'S NOTE**

- **Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspector's visual observations and ability to render accurate opinions as to the performance of the structure.
- **Note:** I was unable to inspect the interior walls in various locations throughout the house completely due to personal effects and/or large, heavy or fragile storage at the time of this inspection which impede both view and access.

**F. Ceilings and Floors**

**Ceilings**

**MAINTENANCE AND/OR REPAIR**

- Ceiling joint cracks were observed in the: garage. Possible previous water stains were observed on the ceiling in the: breakfast area, upstairs rear corner bedroom. Further investigation into the cause and remedy is recommended.

Fix of the upstairs balcony door and associated 1st story kitchen leak was fixed by "your home expert" on Nov 11, 2024 project manager Vitaly





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This was due insulation missing in the vent in the attic creating a temperature differential and associated condensation. This has been corrected and repaired by PREMIER PAINTING



- Crown moulding separations were observed at the ceiling in the: living room. The cause and remedy should be further evaluated and corrected as necessary.



**i BUYER'S NOTE**

- **Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspector's visual observations and ability to render accurate opinions as to the performance of the structure.
- **Note:** Nail heads were observed to be pushing through the interior finish in one or more locations.

**Floors**

**MAINTENANCE AND/OR REPAIR**

- The floor tile(s) were observed to be cracked and/or damaged in the laundry room, Jack and Jill bathroom, upstairs guest bathroom.

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I NI NP D



**BUYER'S NOTE**

- **Note:** I was unable to inspect the flooring in various locations throughout the house completely due to personal effects and/or large, heavy or fragile storage at the time of this inspection which impede both view and access.
- **Note:** Some cracking of the garage concrete floor finish was observed.

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

Comments:

**Exterior Doors**

**ACTION ITEM**

- Visible evidence of previous water intrusion was observed at and/or around the exterior balcony entry door(s). The cause and remedy should be investigated and corrected as necessary, as it is affecting the ceiling in the breakfast area below.

Fix of the upstairs balcony door and associated 1st story kitchen leak was fixed by "your home expert" on Nov 11, 2024 project manager Vitaly



- Water damage and/or deterioration was observed in the wooden exterior balcony entry door(s). This can be a conducive condition for wood-destroying insect activity and/or wood rot.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

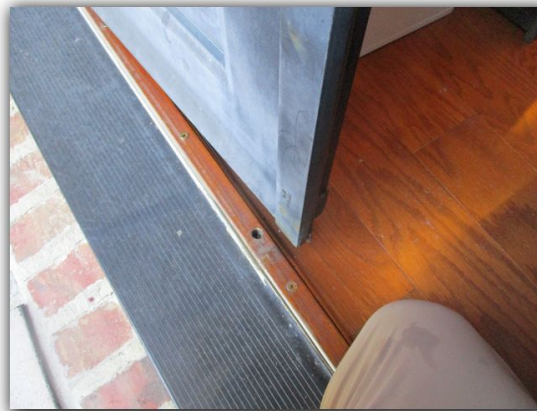
I NI NP D

Fix of the upstairs balcony door and associated 1st story kitchen leak was fixed by "your home expert" on Nov 11, 2024 project manager Vitaly



**MAINTENANCE AND/OR REPAIR**

- The exterior doors were found to be aged and mostly functional. The exterior doors were found to show signs of rubbing, stiffness and/or difficulty operating, as well as degraded and general damage to the components. This is to be expected as part of the "wear-and-tear" of doors in a home of this age. Ongoing maintenance will need to be performed to assist the doors in their intended function. This will include but is not necessarily limited to: repair to the components, lubricating and weather stripping improvements, and regular adjustments and cleanings. The future life expectancy of the doors cannot be determined. You can continue to use and service these doors until replacement is necessary.
- The office door rubs when opened/closed.
- The front entry door hardware does not function properly.



- The exterior door frame has some deterioration and/or damage at the sideyard entry door(s).

**Interior Doors**

All visible/accessible components were found to be performing and in satisfactory condition on the day of the inspection.

**Garage Entry Door**

**MAINTENANCE AND/OR REPAIR**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- A self-closing device was not observed at the garage entry door. Under current building standards , two spring-loaded hinges are required in garage entry doors. This is a safety issue with gas fired appliances in the garage.

### Overhead Garage Door



- Some damage to the overhead garage door was observed.

### H. Windows

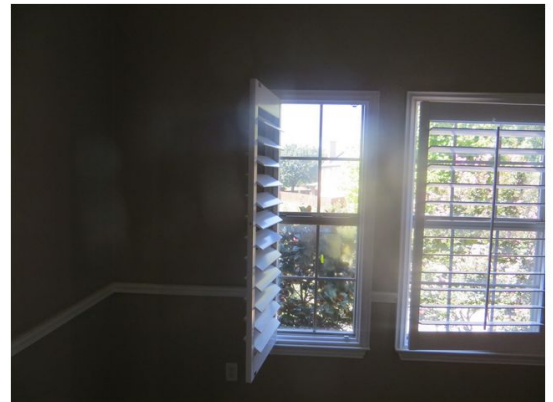
Comments:

#### Windows



- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they lose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following: master bedroom, upstairs front middle bedroom, upstairs front corner bedroom.

PRECISION WINDOWS on Nov 17th and 27th replaced glass in a total of 13 windows on any identified as having a seal issue.



(Total #: 3 )

I=Inspected

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D=Deficient

I NI NP D

**Attention:** Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals are noted, we recommend all windows be re-evaluated by a window specialist prior to the expiration of any time limitations such as option or warranty periods.

- The interior window sill(s) have some deterioration and/or damage observed in various locations throughout the house, but most notably in the upstairs front corner bedroom.

**BUYER'S NOTE**

- **Note:** I was unable to inspect the operation of some of the windows due to window treatments, personal effects, large, heavy or fragile storage and/or furniture.

**Window Screens**

**MAINTENANCE AND/OR REPAIR**

- One or more of the window screens were observed to be damaged.

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

*Comments:*

All visible/accessible components were found to be performing and in satisfactory condition on the day of the inspection.

**J. Fireplaces and Chimneys**

*Comments:*

**Living Area Fireplace / Chimney**

**ACTION ITEM**

- The fireplace would not come on at the time of this inspection when the switch was engaged.

October 13th, 2024  
 Ace Fireplace services  
 inspected and reset  
 fireplace controllers. They  
 are all functional and  
 safe to use.



- When artificial gas logs are installed in a firebox with a damper; the damper should be permanently blocked open with a damper clamp to prevent accidental spillage of carbon monoxide into the living space.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### Upstairs Living Area Fireplace / Chimney

#### ACTION ITEM

- The fireplace would not come on at the time of this inspection when the remote was engaged.

October 13th, 2024  
Ace Fireplace services  
inspected and reset  
fireplace controllers. They  
are all functional and  
safe to use.



Comments:

### Patio Fireplace / Chimney

#### MAINTENANCE AND/OR REPAIR

- The gas starter bar ports appear to be plugged and/or clogged.



- The log lighter/starter bar ports need to face down to not collect soot.
- The sidewall veneer is in contact with the roofing material. Under current building standards, there should be at least 2-inch of clearance between the roofing material and the sidewall veneer.
- The chimney flue needs to be cleaned by a Qualified Chimney Sweep. A creosote/soot build-up was observed in the visible flue area. After the fireplace has been properly cleaned and swept, it is recommended that this component should be re-evaluated by the fireplace technician for any additional conditions that may exist or arise.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

Comments:

**Porches / Patio**

 **MAINTENANCE AND/OR REPAIR**

- Cracks and/or deficiencies were observed in the patio.



RC landscaping fixed sprinklers and the cracks on patio edges September 26th, 2024

**Driveway**

 **MAINTENANCE AND/OR REPAIR**

- Minor cracks and/or deficiencies were observed in the driveway.

**Pergola**

 **BUYER'S NOTE**

- **Note:** The outside post have been built at grade level (Wood to Ground contact should be avoided). Any rotted or damaged post that are exposed should be repaired and/or improved. This configuration is prone to rot and insect activity.

**L. Other**

Comments:

**Moisture Analysis**

The following analysis was performed in all rooms of the primary structure to determine the presence of any moisture buildup. A pinless, non-invasive Moisture Meter was used to take the readings. This type of meter provides a nondestructive measurement of moisture in wood, concrete and wallboard/drywall materials. A thermal imaging camera was used in areas that could not be reached, and to provided additional information on specific areas. Areas where measurements were taken today were along interior walls, ceilings and floors with emphasis on areas around doors, windows or other penetrations to the structure, as well as walls/ceilings opposite or near plumbing areas

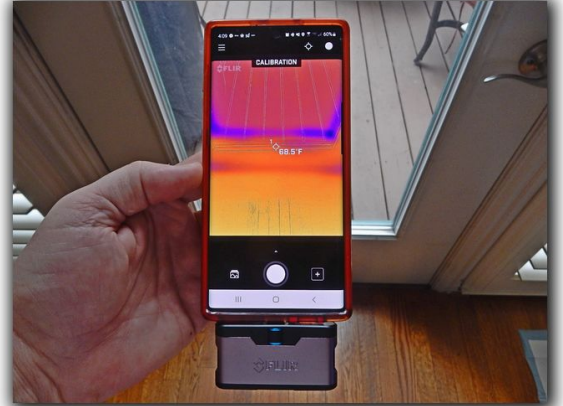
I=Inspected

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D=Deficient

I NI NP D



Moisture Meter readings done on wood materials will generally measure from 5 to 40 percent Moisture Content (MC%). A range of 5 to 12 percent is considered optimal for wood. A reading of up to 17 percent is considered moderate and acceptable. Non-wood materials (typically concrete) measure MC% on a relative percentage scale of 0 (dry) to 100 (saturated). Pinless meters read up to a typical depth of ¾ inch or 1 inch into a subsurface. They are useful for detecting problem moisture buildup where visual indicators are not evident.

**Please note: The inspector could only measure areas of the structure that were reachable/accessible without special means or aids. In areas where the height is too great to reach, no measurements were taken. Additionally the readings found at the property can only be used to evaluate the moisture content of the structure on this exact date and time under the specific weather conditions present. Moisture content percentages can fluctuate short term from wet conditions - this evaluation is intended to indicate areas of possible longer term moisture intrusion measured at a specific date and time.**

*See the linked video on the cover page of the report for the details and process of checking for high moisture content inside the house.*





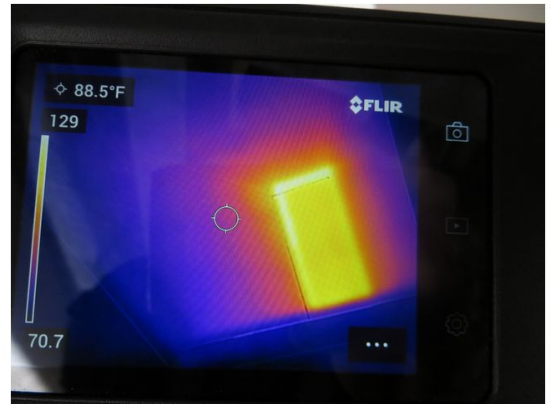
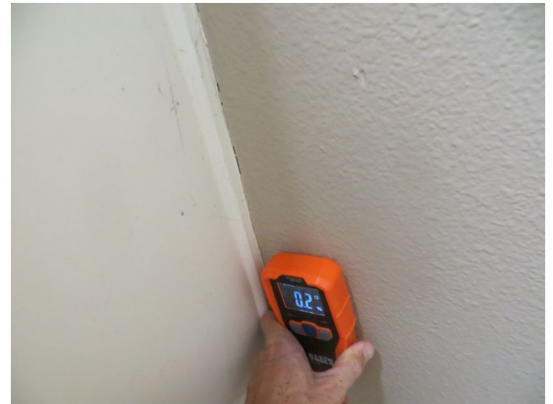
I=Inspected

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D=Deficient

I NI NP D



- There is evidence of possible previous water intrusion in one or more of the floors in the upstairs rear corner bedroom. Although all moisture content was within an acceptable level, this condition should be further evaluated and corrected as necessary.



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NI=Not Inspected

NP=Not Present

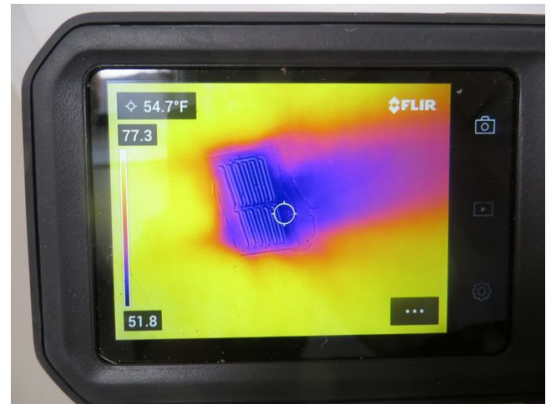
D=Deficient

I NI NP D



Fix of the upstairs balcony door and associated 1st story kitchen leak was fixed by "your home expert" on Nov 11, 2024 project manager Vitaly

There is evidence of possible previous water intrusion in the ceiling in the upstairs rear corner bedroom. It is suspected that insulation around the ductwork boot should be improved to limits cold air from the AC mixing with the hot attic air. This condition should be further evaluated and corrected as necessary.



**II. ELECTRICAL SYSTEMS**

- 
- 
- 
- 

**A. Service Entrance and Panels**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### Panel Box

Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: Garage

Cabinet Manufacturer: Square D

Type of Wiring: Copper



### MAINTENANCE AND/OR REPAIR

- The wires are entering the electrical cabinet through one bundle instead of multiple knockouts.
- One or more white wires is entering a breaker in the panel box where only black or red wires should be used. Recommend labeling these wires with black marker or black tape to distinguish them from being neutral wires.
- Neutral wires were observed to be "double lugged.". Each wire should have its own slot on the neutral bar. Not all main panels are rated to allow this condition. This condition should be further evaluated and corrected as necessary.
- One or more breakers were observed to be tripped or off upon our arrival to the inspection. With no notes left as to the reason for being in the off position, we will not attempt to turn it on for reasons of safety.
- There is debris observed in the panel box at the time of this inspection that should be cleaned and cleared.

