



**202 S Garland Street
Plainview, TX 79072**

Prepared for:
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PROPERTY INSPECTION REPORT FORM

Chris & Leah Bryant

Name of Client

04/25/2024

Date of Inspection

202 S Garland Street, Plainview, TX 79072

Address of Inspected Property

Kelly Cummings

Name of Inspector

21901

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Additional Inspectors:	NA
Inspection Beginning Time:	8:50 AM
Inspection Ending Time:	11:25 AM
Home Orientation:	East
Weather Conditions:	Sunny and Windy
Starting Temperature:	66°F
Home Content:	Vacant with Stored Personal Items
Purpose of Inspection:	Real Estate Purchase
Buyer's Real Estate Agent:	Cyndi Walter Billington Real Estate

INSPECTION AGREEMENT

Scope of the Inspection

1. The inspection and report are made in conformity with the Texas Real Estate Commission Standards of Practice of the Texas Real Estate Commission. The inspection and report are limited by the terms, exclusions, and limitations as stated in the Standards of Practice. The Standards of Practice are available at <https://www.trec.texas.gov/agency-information/rules-and-laws/trec-rules#section535.227>.
2. The inspection services and report provided by Joe Bellar Real Estate Inspection, LLC are based on a visual inspection of the readily accessible areas and functioning systems of the property at the time of the inspection. The report is intended to disclose to the Client the major defects that could significantly affect the clients' assessment of the house, and is essentially a "snapshot" of the house as of the date of the inspection. Joe Bellar Real Estate Inspection, LLC is not liable for problems which cannot be reasonably discovered in a limited inspection. The inspector's primary concern is to use accessible and visible clues combined with training and experience to discover major and unsafe conditions, so that the Client can make his or her own evaluation of the overall condition of the home.
3. Home ownership brings with it the certainty that failures and repairs will occur. This inspection is not intended to determine or estimate remaining life expectancy or future performance of any inspected item, part, system or component. The home inspection will not be able to predict such occurrences.
4. This inspection is not an environmental inspection for conditions such as, but not limited to asbestos, mold, lead based paint, wood destroying insects or organisms, and other toxic items. Environmental items such as these require separate licensing beyond the professional home inspector license.
5. The compliance of building codes, building permits, ordinances, statutes, or restrictions are excluded from the scope of this inspection. Each municipality adopts and rejects building codes depending on their location and accepted construction practices. In areas outside of the municipalities' jurisdiction, there may be no building code, permit requirements, ordinances, statutes, or restrictions. Therefore, the Standards of Practice are applied to accommodate the inspector's licensure across the state of Texas.
6. This inspection and report are in no way to be considered as a warranty, guaranty, or insurance policy expressed or implied, regarding the condition of the inspected property or any hidden or latent defects. The Client acknowledges that certain components may function consistent with their purpose at the time of this inspection, but due to their nature are subject to change or deterioration without notice. All warranties or insurance policies provided by, but not limited to, Home Warranty Companies, Home/Property Insurers, or Manufactures are separate from the inspection report. Any discrepancies, dishonored warranties or insurance policies from those entities should be resolved between the Client and that entity.

Dispute Resolution

1. The Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, as limited above, shall be made in writing and reported to Joe Bellar Real Estate Inspection, LLC within ten business days of discovery. The Client further agrees that, except for emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications, or repairs to the claimed discrepancy prior to a reinspection by the Inspector. The Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.
2. Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the Client and Joe Bellar Real Estate Inspection, LLC or by arbitration conducted in accordance with the rules of an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceedings by legal code.

3. The Client understands and agrees that the maximum liability of Joe Bellar Real Estate Inspection, LLC and its Managers and Members to the Client is limited to the money that is paid by the Client to Joe Bellar Real Estate Inspection, LLC and there shall be no other liability of any kind that may be asserted by the Client against Joe Bellar Real Estate Inspection, LLC or its Managers and Members.
4. If any part of this contract is declared invalid or unenforceable by any court or competent jurisdiction, the remaining parts of this agreement shall remain in effect, and shall not be affected thereby except as necessary to adjust for the invalidated part.

Client Duties

1. The Client's presences at the time of the inspection is not required. However, their presence and questions during the inspection are beneficial to understanding the final report and arriving at his or her own conclusions about the inspected property. If for any reason the Client is not present at the time of the inspection, this agreement should have been emailed to the client prior to the inspection for their review and electronic signature. The inspection report will not be released to the client until this agreement has been returned to Joe Bellar Real Estate Inspection, LLC.
2. The inspector is a generalist with limited knowledge across many fields, and is not to be considered an expert in any specific field. In any instance where there is a specific concern either by the Client or as raised by Joe Bellar Real Estate Inspection, LLC, the Client is advised to secure further evaluation from a contractor or other professional specializing in the concerning area before proceeding with the purchase. Repair methods and the true cost of repairs should be determined by communicating with appropriate contractors, tradesmen or experts.

Payment for Service

1. Joe Bellar Real Estate Inspection, LLC is a service provider and is paid for services rendered. Payment for the service is the responsibility of the client for whom the inspection was performed. Payment responsibility is not limited or negated by any, but not limited, to the following:
 - Contingent on the purchase of the home/property inspected;
 - Misplaced invoices by the title company or the lending entity;
 - Changes in the title company or lending entity; and
 - Failure by the inspection service provider to submit an invoice before a file is closed.
 - Promise by the home/property seller to pay for all closing costs. Responsibility remains with the client to ensure and verify that the estimated closing cost documents are accurate, and the inspection service fee has been recorded in the correct section and at the correct fee amount.
2. The Client agrees to pay Joe Bellar Real Estate Inspection, LLC for the invoiced inspection and related fees. Payment for the service is due at the time the inspection is provided unless other arrangements have been established.