### BUYER'S NOTE

- There was no surge protection device (SPD) present either at the meter or visible in the area of the panel at the time of this inspection, which prevents damage to sensitive modern electronics including smoke and/or carbon monoxide detectors. This may be an "as-built" condition but per TREC standards of practice we are required to report this condition as a deficiency.
- No readily accessible exterior main disconnect properly labeled as "Emergency Disconnect" was observed at the time of the inspection. This accessible and properly labeled "Emergency Disconnect" is required to allow first responder emergency access. This may be an "as-built" condition but per TREC standards of practice we are required to report this condition as a deficiency.
- There were no line-side barriers present on the incoming lines to the panel box at the time of this inspection, which prevents inadvertent contact with uninsulated service terminals. This may be an "as-built" condition but per TREC standards of practice we are required to report this condition as a deficiency.

### Sub Panel

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Box Location: Garage  
 Cabinet Manufacturer: Square D  
 Type of Wiring: Copper



Screws added and or replaced for plate cover. Area has been cleaned and cleared.

**MAINTENANCE AND/OR REPAIR**

- One or more of the cabinet cover plate screws are missing and need to be replaced.
- The wires are entering the electrical cabinet through one bundle instead of multiple knockouts.
- One or more white wires is entering a breaker in the panel box where only black or red wires should be used. Recommend labeling these wires with black marker or black tape to distinguish them from being neutral wires.
- Neutral wires were observed to be "double lugged.". Each wire should have its own slot on the neutral bar. Not all main panels are rated to allow this condition. This condition should be further evaluated and corrected as necessary.
- There is debris observed in the panel box at the time of this inspection that should be cleaned and cleared.

**BUYER'S NOTE**

- There was no surge protection device (SPD) present either at the meter or visible in the area of the panel at the time of this inspection, which prevents damage to sensitive modern electronics including smoke and/or carbon monoxide detectors. This may be an "as-built" condition but *per TREC standards of practice we are required to report this condition as a deficiency.*
- No readily accessible exterior main disconnect properly labeled as "Emergency Disconnect" was observed at the time of the inspection. This accessible and properly labeled "Emergency Disconnect" is required to allow first responder emergency access. This may be an "as-built" condition but *per TREC standards of practice we are required to report this condition as a deficiency.*
- There were no line-side barriers present on the incoming lines to the panel box at the time of this inspection, which prevents inadvertent contact with uninsulated service terminals. This may be an "as-built" condition but *per TREC standards of practice we are required to report this condition as a deficiency.*

**Arc-Fault Circuit Interrupter Protection (AFCI)**

**BUYER'S NOTE**

- The lights and readily accessible receptacles do not appear to be connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all of the lighting and

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

readily accessible receptacle outlets shall be connected to an arc-fault circuit interrupter (AFCI) device. This may be an "as-built" condition but *per TREC standards of practice we are required to report this condition as a deficiency.*

- None of the bedroom receptacle outlets were connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all of the bedroom receptacle outlets should be connected to an arc-fault circuit interrupter (AFCI) device.

Junction box has been covered by homeowner

**Distribution Wiring**



An open junction box was observed in the attic. A junction box cover should be installed for reasons of safety.

On Sept 26th 2024, ARB Electric upgraded lights in closets to led, installed grounding rod and bonded the gas line to meet electrical / gas safety standards

**Grounding / Bonding**



**Note:** The connection to the grounding electrode (ground rod) is hidden and/or is buried below finished grade. The connector in place is inaccessible and cannot be determined for proper use at the time of this inspection.

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

Type of Wiring: Copper

Comments:

cover plate has been added by homeowner

**Receptacle Outlets**



One or more of the receptacles is missing its cover plate in the: office.



- **Note:** When it is suspected that the GFCI reset is located in an obstructed area such as the garage, the inspector will be unable to test all the GFCI functionality (most notably on the exterior and in the garage) as the reset may be inaccessible or in an unknown location.
- **Notice:** Some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.
- **Note:** GFCI receptacles should be tested for proper functioning at least once a month. These receptacles can unexpectedly trip if not regularly tested.
- **Note:** The inspector is only required to determine the presence of power to the 240 V receptacles. If there are any additional concerns, we recommend further investigation by a qualified electrician licensed by the state of Texas.

**Switches**



- **Note:** I was unable to determine the operation end of one or more of the switches.

**Fixtures**



Switches are labeled

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Exterior light fixtures should be sealed at the base to prevent water intrusion behind the wall.
- One or more of the light fixtures appear to be inoperative in the: Jack and Jill bathroom, upstairs living room. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.

Previous resident had unscrewed the bulbs. These fixtures were working. However, out of energy efficiency many of the bulbs were upgraded to led lights.



- The ceiling fan is not balanced properly and wobbles when operated in the: upstairs front middle bedroom, upstairs front corner bedroom.



This can be documented for the buyer with night time photos if desired.

**BUYER'S NOTE**

- **Note:** We cannot confirm the operation of the exterior security lights, as it is daytime and the lights are likely on a timer or motion-activation system.

**Smoke Alarms**

**ACTION ITEM**

- There are not enough working smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.
- One or more of the smoke alarms do not appear to be interconnected together. Under today's building standards, when more than one smoke alarm is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit.

There is the correct number of smoke alarms. The "bonus room" is not a bedroom. We can add smoke alarms if the buys wishes. However all bedrooms have smoke alrams

I=Inspected

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D=Deficient

I NI NP D

**i BUYER'S NOTE**

- **Attention:** Due to location, height or conditions outside the control of the inspector, one or more of the smoke alarms were inaccessible and could not be tested at the time of this inspection
- **Note:** It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

**Carbon Monoxide Alarms**

All visible/accessible components were found to be performing and in satisfactory condition on the day of the inspection.

**i BUYER'S NOTE**

- **Note:** It is recommended to replace the batteries in all of the CO detectors once a year for reasons of safety.

**Doorbell/Chimes**

All visible/accessible components were found to be performing and in satisfactory condition on the day of the inspection.

**i BUYER'S NOTE**

**Attention:** The inspection company did not consent to being recorded by Audio or Video during the course of the inspection. It is the intention of the inspection company to not reveal any of the inspection findings to the seller via a Smart Home Device.

- **Note:** It is recommended that the seller and buyer have a transfer of technology ownership agreement at/or before closing. It is recommended to do a factory reset on the device at or before the time of closing. *Below is a picture of the device on the day of the inspection.*



2 Ring Devices and on site home security system are ready to be transferred to the buyer at time of closing.

Ring devices are wireless. The onsite security system is wired.

- **Note:** The inspector was not able to identify whether the system was hardwired or wireless.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**A. Heating Equipment**

Type of System:

Energy Source:

Comments:



**Attention:** The operation of the heating system was not checked due to the outside ambient temperature being above 90 Degrees. *If any concerns exist about the future operation of the heating equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment.* At this time, a limited visual survey will be performed and if any defects are found they will be listed in this section.

**Downstairs Central Heating System** – Energy Source: Gas  
Brand Name: Carrier



**JOSE RUIZ**  
of A#1 Air preformed a tuneup / inspection of all three heaters on December 09, 2024. No issues were identified. A#1 was the regular servicer of the AC and heater units for the last 4 years.

- The indoor blower was observed to be dirty and should be cleaned to help improve the efficiency of the unit.

**Upstairs Central Heating System** – Energy Source: Gas  
Brand Name: Carrier



- The indoor blower was observed to be dirty and should be cleaned to help improve the efficiency of the unit.



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

**Master Bedroom Central Heating System** – Energy Source: Gas  
Brand Name: Trane



- The indoor blower was observed to be dirty and should be cleaned to help improve the efficiency of the unit.

**B. Cooling Equipment**

Type of System:

Comments:



**Notice:** When D (**D = Deficient**) is checked, it is recommended that this item be fully investigated by a Qualified / Licensed HVAC Technician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the equipment.

**Downstairs Central Cooling System**

Today's Temperature Differential (Delta-T): **8 Degrees**

Approximate System Age: **2018**

Approximate System SEER: **14**

Approximate System Size: **5 ton**

Coolant Type: **R-410A**

Filter Size: **Electronic Air Cleaner** Location: **At ATTIC Unit**

Brand Name: **Carrier**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



- The outdoor unit of the air conditioning system requires cleaning.
- The temperature drop measured across the area registers of the air conditioning system is lower than considered typical. This usually indicates that servicing is needed.

**i BUYER'S NOTE**

- **Note:** The primary condensate drain line was observed to have condensation build-up on the line. It is recommended to install insulation to the line to prevent possible leaks and/or damage to the attic flooring.

**Upstairs Central Cooling System**

*Today's Temperature Differential (Delta-T): **8 Degrees***

*Approximate System Age: **Unable To Determine***

*Approximate System SEER: **Unable to Determine***

*Approximate System Size: **Unable to Determine***

*Coolant Type: **Unable to Determine***

*Filter Size: **Electronic Air Cleaner** Location: **At ATTIC Unit***

*Brand Name: **Carrier***



- The outdoor unit of the air conditioning system requires cleaning.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**i BUYER'S NOTE**

- **Note:** The manufacturer's label is damaged and/or missing. The inspector was unable to determine tonnage, SEER and/or age of the unit(s).



- **Note:** The primary condensate drain line was observed to have condensation build-up on the line. It is recommended to install insulation to the line to prevent possible leaks and/or damage to the attic flooring.

**Master Bedroom Central Cooling System**

*Today's Temperature Differential (Delta-T): 15 Degrees*

*Approximate System Age: **2014***

*Approximate System SEER: **13***

*Approximate System Size: **3 ton***

*Coolant Type: **R-410A***

*Filter Size: **20 x 25** Location: **At ATTIC Unit***

*Brand Name: **Trane***



- The outdoor unit of the air conditioning system requires cleaning.
- The motor at the outside condenser shows signs of previous overheating and rust/corrosion.

**i BUYER'S NOTE**

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D=Deficient

I NI NP D

- **Note:** The primary condensate drain line was observed to have condensation build-up on the line. It is recommended to install insulation to the line to prevent possible leaks and/or damage to the attic flooring.
- **Note:** The auxiliary/secondary drain pan under the coil housing has some water staining and/or a rust build-up. This would indicate that the pan has held water in the past and should be closely monitored.

**Notice:** Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately **between 15 to 23 degrees F.** total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

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

**MAINTENANCE AND/OR REPAIR**

- The ductwork in the attic area is not properly supported and/or is in contact with the attic floor in one or more locations. The attic ductwork should be suspended at least every four feet.
- There is a dusty build-up observed on the vent(s) in the: various locations throughout the house. The ducts should be swept and the vents should be cleaned for better air quality and HVAC performance.
- The air register has poor air flow in the: half bathroom.



**BUYER'S NOTE**

- **Note:** When checking the air flow at the vents, the temperature drop measured across the cooling system is uneven.

**IV. PLUMBING SYSTEMS**

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

*Location of water meter:* Within 5-feet of Front Curb  
*Location of main water supply valve:* At Water Meter  
*Static water pressure reading:* 70 to 80 psi  
*Type of supply piping material:* Copper  
*Comments:*

**Water Supply System**

I=Inspected

NI=Not Inspected

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D=Deficient

I NI NP D

All visible/accessible components were found to be performing and in satisfactory condition on the day of the inspection.

**Exterior Faucets/Fixtures**



**MAINTENANCE AND/OR REPAIR**

One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. **Note:** *This is not uncommon to observe with a home of this age.*



**BUYER'S NOTE**

**Note:** The exterior water hose bibbs (faucets) adjacent to the home should be protected from physical damage and/or possible freeze.

As noted earlier it was hot during inspection and water faucets were not covered. Covers were added in November.

**Laundry Connections**

All visible/accessible components were found to be performing and in satisfactory condition on the day of the inspection.



**BUYER'S NOTE**

**Note:** There is a washer/dryer in place at the time of this inspection. This condition will limit the inspector's ability to completely inspect the laundry connections.

Washer and dryer have been removed. Faucets have been upgraded to new connections by gutierrez plumbing. Dryer vent has been cleaned out by home owner.

**Laundry Sink**



**MAINTENANCE AND/OR REPAIR**

The sink was observed to drain slowly, suggesting that an obstruction may exist.

**Wet Bar Sink**

All visible/accessible components were found to be performing and in satisfactory condition on the day of the inspection.

**Kitchen Sink**

All visible/accessible components were found to be performing and in satisfactory condition on the day of the inspection.

**Pool Bathroom**



**MAINTENANCE AND/OR REPAIR**

*Lavatory / Sink*

The stopper does not appear to be functioning properly.

*Shower*

Cracked shower stall enclosure grout and/or caulking should be repaired or replaced as necessary.

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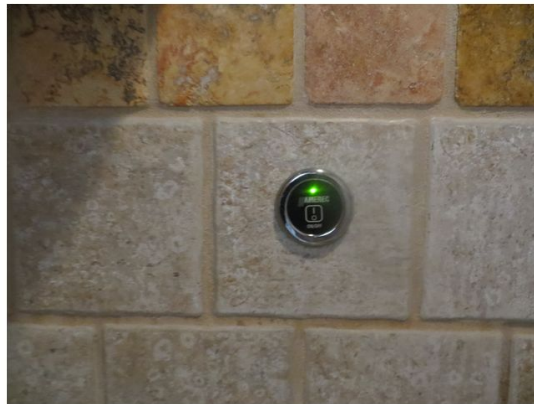
D=Deficient

I NI NP D



Steam shower takes time to start and is operational however as noted the timer control did not come on.

- The steamer in the shower area did have power but did not fully operate.



**Master Bathroom**

*Left Lavatory / Sink*

**i BUYER'S NOTE**

- Note:** Previous water leaks were observed at and/or around the drain connections under the sink. This would indicate previous problems and should be closely monitored and corrected when necessary.

*Right Lavatory / Sink*

**MAINTENANCE AND/OR REPAIR**

- The stopper does not appear to be functioning properly.

homeowner cleared obstructions and then cleaned with Drano

*Shower*

**MAINTENANCE AND/OR REPAIR**

- The shower drain was observed to drain slowly, suggesting that an obstruction may exist.
- Cracked shower stall enclosure grout and/or caulking should be repaired or replaced as necessary.

**Downstairs Half Bathroom**

All visible/accessible components were found to be performing and in satisfactory condition on the day of

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

the inspection.

O ring in the P trap joint was broken and leaking. This has been repaired and tested for leaking. The cabinet has been repaired.

**Upstairs "Jack & Jill" Bathroom**

*Left Lavatory / Sink*

**ACTION ITEM**

- The stopper does not appear to be functioning properly.
- The drain leaks water into the cabinet when drained under pressure with a large volume of water.



homeowner cleared obstructions and then cleaned with Drano

- **Note:** One of the primary condensate drain lines for the HVAC system terminates under this sink.

*Right Lavatory / Sink*

**MAINTENANCE AND/OR REPAIR**

- The sink was observed to drain slowly, suggesting that an obstruction may exist.

**BUYER'S NOTE**

- **Note:** One of the primary condensate drain lines for the HVAC system terminates under this sink.
- **Note:** Previous water leaks were observed at and/or around the drain connections under the sink. This would indicate previous problems and should be closely monitored and corrected when necessary.

*Bathtub*

**MAINTENANCE AND/OR REPAIR**

- The stopper does not appear to be functioning properly.
- The bathtub shower head diverter is not functioning properly.

*Shower*

- The shower spout is leaking at the neck connection.

homeowner cleared obstructions and then cleaned with Drano

**Upstairs Guest Bathroom**

**MAINTENANCE AND/OR REPAIR**

*Lavatory / Sink*

- The sink was observed to drain slowly, suggesting that an obstruction may exist.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

homeowner cleared obstructions and then cleaned with Drano

Upstairs Half Bathroom



Lavatory / Sink

- The sink was observed to drain slowly, suggesting that an obstruction may exist.

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

checkboxes

B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

All visible/accessible components were found to be performing and in satisfactory condition on the day of the inspection.



- Note: Plumbing yard cleanouts are present on the south side of the structure.

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

checkboxes

C. Water Heating Equipment

Energy Source:

Capacity:

Comments:

Water Heater #1 - Energy Source: Gas

Location: Garage

Approximate Capacity: 50 Gallons

Approximate Age: 2013

Brand Name: Whirlpool



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**MAINTENANCE AND/OR REPAIR**

- The fittings at the top of the water heater are made of dissimilar metals (galvanized steel connected to copper and/or brass). It is recommended to replace the galvanized steel fittings with brass or copper fittings or install a dielectric union between the two dissimilar metals to prevent electrolysis from occurring.
- Some corrosion was observed at the water supply connections at the top of the water heater.

**BUYER'S NOTE**

- **Note:** The inspector did not test the TPR valve. These valves should be tested once a year and replaced every 3 to 5 years depending on the manufacturer's instructions. Replacement cannot be determined visually, and testing these valves on older units can cause damaged to the structure if they fail to reset.
- **Note:** When the water heater is located in an attic or interior closet area, we suggest installing a water heater pan alarm/shut off. If water begins dripping from the pan, this alert will help avoid water damage to the surrounding area before any leakage can be discovered.

**Water Heater #2** – Energy Source: Gas

Location: Garage

Approximate Capacity: 50 Gallons

Approximate Age: 2013

Brand Name: Whirlpool



I=Inspected

NI=Not Inspected

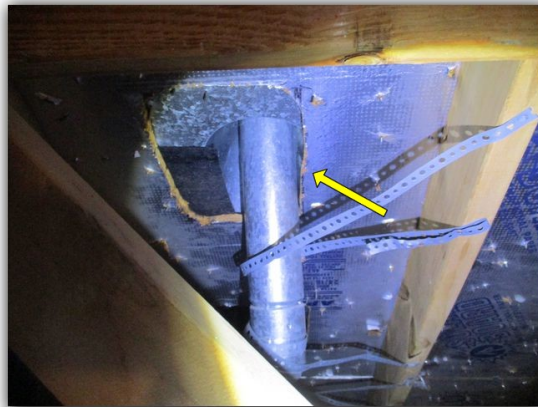
NP=Not Present

D=Deficient

I NI NP D

**ACTION ITEM**

- The water heater flue (vent pipe) has inadequate clearance from combustibile materials. Double walled vent pipes should have at least 1-inch of clearance and single walled vent pipes should have at least 6-inches of clearance from combustibile material.



**MAINTENANCE AND/OR REPAIR**

- The fittings at the top of the water heater are made of dissimilar metals (galvanized steel connected to copper and/or brass). It is recommended to replace the galvanized steel fittings with brass or copper fittings or install a dielectric union between the two dissimilar metals to prevent electrolysis from occurring.
- Some corrosion was observed at the water supply connections at the top of the water heater.

**BUYER'S NOTE**

- **Note:** The inspector did not test the TPR valve. These valves should be tested once a year and replaced every 3 to 5 years depending on the manufacturer's instructions. Replacement cannot be determined visually, and testing these valves on older units can cause damaged to the structure if they fail to reset.
- **Note:** When the water heater is located in an attic or interior closet area, we suggest installing a water heater pan alarm/shut off. If water begins dripping from the pan, this alert will help avoid water damage to the surrounding area before any leakage can be discovered.

**Water Heater #3** – *Energy Source:* **Gas**  
*Location:* **Garage**  
*Approximate Capacity:* **50 Gallons**  
*Approximate Age:* **2013**  
*Brand Name:* **Whirlpool**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



GTX plumbing tested and pilot light worked

MAINTENANCE AND/OR REPAIR

- The pilot light would not light after multiple attempts by the inspector. This condition should be further evaluated and corrected as necessary.



BUYER'S NOTE

- Note: The inspector did not test the TPR valve. These valves should be tested once a year and replaced every 3 to 5 years depending on the manufacturer's instructions. Replacement cannot be determined visually, and testing these valves on older units can cause damaged to the structure if they fail to reset.
- Note: When the water heater is located in an attic or interior closet area, we suggest installing a water heater pan alarm/shut off. If water begins dripping from the pan, this alert will help avoid water damage to the surrounding area before any leakage can be discovered.

☑ ☐ ☐ ☑

D. Hydro-Massage Therapy Equipment

MAINTENANCE AND/OR REPAIR

- The access to the hydro-massage therapy equipment motor is not readily accessible and inspection of the equipment lines and motor could not be performed. This does not meet current installation standards.

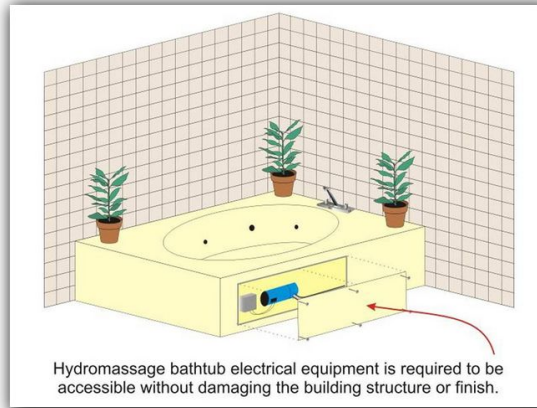
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



On Sept 26th 2024, ARB Electric upgraded lights in closets to led, installed grounding rod and bonded the gas line to meet electrical / gas safety standards

**BUYER'S NOTE**

Location of GFCI: In master closet area.

**E. Gas Distribution Systems and Gas Appliances**

Location of gas meter: Side Yard

Type of gas distribution piping material: Black Steel

Comments:

On Sept 26th 2024, ARB Electric upgraded lights in closets to led, installed grounding rod and bonded the gas line to meet electrical / gas safety standards

**Gas Supply Lines & Distribution Systems**

**MAINTENANCE AND/OR REPAIR**

Rust resistant paint applied by PREMIER PAINTING for gas lines in 2 locations

- A gas supply line bonding wire was not observed or not bonded correctly. This wire should be a #8 AWG copper wire. For safety reasons, this condition should be further evaluated by a licensed electrician.  
The gas line shows signs of age and/or surface rust on the exterior - needs rust-resistant paint applied.

**BUYER'S NOTE**

- **Note:** Corrugated Stainless Steel Tubing (CSST) was observed to be in use at the time of the inspection. This product is known to have various installation and grounding/bonding problems or deficiencies. Full evaluation of this product is beyond the scope of this inspection. You are strongly encouraged to have a licensed qualified plumber evaluate the installation and a licensed qualified electrician investigate for proper bonding and grounding of this component of the gas distribution system. Such follow-up should take place prior to the expiration of any time limitations such as option or warranty periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs.

**Carbon Monoxide Evaluation**

All visible/accessible components were found to be performing and in satisfactory condition on the day of the inspection.

**BUYER'S NOTE**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- **Note:** Carbon monoxide levels of 0-3 parts per million (ppm) were detected within the interior of the home. If unsafe levels of 30 ppm or more occur, it is recommended to immediately vacate the interior and have the fuel-fired appliances checked for leaks by a licensed, qualified plumber.

**V. APPLIANCES**

**A. Dishwashers**

**Brand Name:** Bosch

All visible/accessible components were found to be performing and in satisfactory condition on the day of the inspection.

**B. Food Waste Disposers**

All visible/accessible components were found to be performing and in satisfactory condition on the day of the inspection.

**C. Range Hood and Exhaust Systems**

All visible/accessible components were found to be performing and in satisfactory condition on the day of the inspection.

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

**Cooktop Brand Name:** Thermador (Electric)



Induction cooktop is Bosch while the vent is Thermador

- **Note:** The cooktop utilizes an induction type of heating elements. This type of cooktop requires a specialized type of test equipment that is outside the scope of our inspection. A limited visual inspection of the appliance was performed.

**Built-in Oven Brand Name:** Thermador (Electric)

All visible/accessible components were found to be performing and in satisfactory condition on the day of the inspection.

**Lower Built-in Oven**

All visible/accessible components were found to be performing and in satisfactory condition on the day of the inspection.

**E. Microwave Ovens**

**Brand Name:** Dacor

All visible/accessible components were found to be performing and in satisfactory condition on the day of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- 

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

**MAINTENANCE AND/OR REPAIR**

- The mechanical exhaust vent fan was unusually noisy in the: pool bathroom, upstairs guest bathroom.

**BUYER'S NOTE**

- Note:** The inspector could not get far enough into the attic to observe whether the mechanical exhaust vents are expelling into the attic.

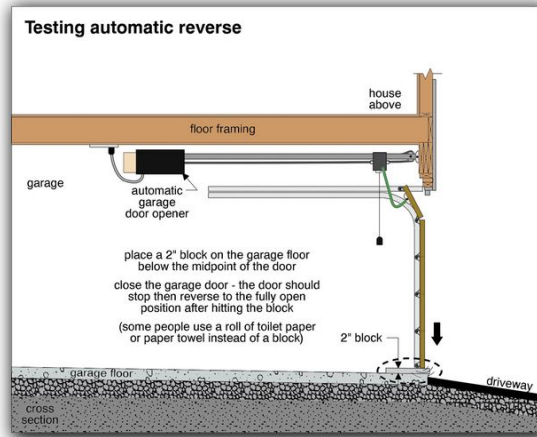
- 

**G. Garage Door Operators**

**Double Overhead Garage Door Opener**

**MAINTENANCE AND/OR REPAIR**

- When an automatic garage door opener is in use, the manual lock should be disabled or removed.
- The garage door opener **DID NOT** automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.



**Single Overhead Garage Door Opener**

**MAINTENANCE AND/OR REPAIR**

- When an automatic garage door opener is in use, the manual lock should be disabled or removed.
- The garage door opener **DID NOT** automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.

- 

**H. Dryer Exhaust Systems**

**MAINTENANCE AND/OR REPAIR**

- The dryer duct termination appears to be clogged and should be cleared.

This dryer vent ben cleaned out after the dryer was removed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**i BUYER'S NOTE**

- **Note:** The dryer exhaust duct needs to be cleaned every year for reasons of safety.

**VI. OPTIONAL SYSTEMS**

**A. Other**

Comments:

**i BUYER'S NOTE**

Service Station makes it easy!

Once your shopping cart is built our software will automate the onboarding experience with each utility provider. We do not take your personal information.

Schedule a calendar date at your convenience to build a personal utilities shopping cart!

Logos for Atmos Energy, ADT, Oncor, AT&T, and others are visible.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---





## INSPECTION AGREEMENT

### PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

#### I. Scope of Services

- A. In exchange for the Inspection Fee paid by the Client "Richard Lee Barrett, Sr. Living Trust", the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.
- B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.
- C. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
  1. The item is performing its intended function at the time of the inspection;
  2. The item is in need of replacement or repair; or
  3. Further evaluation by an expert is recommended.

#### II. Inspection Report

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

#### III. Disclaimer of Warranties

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

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

#### IV. LIMITATION OF LIABILITY

By signing this Agreement, Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. Client acknowledges being given the opportunity to have this Agreement reviewed by counsel of his or her own choosing and further acknowledges the opportunity of hiring a different Inspector to perform the Inspection. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

#### V. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to

disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

**VI. Attorney's Fees**

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

**VII. Exclusivity**

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

**TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT**

23 Carter Court, Allen TX 75002  
 INSPECTED ADDRESS CITY STATE ZIP

**SCOPE OF INSPECTION**

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guesthouses 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 covers, floor 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(s) 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 damage 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 pesticide 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, warranted, 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.

I have read and understand the above SCOPE OF INSPECTION. *Buyer's signature:* \_\_\_\_\_

1A. <u>Buyers Protection Group (BPG)</u> Name of Inspection Company	1B. <u>0778902</u> SPCS Business License Number
1C. <u>2060 Harvester Dr.</u> <u>Rockwall</u> <u>TX</u> <u>75032</u> Address of Inspection Company City/State Zip	<u>800-285-3001</u> Phone Number
1D. <u>Bryan Oglesby 0813734</u> Name of Inspector (Please Print)	1E. <input type="checkbox"/> Certified Applicator (check one) <input checked="" type="checkbox"/> Technician
2. <u>unknown</u> Case Number (VA/FHA/ Other)	3. <u>5/3/2020</u> Inspection Date
4A. <u>Richard Barrett</u> Name of Person Purchasing Inspection	Seller <input type="checkbox"/> Agent <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Management Co. <input type="checkbox"/> Other <input type="checkbox"/> _____
4B. _____ Owner/Seller	
4C. Report forwarded to: Title Company or Mortgagee <input type="checkbox"/> Purchaser of service <input checked="" type="checkbox"/> Seller <input type="checkbox"/> Agent <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> (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 Department of Agriculture 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.

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

Licensed and Regulated by the Texas Department of Agriculture, Structural Pest Control Service,  
 P.O. Box 12847, Austin, Texas 78767 - 2847

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

6A. Were any areas of the property obstructed or inaccessible? Yes [X] No [ ]
[X] (Refer to Part B & C, Scope of Inspection) If "yes" specify in 6B.

6B. The obstructed or inaccessible areas include but are not limited to the following:
Attic (Parts of) [X] Insulated area of attic [X] Plumbing areas [X] Planter box abutting structure [ ]
Deck [ ] Sub Floors [ ] Slab Joints [X] Craw Space (Parts of) [ ]
Soil Grade Too High [ ] Heavy Foliage [X] Eaves [X] Weepholes [X]
Other: [ ] (Specify): \_\_\_\_\_

7A. Conditions conducive to wood destroying insect infestation: Yes [X] No [ ]
[X] (Refer to Part I, Scope of Inspection) If "yes" specify in 7B.

7B. Conducive Conditions include but are not limited to:
Wood to Ground Contact (G) [X] Formboards left in place (I) [X] Excessive Moisture (J) [X] Debris under or around Structure (K) [ ]
Footing too low or soil line too high (L) [ ] Wood Rot (M) [ ] Heavy Foliage (N) [X] 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): [ ] Specify: \_\_\_\_\_
(Some of these conditions may be conducive by design.)

Table with 4 columns: Inspection Reveals visible evidence in or on the structure, Active Infestation, Previous Infestation, Previous Treatment. Rows include Subterranean Termites, Drywood Termites, Formosan Termites, Carpenter Ants, and Other wood Destroying Insects.

8F. Explanation of signs of previous treatment identified: Bait stations are in place around the perimeter

8G. Visible evidence of: \_\_\_\_\_
has been observed in the following areas: \_\_\_\_\_

If there is visible evidence of active or previous infestation, it must be noted. The type of insects(s) must be listed in 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.)

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by the inspecting company: Yes [ ] No [X]

If yes, specify corrections: \_\_\_\_\_

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H, and I, Scope of inspection) Yes [ ] No [X]

9B. Preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes [X] No [ ]

Specify reason: Correct conducive conditions to prevent infestation
Refer to Scope of Inspection Part J (If yes, correction of condition by mechanical means may not be practical.)

10A. This company has treated or is treating the structure for the following wood destroying insects:
If treating for subterranean termites, the treatment was: Partial [ ] Spot [ ] Bait [ ] Other [ ]
If treating for drywood termites or related insects, the treatment was: Full [ ] Limited [ ]

10B. Date of Original Treatment by Inspecting Company \_\_\_\_\_

Common Name of Insect \_\_\_\_\_ Name of Pesticide, Bait or Other Method \_\_\_\_\_

This company has a contract or warranty in effect for control of the following wood destroying insects:
Yes [ ] No [X] List Insects: \_\_\_\_\_

If "Yes", copy(s) of warranty and treatment diagram must be attached.

23 Carter Court INSPECTED ADDRESS Allen CITY TX STATE 75002 ZIP

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by the following codes: E-Evidence of Infestation: A (active), P (previous); D-Drywood Termite; S-Subterranean Termite; F-Formosan termite; C-Conducive Conditions; B- Wood boring Beetles; H-Carpenter Ants; Other(s):

23 Carter Court

INSPECTED ADDRESS

Allen

CITY

TX STATE

75002

ZIP

See additional page for diagram

Additional Comments:

Diagram is attached on additional page

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this transaction.

Signatures:

11A.

[Handwritten Signature]

Inspector

Approved:

11B.

[Handwritten Signature]

Martin Cooley #0558566

Certified Applicator and Certified Applicator License Number

12A

Notice of Inspection Was Posted At or Near:

- Electric Breaker Box: [ ]
Water Heater Closet: [ ]
Bath Trap Access: [ ]
Beneath Kitchen Sink: [x]

12B.

Date Posted: May 03, 2020

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: 1

Signature of Purchaser of Property or their Designee:

Date:

# **LIMITED MOLD TESTING REPORT**

**23 CARTER COURT  
RICHARDSON, TEXAS 75002**

Prepared for:

**Mrs. Donna Bailey  
Green Scene Home Inspections  
PO Box 2346  
Rowlett, Texas 75030**

Prepared by:

**THE PROVIDENT GROUP  
P.O. Box 886  
Denton, Texas 76202  
(940) 898-0861**

**Mold Assessment Consultant: Steven Petersen (MAC #0164)  
Date Conducted: August 3, 2024**

**August 5, 2024**



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**Steven Petersen  
MAC #0164  
Expiration: 03/14/2026**

# THE PROVIDENT GROUP

*Professional Environmental Consulting Services*

---

August 5, 2024

Mrs. Donna Bailey  
Green Scene Home Inspections  
PO Box 2346  
Rowlett, Texas 75030  
[donnagreenscene@gmail.com](mailto:donnagreenscene@gmail.com)

**Re: Limited Mold Testing at 23 Carter Court in Richardson, Texas**

Mrs. Bailey:

Pursuant to your request personnel from The Provident Group (TPG) conducted an inspection and limited mold testing at the above referenced residence. The purpose of the mold inspection was to determine if water damage and/or mold are present in the residence at a level or to the degree that further inspection or mold remediation activity are necessary.

The focus of the inspection was the occupied area of the home, which the Texas Mold Rules define as the area within the envelope of a building, including spaces normally occupied by persons in the building but excluding attics and crawl spaces where the air is vented to the outside of the structure.

There are other important limitations to the inspection. Indoor mold growth may not be obvious and may possibly be growing on hidden surfaces, such as behind installed millwork, baseboards, the back side of drywall, plaster, wallpaper, or paneling, the top of ceiling tiles or the underside of carpets and pads, etc. The Provident Group does not conduct destructive sampling during inspections, therefore, building areas, systems, structural components, or surfaces, which are hidden or could not be observed because of inaccessibility, may not be specifically addressed in this report.

During the inspection the following observations were made at the property:

- The structure is a 4 bedroom, 5 bathroom, approximately 5,384 square feet home reportedly built in 2000, but it was renovated and updated in 2005.
- There is visible water staining on the ceiling in the breakfast area.
- Above the breakfast area on the second floor is a bedroom with a balcony door. There is evidence of water intrusion from possible wind driven rain through the balcony door. The carpet tack strips are discolored and there is water damage on the lower balcony door frame and the corner baseboards.

*Mrs. Donna Bailey*  
*August 5, 2024*  
*Page 3*

- In the same bedroom there is visible water damage around one of the air supply registers most likely the result of condensation on the supply register.
- There is a small drain leak in the sink of the upstairs Jack and Jill bathroom.
- No other water damage or visible suspect fungal material was observed in the living area.

As part of the inspection limited testing was conducted in the living area. One air sample was collected in the breakfast area and one was collected in the upstairs bedroom. Because of the limited testing scope, no outside air sample or surface samples were taken. A specifically designed air sampling cassette was used to collect the air samples. The samples were collected at a specific flow rate for five minutes. Samples were submitted to a State of Texas licensed mold laboratory for analysis.

Laboratory analysis of the air samples collected inside the residence indicates that the overall mold spore counts are low and well within an acceptable level in the breakfast area. However, in the upstairs bedroom the mold spore levels are slightly elevated and some potentially toxic mold was detected in the air. The damage, including possible suspect fungal material, on the lower door frame, tack strips and baseboard is the likely the source of any mold spores in the air and the presence of potentially harmful mold spores could possibly be the result of the slight disturbance of materials during the inspection.

Based on the limited data collected and observations made it is concluded that the amount of affected area is small, therefore, there is no water damage and/or mold present in the residence at a level or to the degree that further inspection or mold remediation activity are necessary at this time. The bedroom door leading to the balcony should be repaired and sealed. The damage to the door frame, tack strips and baseboards, as well as the staining on the breakfast area ceiling and the bathroom drain leak, can be addressed as general contractor repairs.

We will be happy to answer any questions concerning this information. It has been a pleasure providing you with professional environmental consulting services.

Sincerely,

**THE PROVIDENT GROUP**



Steven Petersen  
President/Senior Project Manager  
License #MAC0164 (Exp. 3/14/2026)



*Mold Testing Report*  
*23 Carter Court*  
*Richardson, Texas*

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## **TPG TESTING CRITERIA**

## **TPG TESTING CRITERIA**

TPG uses the following post remediation testing criteria to also determine acceptable mold levels and these guidelines were referenced when the data for this project was analyzed.

There are no specific numeric regulatory guidelines for “clearing” remediation projects because there are no criteria for mold exposure in indoor or outdoor environments. The standards have not been established for the following reasons:

- There is incomplete baseline data for mold concentrations because of so many different types of buildings, in different geographic area, with different seasonal parameters.
- There is an absence of epidemiological data relating mold exposure to specific building problems.
- There is wide variability in microbial populations as well as wide variability in human susceptibility to mold exposure making inspections of cause/effect relationships problematic.

The American Conference of Government Industrial Hygienists (ACGIH) and the Environmental Protection Agency EPA have established some general guidelines, which are summarized below:

### **American Conference of Government Industrial Hygienists (ACGIH)**

The ACGIH states in their book **Bioaerosols: Assessment and Control** “the success of a remediation effort is judged in part by the visible degree of contaminant removal that is achieved. Effectiveness may also be confirmed by sampling. The ultimate criterion for the adequacy of abatement efforts for treating biological contamination is the ability of people to occupy or re-occupy the space without health complaints or physical discomfort. . . . Concentrations of biological agents in air samples should be similar to what is found locally in outdoor air. Concentrations of biological agents in surface samples should be similar to what is found in well-maintained buildings or on construction and finishing building materials.” (Section 15.4)

### **Environmental Protection Agency (EPA)**

The EPA document **Mold Remediation in Schools and Commercial Buildings** (page 26) states that the criteria for determining if remediation is complete is the following:

1. “You must have completely fixed the water or moisture problem.”

2. “You should complete mold removal. Use professional judgment to determine if the cleanup is sufficient. Visible mold, mold-damaged materials, and moldy odors should not be present.”
3. “If you have sampled, the kinds and concentrations of mold and mold spores in the building should be similar to those found outside, once cleanup activities have been completed.”
4. “You should revisit the site(s) shortly after remediation, and it should show no signs of water damage or mold growth.”
5. “People should be able to occupy or re-occupy the space without health complaints or physical symptoms.”
6. “Ultimately, this is a judgment call; there is no easy answer.”

Since regulatory numerical criteria do not exist for clearance, the EPA and the ACGIH recommend gathering the best data possible and using knowledge, experience, expert opinion, logic, and common sense to make the “judgment” call. To assist in making that “call” The Provident Group has established the following general post remediation criteria:

1. For the remediation to achieve clearance the consultant shall conduct a post remediation assessment using visual, procedural and analytical methods.
2. The underlying cause of the water damage and mold should have been corrected.
3. All walk-in containments should remain in place until after clearance is achieved.
4. It must be determined that the remediation was conducted following and in compliance with the remediation protocol or work plan.
5. The containment(s) must pass a visual inspection. The work area must be free from visible mold (excluding staining).
6. If mold (excluding staining) is visible on surfaces and detected (by sampling) at more than a trace, the clearance will fail.
7. Air samples will be collected both from the containment(s) and outside the residence.
8. Generally an acceptable clearance result can have no more than two spores of *Stachybotrys* (raw number) in the analysis of the air sample collected.
9. When calculating the clearance level, the outside fungi detected at the highest level (usually *Cladosporium*, *Alternaria* or *Basidiospores*) will be subtracted from the inside total. After subtracting highest outside, the spore total for everything else should not exceed 2,000 spores/m<sup>3</sup> total count.
10. Individual levels for opportunistic organisms (*Aspergillus*, *Penicillium*, *Chaetomium*) should not exceed 500 spores/m<sup>3</sup>.
11. In certain situations where no containments were used during the remediation or the work area is obviously open to the influence of outside air, a determination can be made to clear the project

based on the comparison to outside air. If this is the case, as indicated by the ACGIH, “Concentrations of biological agents in air samples should be similar to what is found locally in outdoor air”.

12. Again, as indicated, even with these criteria the determination is a judgment call based also on knowledge, experience, expert opinion, logic, and common sense.

*Mold Testing Report*  
*23 Carter Court*  
*Richardson, Texas*

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## **LABORATORY REPORT**



ANALYSIS FOR FUNGAL IDENTIFICATION

Report#: SSP6341-080424

Client: The Provident Group

Sample Arrival Date: 08/04/24

Project: 23 Carter Ct. Greenscene

P.O. Box 886

Report Issue Date: 08/04/24

Denton, TX 76202

# Pages including Cover Sheet: 4

*The following report contains data generated by the analysis of the samples received from the above mentioned person or company.  
This is a preliminary report which is subject to further technical and proof reading reviews*

*The client should observe the comments section on each page as well as the Comment Summary page at the end of the report.  
Any questions should be directed to the Laboratory Director.*

*This confidential report is intended exclusively for the use of the client listed above.*



AIR DIRECT EXAM

Report#: SSP6341-080424      Client: The Provident Group      Page: 1 of 2  
 Project: 23 Carter Ct. Greenscene      P.O. Box 886  
 Sample Date: 08/04/24      Denton, TX 76202

Sample #	A1			A2								
Sample Description	Breakfast Area			Upstairs Bedroom								
Test Method	AM-001			AM-001								
Sample Type/Liters	Air-O-Cell/82.25 liters			Air-O-Cell/82.25 liters								
Analysis Date	8/4/2024			8/4/2024								
Multiplier	42.29 Particles/M3			42.29 Particles/M3								
Analyst/Magnification	106 / 400X			106 / 400X								
Comments	Organism Identified	Raw#	Particles/M <sup>3</sup>	Organism Identified	Raw#	Particles/M <sup>3</sup>	Organism Identified	Raw#	Particles/M <sup>3</sup>	Organism Identified	Raw#	Particles/M <sup>3</sup>
1. Hyphal Fragments are not included in the spore totals.	Alternaria	1	40	Alternaria	2	90						
	Ascospores	2	90	Ascospores	1	40						
	Cladosporium	1	40	Basidiospores	1	40						
	Curvularia	1	40	Cladosporium	3	100						
				Myxomycetes/Rust/Smut	1	40						
				Penicillium/Aspergillus	5	200						
				Stachybotrys	7	300						
				Hyphal Fragments	1	40						
	TOTALS	5	200	TOTALS	20	810	TOTALS			TOTALS		



COMMENT SUMMARY

Report#: SSP6341-080424

Client: The Provident Group

Page: 2 of 2

Project: 23 Carter Ct. Greenscene

P.O. Box 886

Sample Date: 08/04/24

Denton, TX 76202

1. Hyphal Fragments are not included in the spore totals.

Lab Director

A handwritten signature in blue ink that reads "Wendy Roush". The signature is written in a cursive style and is placed over a light yellow rectangular background.

Wendy Roush

Date

8/4/2024





Salutary Solutions Chain of Custody		Client / Job Information	
Field Tech: Adrian Butler	adrian@salutarysolutions.com	Project # / Name	23 Carter Ct Green Scan
Sample Date: 8/3/24		Turn Around Time:	Normal Same Day
Client Name, Phone and Address or Report Transmission:		Volume	Test Code
Sample #	Sample Description	Notes	Condition
A1	Breakfast Area	15:22	1
A2	Upstairs Bedroom	11	7

Field Notes		Wind Condition:			
Outside	Inside	Windy	Light Winds	Calm	
Temp		Precipitation:	Rain	Snow	Overcast
% Humidity		Observations:	Clear	Fog	

Test Codes  
 1. Spore Trap Direct Exam (Air-O-Cell, Allergenon D, ect...)  
 2. Surface Sample Direct Exam (Mycostrp, Tapelit, ect...)  
 3. Bulk Sample Direct Exam

Released By:	Time/Date	Received By:	Time/Date
Adrian Butler	8/3/24		

Aug 4, 2024, 8:46 PM

Salutary Solutions, A Division of Cumorah Inc., P O Box 886, Denton Texas, 76202  
 Phone 940-206-6510

Page 1



A#1 Air  
 601 E Corporate Dr.  
 Lewisville, TX 75057  
 (972) 242-8600

**BILL TO**

Jeff Barrett  
 23 Carter Court  
 Allen, TX 75002 USA

<b>INVOICE</b> 533943256	<b>INVOICE DATE</b> 12/9/2024
-----------------------------	----------------------------------

**JOB ADDRESS**

Jeff Barrett  
 23 Carter Court  
 Allen, TX 75002 USA

**Completed Date**

**Payment Term** Due Upon Receipt

**DESCRIPTION OF WORK**

12/9/24 7:06pm Jose R completed 3 unit check ups. Checked inducer report. Checked inducer motor amps. Checked blower wheel. Checked blower motor amps. Checked all wires to ensure safety. Checked drain pan. Checked flame sensor. Checked flood switch. Checked outdoor units. Checked all capacitors. Checked all wires outdoor unit. Checked condensate lines. Checked all fan amps.

Recommended drain pan coating. Recommended sanitation fog. Customer opted out all recommendations. Customer is moving and selling the house.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
AC-M-\$49 TUNE-UP	\$49 Tune-Up: Cleaned condenser, checked A/C components (including refrigerant pressures, capacitor, amp draws and wire connections) for proper operation, checked inside evaporator coil (if accessible), and blew out drain line.	3.00	\$49.00	\$147.00
	or			
	Cleaned and/or inspected furnace components (including fan blower, flame sensor, heat exchanger, and wire connections) and tested functionality for proper operation.			

**Price is per system. Not valid with any other offer, discount or prior sale.**

**SUB-TOTAL** \$147.00  
**TAX** \$0.00

**TOTAL DUE** \$147.00  
**PAYMENT** \$147.00

**BALANCE DUE** \$0.00

A#1 Air appreciates the opportunity to address your needs with your HVAC, plumbing and/or electrical system. Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas, 78711, 1-800-803-9202, 512-463-6599; website:

**CUSTOMER AUTHORIZATION**

Client agrees to proceed with today's repair for \$147.00 as discussed with JOSE RUIZ. Payment will be due upon completion of today's work for \$147.00.



Sign here

Date 12/9/2024

---

**CUSTOMER ACKNOWLEDGEMENT**

The Customer has looked at the work and agrees with Contractor that the work the Contractor agreed to perform is completed to Customer's full satisfaction.

Additionally, by signing in the space directly below, the Customer consents to receive emails, calls, and text messages, including by an automatic telephone dialing system, from Contractor to the e-mail address and/or phone number provided with this Agreement for informational and/or marketing purposes. Consent to receive these marketing emails, calls, and texts is not required in executing this Agreement. The Customer acknowledges that calls may be recorded for quality and safety purposes.



Sign here

Date 12/9/2024

---

I authorize A#1 Air to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.



Sign here

Date 12/9/2024

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Job #533943256

## A#1 AIR MAINTENANCE INSPECTION FORM (1of3 units. In attic )

### A#1 AIR MAINTENANCE & SAFETY INSPECTION

<b>DATE</b> 2024-12-09	<b>TECHNICIAN</b> JOSE RUIZ
<b>CUSTOMER NAME</b> Jeff Barrett	<b>ADDRESS</b> 23 Carter Court, Allen, TX 75002 USA
<b>IS CUSTOMER INTERESTED IN HEARING HOW THEY CAN SAVE MONEY BY SIGNING UP ON A PLAN TODAY?</b>  IF YES, EMAIL THEM A QUOTE AND LIST THE QUOTE AT THE END OF THIS REPORT  YES	<b>COOLING OR HEATING MAINTENANCE?</b>  <input checked="" type="checkbox"/> Heating
<b>TYPE OF SYSTEM</b>  <input checked="" type="checkbox"/> Gas System	
<b>GAS HEAT SYSTEM</b>	
<b>SYSTEM #/LOCATION</b> 1of3 units in attic	<b>FURNACE AGE:</b> 6yrs
<b>FURNACE BRAND:</b> Carrier	<b>FURNACE MODEL #:</b> 58cva11016120
<b>FURNACE SERIAL #:</b> 2518a21861	<b>THERMOSTAT MODEL AND SERIAL NUMBER IF PRESENT</b> (LIST ALL MODEL AND SERIAL #S) -
<b>FILTER SIZE/S</b> LIST FILTER SIZE. IF ELECTRONIC, LIST MODEL AND/OR SERIAL #  Na	<b>IAQ PRODUCTS - UV LIGHTS, PURIFIER ETC.</b> (LIST ALL MODEL AND SERIAL #S) -

### FURNACE/EVAP COIL INSPECTION:

<p><b>BLOWER WHEEL AND ASSYMBLY CONDITION</b></p> <p>CHECK FOR DIRT AND BEARING GREASE. CHECK TO MAKE SURE BALANCED. TAKE PICTURE.</p> <p></p>	<p><b>PICTURE OF BLOWER WHEEL - QUOTE TO CLEAN IF DIRTY</b></p> <p></p>
<p><b>EVAPORATOR COIL CONDITION</b></p> <p>CHECK COIL VISUALLY OR WITH CAMERA TO MAKE SURE CLEAN</p> <p></p>	<p><b>PICTURE OF EVAPORATOR COIL - QUOTE TO CLEAN IF DIRTY</b></p> <p></p>
<p><b>BLOWER CAPACITOR</b></p> <p>CHECK MFD FOR MFGR SPECS.</p> <p></p>	<p><b>BLOWER CAPACITOR READING</b></p> <p>CHECK MFD FOR MFGR SPECS.</p> <p>Emc</p>
<p><b>CONTROL BOARD, WIRING AND DIP SWITCHES</b></p> <p></p>	<p><b>THERMOSTAT CALIBRATED, PROGRAMMED AND LEVEL</b></p> <p></p>
<p><b>BLOWER MOTOR AMPS</b></p> <p>CHECK BLOWER AMP DRAW. LOG READING AS WELL AS RATED AMPS IN COMMENTS</p> <p></p>	<p><b>VISUALLY INSPECT DUCTS, MASTIC SEAL</b></p> <p></p>
<p><b>TOTAL STATIC PRESSURE</b></p> <p>-</p>	<p><b>AIRFLOW CFM SUPPLY SIDE</b></p> <p>HOW MANY CFM OF SUPPLY DUCT IS THERE?</p> <p>-</p>
<p><b>AIRFLOW CFM RETURN SIDE</b></p> <p>HOW MANY CFM OF RETURN DUCT IS THERE?</p> <p>-</p>	<p><b>DESIGN CFM OF SYSTEM</b></p> <p>WHAT IS THE DESIGN CFM OF THE SYSTEM OR WHAT ARE THE DIP SWITCHES SET TO?</p> <p>-</p>
<p><b>INSPECT HEAT EXCHANGER WITH CAMERA FOR CRACKS AND CLEAN IN PLACE IF NEEDED</b></p> <p></p>	<p><b>SAFETIES, PRESSURE SWITCHES</b></p> <p>TEST OPERATION OF EACH SAFETY, LIMIT AND ROLL OUT SWITCHES</p> <p></p>

**CHECK AND CLEAN BURNERS AND ORAFACES**



**SECONDARY DRAIN PAN AND FLOAT SWITCHES**

IF FURNACE IS 90% OR HIGHER, IT REQUIRES A SECONDARY DRAIN PAN TO COVER ENTIRE FURNACE AND COIL



**DRAINS CLEAR WITH 1/4" FALL PER FOOT AND HUNG EVERY 4 FEET**



**INSPECT GAS LINE, GAS STOP, GAS FLEX AND DRIP LEG**

INSPECT GAS LINES AND FITTINGS AND NOTATE IF UP TO CODE



**INSPECT AND TEST FLAME SENSOR, PILOT AND IGNITER**



**INDUCER MOTOR AND WHEEL CONDITION**



**INDUCER MOTOR RATED AND TESTED AMPS**

1.50

**TEST HIGH LIMIT SWITCH FOR PROPER OPERATION AND MAKE SURE IT RESETS**



**TEST FOR CARBON MONOXIDE LEVELS AND TEST CO DETECTORS**

IF 10-35 PPM NOTIFY HOMEOWNER  
35-50 PPM VENTILATE AND WARN HOMEOWNER AND GET SIGNATURE THAT THEY WERE WARNED  
ABOVE 50 PPM TURN OFF GAS, NOTIFY HOMEOWNER AND LABEL FURNACE WITH RED CONDEMN STICKER  
ABOVE 100 PPM EVACUATE HOME AND PROCEED WITH PREVIOUS INSTRUCTION.



**HOMEOWNER ADVISED OF EXCESSIVE CO LEVELS**

HAVE HOMEOWNER SIGN HERE IF WE ADVISED OF HIGH CO LEVELS, IF WE HAVE TO SHUT OFF THE GAS TO THE UNIT OR IF HEAT EXCHANGER HAS CRACK

**CHECK VENT PIPE FOR PROPER RISE, CONNECTIONS, LEAKS AND CLEARANCE FROM COMBUSTIBLE MATERIAL**



**HEAT RISE**

NOTATE:  
TOTAL HEAT RISE AT FURNACE  
SUPPLY TEMP  
RETURN TEMP

**RECOMENDATIONS AND QUOTES**

List any and all recommendations with quotes.

Moving

**DUPLICATE SECTION FOR EACH SYSTEM**

**SIGNATURES**

**TECHNICIAN  
SIGNATURE**



**HOMEOWNER  
SIGNATURE**





Job #533943256

## A#1 AIR MAINTENANCE INSPECTION FORM (2of3 units in attic )

### A#1 AIR MAINTENANCE & SAFETY INSPECTION

<b>DATE</b> 2024-12-09	<b>TECHNICIAN</b> JOSE RUIZ
<b>CUSTOMER NAME</b> Jeff Barrett	<b>ADDRESS</b> 23 Carter Court, Allen, TX 75002 USA
<b>IS CUSTOMER INTERESTED IN HEARING HOW THEY CAN SAVE MONEY BY SIGNING UP ON A PLAN TODAY?</b> IF YES, EMAIL THEM A QUOTE AND LIST THE QUOTE AT THE END OF THIS REPORT YES	<b>COOLING OR HEATING MAINTENANCE?</b> <input checked="" type="checkbox"/> Heating
<b>TYPE OF SYSTEM</b> <input checked="" type="checkbox"/> Gas System	
<b>GAS HEAT SYSTEM</b>	
<b>SYSTEM #/LOCATION</b> 2of3 in attic	<b>FURNACE AGE:</b> 8yrs
<b>FURNACE BRAND:</b> Carrier	<b>FURNACE MODEL #:</b> 58cva11016120
<b>FURNACE SERIAL #:</b> 2518a21857	<b>THERMOSTAT MODEL AND SERIAL NUMBER IF PRESENT</b> (LIST ALL MODEL AND SERIAL #S) -
<b>FILTER SIZE/S</b> LIST FILTER SIZE. IF ELECTRONIC, LIST MODEL AND/OR SERIAL # Na	<b>IAQ PRODUCTS - UV LIGHTS, PURIFIER ETC.</b> (LIST ALL MODEL AND SERIAL #S) -

### FURNACE/EVAP COIL INSPECTION:



**BLOWER WHEEL AND ASSYMBLY CONDITION**

CHECK FOR DIRT AND BEARING GREASE. CHECK TO MAKE SURE BALANCED. TAKE PICTURE.



**PICTURE OF BLOWER WHEEL - QUOTE TO CLEAN IF DIRTY**



**EVAPORATOR COIL CONDITION**

CHECK COIL VISUALLY OR WITH CAMERA TO MAKE SURE CLEAN



**PICTURE OF EVAPORATOR COIL - QUOTE TO CLEAN IF DIRTY**



**BLOWER CAPACITOR**

CHECK MFD FOR MFGR SPECS.



**BLOWER CAPACITOR READING**

CHECK MFD FOR MFGR SPECS.

Emc

**CONTROL BOARD, WIRING AND DIP SWITCHES**



**THERMOSTAT CALIBRATED, PROGRAMMED AND LEVEL**



**BLOWER MOTOR AMPS**

CHECK BLOWER AMP DRAW. LOG READING AS WELL AS RATED AMPS IN COMMENTS



**VISUALLY INSPECT DUCTS, MASTIC SEAL**



**TOTAL STATIC PRESSURE**

-

**AIRFLOW CFM SUPPLY SIDE**

HOW MANY CFM OF SUPPLY DUCT IS THERE?

-

**AIRFLOW CFM RETURN SIDE**











HOW MANY CFM OF RETURN DUCT IS THERE?

-

**DESIGN CFM OF SYSTEM**

WHAT IS THE DESIGN CFM OF THE SYSTEM OR WHAT ARE THE DIP SWITCHES SET TO?

-

<p><b>INSPECT HEAT EXCHANGER WITH CAMERA FOR CRACKS AND CLEAN IN PLACE IF NEEDED</b></p> <p></p>	<p><b>SAFETIES, PRESSURE SWITCHES</b></p> <p>TEST OPERATION OF EACH SAFETY, LIMIT AND ROLL OUT SWITCHES</p> <p></p>
<p><b>CHECK AND CLEAN BURNERS AND ORAFACES</b></p> <p></p>	<p><b>SECONDARY DRAIN PAN AND FLOAT SWITCHES</b></p> <p>IF FURNACE IS 90% OR HIGHER, IT REQUIRES A SECONDARY DRAIN PAN TO COVER ENTIRE FURNACE AND COIL</p> <p></p>
<p><b>DRAINS CLEAR WITH 1/4" FALL PER FOOT AND HUNG EVERY 4 FEET</b></p> <p></p>	<p><b>INSPECT GAS LINE, GAS STOP, GAS FLEX AND DRIP LEG</b></p> <p>INSPECT GAS LINES AND FITTINGS AND NOTATE IF UP TO CODE</p> <p></p>
<p><b>INSPECT AND TEST FLAME SENSOR, PILOT AND IGNITER</b></p> <p></p>	<p><b>INDUCER MOTOR AND WHEEL CONDITION</b></p> <p></p>
<p><b>INDUCER MOTOR RATED AND TESTED AMPS</b></p> <p>2.16</p>	<p><b>TEST HIGH LIMIT SWITCH FOR PROPER OPERATION AND MAKE SURE IT RESETS</b></p> <p></p>
<p><b>TEST FOR CARBON MONOXIDE LEVELS AND TEST CO DETECTORS</b></p> <p>IF 10-35 PPM NOTIFY HOMEOWNER  35-50 PPM VENTILATE AND WARN HOMEOWNER AND GET SIGNATURE THAT THEY WERE WARNED  ABOVE 50 PPM TURN OFF GAS, NOTIFY HOMEOWNER AND LABEL FURNACE WITH RED CONDEMN STICKER  ABOVE 100 PPM EVACUATE HOME AND PROCEED WITH PREVIOUS INSTRUCTION.</p> <p></p> <p><b>HOMEOWNER ADVISED OF EXCESSIVE CO LEVELS</b></p> <p>HAVE HOMEOWNER SIGN HERE IF WE ADVISED OF HIGH CO LEVELS, IF WE HAVE TO SHUT OFF THE GAS TO THE UNIT OR IF HEAT EXCHANGER HAS CRACK</p>	



**CHECK VENT PIPE FOR PROPER RISE,  
CONNECTIONS, LEAKS AND CLEARANCE  
FROM COMBUSTIBLE MATERIAL**



**HEAT RISE**

NOTATE:  
TOTAL HEAT RISE AT FURNACE  
SUPPLY TEMP  
RETURN TEMP

38

**RECOMENDATIONS AND QUOTES**

List any and all recommendations with quotes.

Moving

**DUPLICATE SECTION FOR EACH SYSTEM**

**SIGNATURES**

**TECHNICIAN  
SIGNATURE**

A handwritten signature in black ink, appearing to read 'J. Smith'.

**HOMEOWNER  
SIGNATURE**

A handwritten signature in black ink, appearing to read 'M. Smith'.



Job #533943256

## A#1 AIR MAINTENANCE INSPECTION FORM (3of3 in walk in closet )

### A#1 AIR MAINTENANCE & SAFETY INSPECTION

<b>DATE</b> 2024-12-09	<b>TECHNICIAN</b> JOSE RUIZ
<b>CUSTOMER NAME</b> Jeff Barrett	<b>ADDRESS</b> 23 Carter Court, Allen, TX 75002 USA
<b>IS CUSTOMER INTERESTED IN HEARING HOW THEY CAN SAVE MONEY BY SIGNING UP ON A PLAN TODAY?</b> IF YES, EMAIL THEM A QUOTE AND LIST THE QUOTE AT THE END OF THIS REPORT YES	<b>COOLING OR HEATING MAINTENANCE?</b> <input checked="" type="checkbox"/> Heating
<b>TYPE OF SYSTEM</b> <input checked="" type="checkbox"/> Gas System	
<b>GAS HEAT SYSTEM</b>	
<b>SYSTEM #/LOCATION</b> 3of3 units. Walk in closet	<b>FURNACE AGE:</b> 10yrs
<b>FURNACE BRAND:</b> Trane	<b>FURNACE MODEL #:</b> Tud1b080a9361ab
<b>FURNACE SERIAL #:</b> 14242pg31g	<b>THERMOSTAT MODEL AND SERIAL NUMBER IF PRESENT</b> (LIST ALL MODEL AND SERIAL #S) -
<b>FILTER SIZE/S</b> LIST FILTER SIZE. IF ELECTRONIC, LIST MODEL AND/OR SERIAL # 16x20x1	<b>IAQ PRODUCTS - UV LIGHTS, PURIFIER ETC.</b> (LIST ALL MODEL AND SERIAL #S) -

### FURNACE/EVAP COIL INSPECTION:

**BLOWER WHEEL AND ASSYMBLY CONDITION**

CHECK FOR DIRT AND BEARING GREASE. CHECK TO MAKE SURE BALANCED. TAKE PICTURE.



**PICTURE OF BLOWER WHEEL - QUOTE TO CLEAN IF DIRTY**

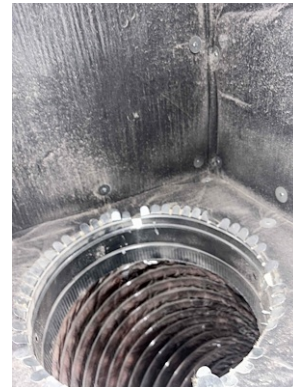


**EVAPORATOR COIL CONDITION**

CHECK COIL VISUALLY OR WITH CAMERA TO MAKE SURE CLEAN



**PICTURE OF EVAPORATOR COIL - QUOTE TO CLEAN IF DIRTY**



**BLOWER CAPACITOR**

CHECK MFD FOR MFGR SPECS.



**BLOWER CAPACITOR READING**

CHECK MFD FOR MFGR SPECS.

5.09

**CONTROL BOARD, WIRING AND DIP SWITCHES**



**THERMOSTAT CALIBRATED, PROGRAMMED AND LEVEL**



**BLOWER MOTOR AMPS**

CHECK BLOWER AMP DRAW. LOG READING AS WELL AS RATED AMPS IN COMMENTS



**VISUALLY INSPECT DUCTS, MASTIC SEAL**



**TOTAL STATIC PRESSURE**

-

**AIRFLOW CFM SUPPLY SIDE**

HOW MANY CFM OF SUPPLY DUCT IS THERE?

-

**AIRFLOW CFM RETURN SIDE**

HOW MANY CFM OF RETURN DUCT IS THERE?

-

**DESIGN CFM OF SYSTEM**

WHAT IS THE DESIGN CFM OF THE SYSTEM OR WHAT ARE THE DIP SWITCHES SET TO?

-

**INSPECT HEAT EXCHANGER WITH CAMERA FOR CRACKS AND CLEAN IN PLACE IF NEEDED**



**SAFETIES, PRESSURE SWITCHES**

TEST OPERATION OF EACH SAFETY, LIMIT AND ROLL OUT SWITCHES



**CHECK AND CLEAN BURNERS AND ORAFACES**

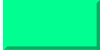


**SECONDARY DRAIN PAN AND FLOAT SWITCHES**

IF FURNACE IS 90% OR HIGHER, IT REQUIRES A SECONDARY DRAIN PAN TO COVER ENTIRE FURNACE AND COIL



**DRAINS CLEAR WITH 1/4" FALL PER FOOT AND HUNG EVERY 4 FEET**



**INSPECT GAS LINE, GAS STOP, GAS FLEX AND DRIP LEG**

INSPECT GAS LINES AND FITTINGS AND NOTATE IF UP TO CODE



**INSPECT AND TEST FLAME SENSOR, PILOT AND IGNITER**



**INDUCER MOTOR AND WHEEL CONDITION**



**INDUCER MOTOR RATED AND TESTED AMPS**

1.25

**TEST HIGH LIMIT SWITCH FOR PROPER OPERATION AND MAKE SURE IT RESETS**



**TEST FOR CARBON MONOXIDE LEVELS AND TEST CO DETECTORS**

IF 10-35 PPM NOTIFY HOMEOWNER  
35-50 PPM VENTILATE AND WARN HOMEOWNER AND GET SIGNATURE THAT THEY WERE WARNED  
ABOVE 50 PPM TURN OFF GAS, NOTIFY HOMEOWNER AND LABEL FURNACE WITH RED CONDEMN STICKER  
ABOVE 100 PPM EVACUATE HOME AND PROCEED WITH PREVIOUS INSTRUCTION.



**HOMEOWNER ADVISED OF EXCESSIVE CO LEVELS**

HAVE HOMEOWNER SIGN HERE IF WE ADVISED OF HIGH CO LEVELS, IF WE HAVE TO SHUT OFF THE GAS TO THE UNIT OR IF HEAT EXCHANGER HAS CRACK

**CHECK VENT PIPE FOR PROPER RISE, CONNECTIONS, LEAKS AND CLEARANCE FROM COMBUSTIBLE MATERIAL**



**HEAT RISE**

NOTATE:  
TOTAL HEAT RISE AT FURNACE  
SUPPLY TEMP  
RETURN TEMP

**RECOMENDATIONS AND QUOTES**

List any and all recommendations with quotes.

Moving

**DUPLICATE SECTION FOR EACH SYSTEM**

**SIGNATURES**

**TECHNICIAN  
SIGNATURE**



**HOMEOWNER  
SIGNATURE**





# Invoice

**Customer** Jeff Barrett  
23 Carter Ct  
Allen, TX 75002

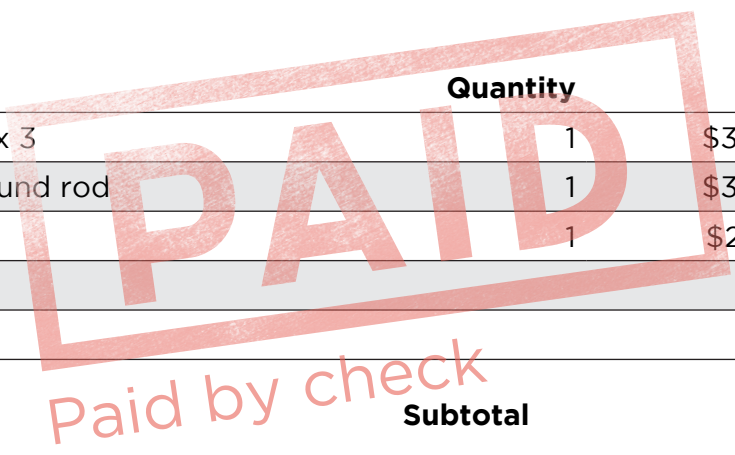
**From** James Adams Sr.  
ABR Electric  
1971 University Business Dr.  
#106  
Mckinney, TX 75071  
214-690-1941  
support@abrelectric.com  
License #: 220484

**Invoice Number** 9934  
**Sent Date** September 26, 2024  
**Job Date** September 26, 2024  
**Due Date** Upon receipt

**\$925.00**  
Upon receipt

**Description** Per E-Estimate (J): Inspection Corrections

Item	Quantity	Price	Total
Install closet led lights x 3	1	\$350.00	\$350.00
Install and connect ground rod	1	\$350.00	\$350.00
Bond Gas line	1	\$225.00	\$225.00
<b>Subtotal</b>			\$925.00
<b>Amount Due</b>			\$925.00



Paid by check

## Notes

Please make payment payable to: "ABR Electric"  
ABR Electric proudly offers a 2 year workmanship warranty.

Payment: payment is due upon the completion of work regardless of inspection status. Progress payments on larger jobs will be due at end of week or upon completion of each phase. Specific payment details may be spelled out in your individual estimate, including deposit payments. By approving the estimate, you agree to these terms and conditions.

Change Orders: when significant changes are made, we will revise the original estimate to reflect these changes. Change orders to the revised estimate must be approved before continuing with the project. Change orders may require additional time. If this is the case, we will offer the next available appointment



## Notes (cont.)

time to accommodate the extra work.

Drywall Removal: if drywall removal is needed, we will notify the client before any drywall is removed. ABR Electric will not repair, patch or paint drywall that is removed for the purpose of completing an agreed upon project. In the event that drywall is damaged due to our negligence, we will resolve the issue as quickly as possible.

**PAID**  
Paid by check

(877) 507-2444  
 info@acefireplaceservices.com  
 acefireplaceservices.com

JOB DATE: 10/13/24 TIME: \_\_\_\_\_  
 NAME: Jeff Baker  
 STREET: 23 Carter Ct  
 CITY: Allen ZIP: 75002  
 PHONE: 817-260-3051  
 E-MAIL: \_\_\_\_\_

Type of Fireplace:  
 Masonry  Heatator  
 Pre-Fab \_\_\_\_\_

Woodstove:  
 Insert  Free Standing  
 Direct Connect

**CONDITION REPORT**

	SATISFACTORY	UNSATISFACTORY	UNSAFE	RECOMMENDED
<b>CHIMNEY</b>				
1. Height	✓			
2. Chimney Cap/Shroud	✓			
3. Crown/Chase Cover	✓			
4. Spark Arrestor	✓			
5. Brickwork/Mortar/Stucco	✓			
6. Flue Liner	✓			
7. Moisture Resistance	✓			
<b>FIREPLACE</b>				
8. Smoke Chamber	✓			
9. Damper	✓			
10. Firebox	✓			
11. Ash Doors	✓			
12. Fireback/Reflector	✓			
13. Firewall	✓			
14. Gas Logs				
<b>ROOF</b>				
15. Flashing	✓			
16. Tiles/Shingles	✓			
<b>WOODSTOVE</b>				
17. Stove Pipe Condition				
18. Stove Condition				
19. Installation/Clearance				

	PRICE
CHIMNEY CLEANING	@ _____
ADDITIONAL	@ _____
INSPECTION ONLY	@ _____
<b>INSTALLATIONS/REPAIRS:</b>	
CHIMNEY CAP GALV SS	@ _____
CHASE COVER:	@ _____
FIREBACK   REFLECTOR	@ _____
SM MED LG XLG MAG	
TOP SEALING DAMPER	@ _____
FLASH SEAL	@ _____
SMOKE GUARD	@ _____
ASH DOOR	@ _____
WATER REPELLENT	@ _____
SPARK ARRESTOR	@ _____
CROWN REPAIR	@ _____
DRYER VENTS	@ _____
GAS LOGS	@ _____
MORTAR REPAIR	@ _____
OTHER	@ _____

SUB \_\_\_\_\_  
 TAX \_\_\_\_\_  
 TOTAL \_\_\_\_\_  
 DEPOSIT \_\_\_\_\_  
 BALANCE \_\_\_\_\_

Safe to use: Y / N

**NOTES**  
safe to use.

THIS SHEET IS THE RESULT OF A VISUAL INSPECTION DONE BY JB, AT THE TIME OF CLEANING/INSPECTION. IT IS INTENDED AS A CONVENIENCE TO OUR CUSTOMER, NOT AS CERTIFICATION OF FIRE WORTHINESS OR SAFETY, SINCE CONDITIONS OF USE AND HIDDEN CONSTRUCTION DEFECTS ARE BEYOND OUR CONTROL, WE MAKE NO WARRANTY OF THE SAFETY OR FUNCTION OF ANY APPLIANCE AND NONE IS TO BE IMPLIED.

**CUSTOMER SIGNATURE:**  
 I have inspected the work, ready the terms on the reverse and am completely satisfied with the work done.

DATE: 10/13/24 X: \_\_\_\_\_  
 NEXT INSPECTION DATE: \_\_\_\_\_

(877) 507-2444  
 info@acefireplaceservices.com  
 acefireplaceservices.com

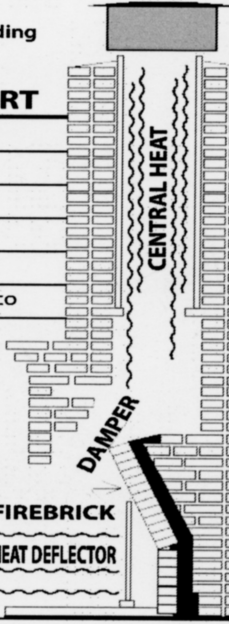
JOB DATE: 10/13/24 TIME: \_\_\_\_\_  
 NAME: Jeff Bandy  
 STREET: 23 Carter Ct  
 CITY: Allen ZIP: 75012  
 PHONE: 8172063011  
 E-MAIL: \_\_\_\_\_

Type of Fireplace:  
 Masonry  Heatator  
 Pre-Fab \_\_\_\_\_

Woodstove:  
 Insert  Free Standing  
 Direct Connect

**CONDITION REPORT**

	SATISFACTORY	UNSATISFACTORY	UNSAFE	RECOMMENDED
<b>CHIMNEY</b>				
1. Height	✓			
2. Chimney Cap/Shroud	✓			
3. Crown/Chase Cover	✓			
4. Spark Arrestor	✓			
5. Brickwork/Mortar/Stucco	✓			
6. Flue Liner	✓			
7. Moisture Resistance	✓			
<b>FIREPLACE</b>				
8. Smoke Chamber	✓			
9. Damper	✓			
10. Firebox	✓			
11. Ash Doors	✓			
12. Fireback/Reflector	✓			
13. Firewall	✓			
14. Gas Logs	✓			
<b>ROOF</b>				
15. Flashing	✓			
16. Tiles/Shingles	✓			
<b>WOODSTOVE</b>				
17. Stove Pipe Condition				
18. Stove Condition				
19. Installation/Clearance				



	PRICE
CHIMNEY CLEANING	@ _____
ADDITIONAL	@ _____
INSPECTION ONLY	@ <u>29</u>
<b>INSTALLATIONS/REPAIRS:</b>	
CHIMNEY CAP GALV SS	@ _____
CHASE COVER:	@ _____
FIREBACK   REFLECTOR	@ _____
SM MED LG XLG MAG	
TOP SEALING DAMPER	@ _____
FLASH SEAL	@ _____
SMOKE GUARD	@ _____
ASH DOOR	@ _____
WATER REPELLENT	@ _____
SPARK ARRESTOR	@ _____
CROWN REPAIR	@ _____
DRYER VENTS	@ _____
GAS LOGS	@ _____
MORTAR REPAIR	@ _____
OTHER	@ <u>300 x 2</u>

SUB	<u>679</u>
TAX	<u>56.02</u>
TOTAL	<u>735.02</u>
DEPOSIT	_____
BALANCE	_____

Safe to use: Y/N

**NOTES**  
 chimney is safe to use.

THIS SHEET IS THE RESULT OF A VISUAL INSPECTION DONE BY Ben, AT THE TIME OF CLEANING/INSPECTION. IT IS INTENDED AS A CONVENIENCE TO OUR CUSTOMER, NOT AS CERTIFICATION OF FIRE WORTHINESS OR SAFETY, SINCE CONDITIONS OF USE AND HIDDEN CONSTRUCTION DEFECTS ARE BEYOND OUR CONTROL. WE MAKE NO WARRANTY OF THE SAFETY OR FUNCTION OF ANY APPLIANCE AND NONE IS TO BE IMPLIED.

**CUSTOMER SIGNATURE:**  
 I have inspected the work, ready the terms on the reverse and am completely satisfied with the work done.

DATE: 10/13/24 X: \_\_\_\_\_  
 NEXT INSPECTION DATE: \_\_\_\_\_

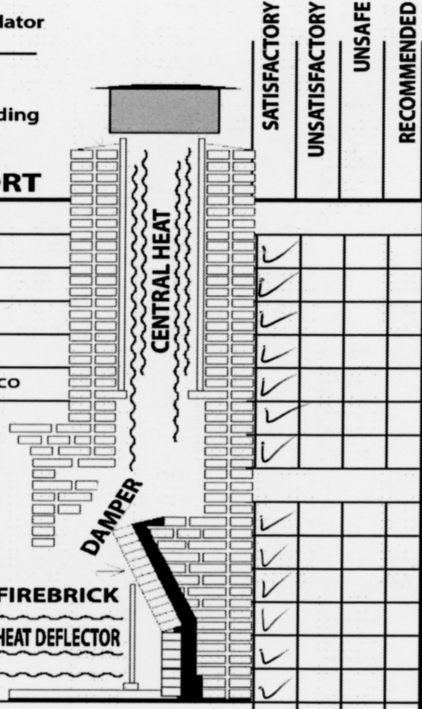
(877) 507-2444  
 info@acefireplaceservices.com  
 acefireplaceservices.com

JOB DATE: 10/13/24 TIME: \_\_\_\_\_  
 NAME: JOHN BAKER  
 STREET: 23 CAYLE CT  
 CITY: ALLEN ZIP: 75002  
 PHONE: 817-267-0511  
 E-MAIL: \_\_\_\_\_

- Type of Fireplace:  
 Masonry  Heatator  
 Pre-Fab \_\_\_\_\_
- Woodstove:  
 Insert  Free Standing  
 Direct Connect

**CONDITION REPORT**

	SATISFACTORY	UNSATISFACTORY	UNSAFE	RECOMMENDED
<b>CHIMNEY</b>				
1. Height	✓			
2. Chimney Cap/Shroud	✓			
3. Crown/Chase Cover	✓			
4. Spark Arrestor	✓			
5. Brickwork/Mortar/Stucco	✓			
6. Flue Liner	✓			
7. Moisture Resistance	✓			
<b>FIREPLACE</b>				
8. Smoke Chamber	✓			
9. Damper	✓			
10. Firebox	✓			
11. Ash Doors	✓			
12. Fireback/Reflector	✓			
13. Firewall	✓			
14. Gas Logs	✓			
<b>ROOF</b>				
15. Flashing	✓			
16. Tiles/Shingles	✓			
<b>WOODSTOVE</b>				
17. Stove Pipe Condition				
18. Stove Condition				
19. Installation/Clearance				



	PRICE
CHIMNEY CLEANING	@ _____
ADDITIONAL	@ _____
INSPECTION ONLY	@ _____
<b>INSTALLATIONS/REPAIRS:</b>	
CHIMNEY CAP GALV SS	@ _____
CHASE COVER:	@ _____
FIREBACK   REFLECTOR	@ _____
SM MED LG XLG MAG	
TOP SEALING DAMPER	@ _____
FLASH SEAL	@ _____
SMOKE GUARD	@ _____
ASH DOOR	@ _____
WATER REPELLENT	@ _____
SPARK ARRESTOR	@ _____
CROWN REPAIR	@ _____
DRYER VENTS	@ _____
GAS LOGS	@ _____
MORTAR REPAIR	@ _____
OTHER	@ _____

SUB \_\_\_\_\_  
 TAX \_\_\_\_\_  
 TOTAL \_\_\_\_\_  
 DEPOSIT \_\_\_\_\_  
 BALANCE \_\_\_\_\_

Safe to use: Y / N

**NOTES**  
Safe to use.

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**CUSTOMER SIGNATURE:**  
 I have inspected the work, ready the terms on the reverse and am completely satisfied with the work done.

DATE: 10/13/24 X: \_\_\_\_\_  
 NEXT INSPECTION DATE: \_\_\_\_\_



# INVOICE

**DATE:** September 26, 2024  
**INVOICE #** 1191  
**FOR:** clean up

**BILL TO:**

Jeff Barrett  
 23 Carter Ct  
 Allen, Tx 75002  
 817-706-3051

[Jeff@rick-barrett.com](mailto:Jeff@rick-barrett.com)

**SIDE YARD:**

Jeff Barrett  
 23 Carter Ct  
 Allen, Tx 75002  
 817-706-3051

[Jeff@rick-barrett.com](mailto:Jeff@rick-barrett.com)

DESCRIPTION	QTY	RATE	TOTAL
RESIDENTIAL			
Clean up,remove the dead small trees,trim and haul away the brush from the front,back and sides			\$ 1,250.00
Black mulch for the front,back and side of flower beds with mateirals and labor	10 yards		\$ 1,620.00
Remove the existing overlay aggregate concrete, haul away and install flagstone	3 pcs		\$ 1,050.00
Adjust and repair some of the sprinkles . Repair the broken lines, put on the correct heads and run an additional sprinkler or 2 in the dead areas only	2 hours		\$ 360.00
			\$ -

"This Estimate is a best estimate based on current market and is subject to change due to variations in materials/labor cost"

SUBTOTAL \$ 4,280.00

TAX RATE

SALES TAX

OTHER

TOTAL

Make all check payable to. Rc Landscape

We also accept Debit and Credit Cards

Last half of Payment due by end of day of project completion

**THANK YOU FOR YOUR BUSINESS**

**AMOUNT DUE. PAID IN FULL**



## Completion of Satisfaction for Services Rendered

All workmanship is guaranteed for 1 year.

Insured: \_\_\_\_\_

Loss Address: \_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_

Contractor Performing Services: \_\_\_\_\_

I, \_\_\_\_\_ hereby state that the above contractor has completed repairs at the address listed above to my satisfaction.

Property Owner Name : \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_



**LIMITED WARRANTY AGREEMENT**

Contractor: \_\_\_\_\_ (“Contractor”)

Owner(s): \_\_\_\_\_

Address of Project: \_\_\_\_\_

Contractor is pleased to provide a warranty as follows:

**NOTICE**

**This warranty is in lieu of any other warranty, express or implied. Any implied warranties, including but not limited to, the implied warranty of merchantability, fitness for a particular purpose, habitability, and any UCC warranties are waived.**

**This warranty shall be null and void and Contractor shall not be liable for any damages or expenses, if the Owner does not first grant Contractor access to the premises and the opportunity of Contractor to inspect, correct, or replace alleged defective items, before Owner incurs expenses or has work done by a replacement contractor.**

**WHAT IS COVERED**

Contractor warrants that the improvements constructed are reasonably free of defects and within customary tolerances of construction industry. “Customary tolerances of the construction industry” means tolerances common and expected in the construction industry and guaranteed to be performed by a skillful and professional contractor. This warranty also covers work under customary tolerances for all subcontractors and other trades people under contract with the Contractor, including the crew of the Contractor.

Contractor further warrants and guarantees that the work reasonably conforms to the requirements of the contract documents, drawings, plans, and specifications. If any defects are found, contractor shall repair or replace any of the alleged defective work at its cost. The work to be corrected will be the particular part or area that is defective. Contractor shall start corrective work within a reasonable time after written notice from the owner. Contractor shall have the option of repairing or replacing, at its election.

**TERM OF WARRANTY—ONE YEAR**

This Warranty, as well as the statute of limitations for any claim of damages for defective work or materials, is one year from substantial completion, defined as the earlier of: 1) the date of final acceptance by the building inspection department, or 2) the date Owner first moves into the property. If Contractor performs warranty work within this period, this warranty shall be extended to the repaired or replaced work itself and be covered for one year after completion, as to that specific work.

## **TRANSFERABILITY**

This warranty applies to the original owner and may be transferred to any subsequent owner within the initial one year period after substantial completion.

## **EQUIPMENT, MATERIAL, AND APPLIANCES**

Contractor hereby assigns (to the extent they are assignable) and conveys to Owner all manufacturers' and suppliers' warranties, together with operating instructions if available, on all goods, material, equipment and appliances provided to Contractor.

Contractor has provided certain material, equipment, appliances, and goods that have been manufactured and or furnished by third party vendors, supply houses, lumberyards, distributors, and manufacturers ("products"). Contractor will use its best efforts so that such products are new and purchased from reputable suppliers. Contractor also agrees to properly install such materials.

In the event a product is considered defective by the Owner, contractor shall use its best efforts to contact the supplier or manufacture and receive a free replacement. Contractor shall then within a reasonable time reinstall that new product without charge.

Contractor did not manufacture such products. Contractor warrants it's services and workmanship only. Accordingly, contractor cannot warrant or guarantee these products themselves. Contractor will not be liable for latent defects in any product (not observable on reasonable inspection). Owner's sole remedy for defective products, other than the obligation of Contractor to replace same, is against such third party vendors and their warranties, if any. This limitation still applies and a warranty is not deemed made, even if Contractor has furnished owner with product brochures, literature, or samples. Nor shall Contractor be liable for dangerous products, design defects in products, or defective warnings. However, Contractor shall lend assistance in settling any claim resulting from defects in these products.

## **HOW TO OBTAIN SERVICE**

If a problem develops during the warranty period, Owner shall notify Contractor in **writing** of the specific problem. Owner shall give such notice promptly after first discovering the condition. Contractor will begin performing the obligations under this warranty within a reasonable time of receipt of such a request and will diligently pursue these obligations.

Repair work will be done during Contractor's normal working hours, except where delay will cause additional damage. Owner also agrees to provide the presence (during the work) of a responsible adult with the authority to approve the repair and sign an acceptance of repair on completion.

There shall be no charge for the costs and expenses of examination or inspection by the Contractor, whether not a defect is found or later repaired or replaced. The work will be done either by Contractor's crew or whatever competent workmen or subcontractors are designated by Contractor.

Contractor has sole discretion as between repair or replacement. All efforts shall be made for a reasonable match, and to repair or replace in the event the original item is no longer available.



## **REMEDIES**

With respect to any claim asserted by Owner, it is understood there is no right to recover or request compensation for: incidental, indirect, special, consequential, secondary, or punitive damages; loss of use; diminution in value; rental costs; moving costs; delay in occupancy; construction, mortgage, loan, or line of credit interest charges; mortgage interest rate increases; lost profits or income; medical costs;

damages for mental distress, aggravation, personal injury; or pain and suffering.

Owner should notify Contractor within a reasonable period after first knowledge of a problem, not to exceed 60 days. To be covered, the physical signs of the problem must be observable and have started to cause damage before the one-year period expires.

# INVOICE



## Bill To

Jeff Barrett  
23 Carter Court  
Allen, TX 75002  
(817) 706-3051

## Your Home Expert

16801 Addison Rd , Suit 110  
Addison, Texas 75001  
Phone: (469) 777-8834  
Email: alex@myexpertdfw.com  
Web: www.myexpertdfw.com

Payment terms Due upon receipt  
Invoice # 358 - 462  
Date 11/17/2024  
Business / Tax # Your Home Experts

## Description

## Total

### Mitigation

**\$4,100.00**

Bedroom 2nd floor

\$0.00

Baseboard removal 10 Ln Ft

Carpet corner detach to inspect, dry and sanitize subfloor approximately 6 Sq Ft

Drywall removal 2 SqFt

Cleaning and sanitizing with antimicrobial agent exposed area.

Equipment:

1 Dehumidifier

1 Fan

1 Air filtration unit

Kitchen

**\$2,500.00**

Damaged ceiling removal approximately 10 Sq Ft

Cleaning and sanitizing with antimicrobial agent exposed area.

Equipment:

1 Dehumidifier

1 Fan

1 Air filtration unit

---

Balcony 2nd floor	\$1,300.00
French door strip existing paint and repaint ( outdoor side only)	
Remove damaged trim and repaint 14 Ln Ft ( outdoor side only)	

---

Balcony 2nd floor	\$300.00
Bedroom door trim replacement and paint ( outdoor side only)	

<b>Kitchen Ceiling Repair</b>	<b>\$400.00</b>
-------------------------------	-----------------

Ceiling repair	\$400.00
Drywall repair approximately 10Sq Ft - tape, bed, texture and paint ( only new ceiling patch to match paint and texture as close as possible)	

<b>Subtotal</b>	\$4,500.00
<hr/>	
<b>Total</b>	<b>\$4,500.00</b>

---

**Notes:**

50% down payment required prior start of the project and full payment upon completion.

By signing this document, the customer agrees to the services and conditions outlined in this document.



---

Signed on: 11/17/2024  
Your Home Expert



---

Signed on: 11/06/2024  
Jeff Barrett

This Change Order modifies and amends the provisions of Invoice #358 - 462 between Your Home Expert and Jeff Barrett.

<b>Description</b>	<b>Total</b>
Laundry room Wall Drywall patch repair approximately 2 x 2 area around water supply box. ( texture and paint area to match the rest of the wall as close as possible)	\$900.00
Bathroom 2nd floor Paint patch repair by the shower approximately 1 x1 area, texture and touch up to match paint to the rest of the wall as close as possible.	\$350.00
<b>Subtotal</b>	\$1,250.00
<b>Total</b>	<b>\$1,250.00</b>

---

Jeff Barrett

## Overall Summary

---

<b>Subtotal</b>	\$4,500.00
Change Order 1	\$1,250.00
<b>Change Order Subtotal</b>	\$1,250.00
<b>Total</b>	<b>\$5,750.00</b>

# GUTIERREZ PLUMBING

PO BOX 440 Allen, TX 75013

# INVOICE

## BILL TO

Jeff Barrett  
jeff@rick-barrett.com  
23 Carter Ct  
Allen, TX 75002  
817-706-3051

## DATE

November 12, 2024

## SUBJECT

Plumbing Work

## ADDRESS

23 Carter Ct Allen, TX 75002

## Description

## Amount

Replace washer box

\$360.00

**Subtotal**

\$360.00

Make all checks payable to **Marcos Gutierrez**  
(Zelle Available: 214-779-1516)

If you have any questions concerning this invoice,  
contact **Marcos at 214-779-1516** or  
**gutierrezplumbing16@gmail.com**

Other

Thank you for your business!

**Total**

**\$360.00**

# GUTIERREZ PLUMBING

PO BOX 440 Allen, TX 75013

# INVOICE

## BILL TO

Jeff Barrett  
jeff@rick-barrett.com  
23 Carter Ct  
Allen, TX 75002  
817-706-3051

## DATE

December 10, 2024

## SUBJECT

Plumbing Work

## ADDRESS

23 Carter Ct Allen, TX 75002

## Description

## Amount

Replace (2) Cartridges @\$73.00 ea

\$146.00

Labor for Master Bath

\$120.00

Labor for Upstair Bath

\$60.00

## Subtotal

\$326.00

Make all checks payable to **Marcos Gutierrez**  
(Zelle Available: 214-779-1516)

If you have any questions concerning this invoice,  
contact **Marcos at 214-779-1516** or  
**gutierrezplumbing16@gmail.com**

Other

## Total

**\$326.00**

Thank you for your business!





# Receipt

70761  
2024-11-15

PRECISION WINDOWS  
3117 Legend Drive  
MCKINNEY TX 75070  
precisionwindows75071@gmail.com  
972-562-8828

JEFF BARRETT  
23 CARTER CT  
ALLEN TX 75002  
jeff@rick-barrett.com  
(817) 706-3051

JEFF BARRETT  
23 CARTER CT, ALLEN, TX, 75002

## Windows

<u>Description</u>	<u>Unit Price</u>	<u>Quantity</u>	<u>Total</u>
<u>32 1/4" x 51 11/16", Clear, 3/4", Bars 3/4"</u> <u>Champagne 3-2, Front left dining, [#1]</u>	\$140.00	2.00	\$280.00
<u>32 1/4" x 27 11/16", Clear, 3/4", Bars 3/4"</u> <u>Champagne 1-2, 1 Front left dining, 1 front left upper</u> <u>bedroom, [#2]</u>	\$85.00	2.00	\$170.00
<u>32 1/4" x 27 11/16", Clear, 3/4", Back mbed, [#3]</u>	\$85.00	1.00	\$85.00
<u>20 1/4" x 27 11/16", Clear, 3/4", Bars 3/4"</u> <u>Champagne 1-1, Front left upper bedroom little foggy,</u> <u>[#4]</u>	\$85.00	2.00	\$170.00
<u>32 1/4" x 39 1/2", Clear, 3/4", Bars 3/4" Champagne</u> <u>2-2, X31 x37 1/4 half eye (front far left upper</u> <u>bedroom), [#5]</u>	\$170.00	1.00	\$170.00
<b>HALF EYEBROW</b>			
<u>32 1/4" x 27 11/16", Clear, 3/4", Left side upper</u> <u>bedroom (3 pretty obvious. Other starting), [#6]</u>	\$85.00	4.00	\$340.00
<u>15 5/8" x 7 1/2", Clear, 3/4", Left side upper</u> <u>bathroom. (1 more foggy than the other), [#7]</u>	\$85.00	2.00	\$170.00
<u>20 3/8" x 67 11/16", Clear, 1/2", Tempered, Front rt</u> <u>door, [#8]</u>	\$535.00	1.00	\$535.00
<b>AQUATEX AND BRZ SPACER</b>			
<u>22" x 26", Clear, 3/4", Bars 3/4" Champagne 1-1, X24</u> <u>1/4 full eye (front rt upper study), [#9]</u>	\$85.00	2.00	\$170.00
<b>FULL EYEBROW</b>			
<u>20 1/4" x 51 11/16", Clear, 3/4", Bars 3/4"</u>	\$100.00	2.00	\$200.00

19.00 \$2,290.00

**Misc**

<i>Description</i>	<i>Total</i>
<u>Additional Labor</u>	\$0.00
	\$0.00

**Discounts**

<i>Description</i>	<i>Total</i>
<u>Discount</u>	\$-100.00

2/2000 CALL FOR ACCESS TO MEET	<i>Subtotal</i>	\$2,190.00
	<i>Tax</i>	\$0.00
CHECK ALL FOR BROKEN SEALS NOTE OBVIOUS	<i>Total</i>	\$2,190.00
	<i>Paid</i>	\$2,190.00
	<i>Due</i>	\$0.00

**Glass Only Replacement Warranty.** 5 Year Manufacturers Limited Warranty on seal failure. 30 Day Limited Warranty on stress cracks. Labor and installation charges are not included in the Manufacturers warranty and are additional. While we are not reimbursed by the manufacturer for warranty labor Precision Windows maintains this charge at cost only. Pre-payment of warranty labor is required prior to warranty glass being ordered from the manufacturer. Limited Warranty on seal failure and stress cracks is provided to original owner/purchaser of products and is non-transferable. Receipt is required as proof of purchase.

**Full Frame Replacement Window Warranty.** Residential/Multi-Family Limited Lifetime Product Warranty is provided by the manufacturer and as outlined in the manufacturers warranty materials. 10 Year Manufacturers Limited Warranty on seal failure. 10 Years on Laminated Vinyl frames. Labor to replace defective warranty product is 1 year from the manufacturer. Outside of this period Precision Windows will provide labor at prevailing rates and quoted at the time of order. Labor not covered by the manufacturer must be pre-paid at time of order placement. Manufacturer determines if the defect is covered by their warranty at the time of any claim. Warranty is provided to the original purchaser of the product and is non-transferable. Receipt must be provided as proof of purchase.

**Limitations and Exclusions.** Normal wear and tear, aging, weathering, or corrosion; lack of product maintenance, misuse, or abuse; interior moisture or condensation. Normal weathering includes the gradual fading, chalking, or darkening of any colored surface. • Glass breakage; glass blemishes, scratches, or other imperfections allowable for standard B grade glass under applicable ASTM standards; or reflection of solar energy (sunlight) off of the Product. • Alterations or modifications of the Product or components, application of tints or films, caulk, or paint finishes; installation of security systems or window coverings; or sources of undue stress, pressure, water, heat, or cold. • Power washing or the use of harsh chemicals such as brick wash, acids, salts, abrasive cleaners, or solvents; Acts of God, or any other condition or cause beyond Precision Windows control.

**Thank you for your payment. We appreciate your business!**



# Receipt

61876  
2024-11-27

PRECISION WINDOWS  
3117 Legend Drive  
MCKINNEY TX 75070  
precisionwindows75071@gmail.com  
972-562-8828

JEFF BARRETT  
23 CARTER CT  
ALLEN TX 75002  
jeff@rick-barrett.com  
(817) 706-3051

JEFF BARRETT  
23 CARTER CT, ALLEN, TX, 75002

## Windows

<i>Description</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Total</i>
<u>20 1/4" x 51 11/16", Clear, 3/4", Bars 3/4" Champagne 3-1, Front left f living, [#1]</u>	\$100.00	2.00	\$200.00
<u>20 1/4" x 27 11/16", Clear, 3/4", Bars 3/4" Champagne 1-1, Front left upper, [#2]</u>	\$85.00	1.00	\$85.00
		3.00	\$285.00

## Misc

<i>Description</i>	<i>Total</i>
<u>Additional Labor</u>	\$0.00
	\$0.00

WOULD LIKE ALL REMAINING FOGGED WINDOWS CHECKED AND QUOTE FOR GLASS REPLACEMENT

<i>Subtotal</i>	\$285.00
<i>Tax</i>	\$0.00
<i>Total</i>	\$285.00
<i>Paid</i>	\$285.00
<i>Due</i>	\$0.00

**Glass Only Replacement Warranty.** 5 Year Manufacturers Limited Warranty on seal failure. 30 Day Limited Warranty on stress cracks. Labor and installation charges are not included in the Manufacturers warranty and are additional. While we are not reimbursed by the manufacturer for warranty labor Precision Windows maintains this charge at cost only. Pre-payment of warranty labor is required prior to warranty glass being ordered from the manufacturer. Limited Warranty on seal failure and stress cracks is provided to original owner/purchaser of products and is non-transferable. Receipt is required as proof of purchase.

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**Thank you for your payment. We appreciate your business!**