Joe Bellar Real Estate Inspection, LLC contracts with a credit collection agency and a credit reporting agency. If payment for inspection service fees is not paid after standard requests have been made, the client's name and information will be provided to the credit collection agency for collection and credit reporting.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Cement Slab

Comments:

No Significant Movement - No significant indications of foundation movement were evident at the time of the inspection. The foundation is performing as intended. Consider adhering to a regular watering program to assist in maintaining a consistent level of moisture in the soil. This will reduce the opportunity for soil movement.

NOTE: Typical cracks are visible at the garage floor.

NOTE: Trees are growing in close proximity to the foundation. See the following image. There is no visible damage at this time.



B. Grading and Drainage

Comments:

- Low areas are present at the following locations: back yard flower beds. See the following image.



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C. Roof Covering Materials

Types of Roof Covering: Composition Fiberglass Shingles

Viewed From: Walked on Roof

Comments:

- Light granule loss is present at various shingles on the roof. See the following image.
- Trees should be trimmed to reduce the opportunity for damage to the roof covering. See the following image.

NOTE: Joe Bellar Real Estate Inspection, LLC cannot determine the insurability of the roof. Each insurer adopts its own criteria. Consult the insurer of your choice to determine insurability of the roof prior to the purchase of the home.



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D. Roof Structures and Attics

Viewed From: Entered the Attic

Approximate Average Depth of Insulation: 6" - 12" Blown Fiberglass

Comments:

NOTE: The attic space is not 100% visible due to insulation, duct work, and enclosed attic locations.

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E. Walls (Interior and Exterior)

Comments:

- Caulk/grout maintenance is needed at the following tub/shower surround: north hall bathroom. See the following two images.
- Unidentified growth is present at the following locations: north hall bathroom. See the following image.
- Water damage is present at the following interior walls: master bathroom toilet baseboard area. See the following image.
- Mortar repair is needed at various exterior brick locations around the home. See the following image.
- Delaminated brick are present at each exterior elevation. See the following image.
- Settling cracks are present around the following doors/windows: south back yard exterior brick window. See the following image.

NOTE: Various areas of the interior walls were not visible and could not be inspected due to personal/stored items in the home.

NOTE: Past wall repairs have been made at the following locations: laundry room under the water supply faucets, garage storage closet and exterior joint voids. See the following image.

NOTE: Spalling/scaling concrete at the the living concrete northwest corner. See the following image.



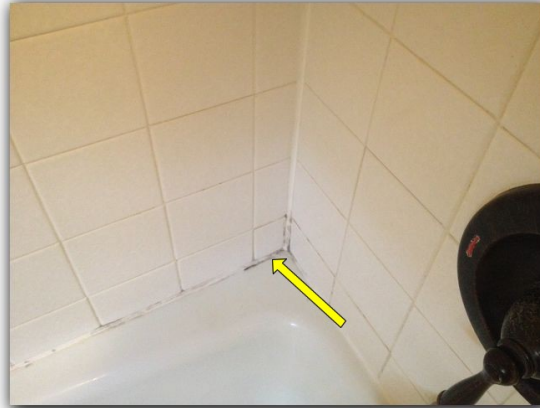
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F. Ceilings and Floors

Comments:

- Floors are not level at the these locations: living room to surrounding home. NOTE: The living area is a step down to the living room den area.
- Past water damage is present at the following ceilings: hall mechanical closet.

NOTE: Past repairs/update/paint have been made to the ceilings: in the home.

G. Doors (Interior and Exterior)

Comments:

- The following doors do not latch/lock as intended: front storm door latch and garage passage storm door latch.
- The garage interior passage door is not self-closing. This condition is recognized by the Texas Real Estate Commission Standards of Practice but may not be enforced by regional building officials. This is a recent update to the standards.

H. Windows

Comments:

- Peeling paint is present at various interior window sills. See the following image.
- Screens are missing at various windows around the home.



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I NI NP D

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

- Build up is present at the firebox and chimney flue. Consider having the fireplace cleaned and further evaluated by a qualified chimney sweep.
- The chimney capping does not extend to the edges of the brick. See the following image.
- Cracks are present in the cement chimney capping. See the following image.



K. Porches, Balconies, Decks, and Carports

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Antioxidant paste is missing at the service entrance wires. See the following image. This condition is recognized by the Texas Real Estate Commission Standards of Practice but may not be enforced by regional building officials.
- The breaker panel is located at the following hazardous location: master bedroom closet.
- More than one circuit is wired to a single pole main in the breaker panel.
- Knockout spacers are missing at the breaker panel cover. See the following image.

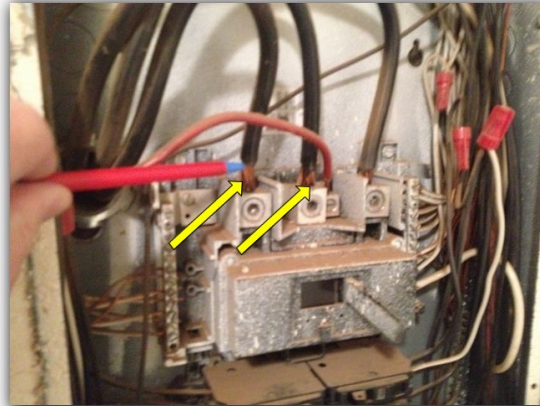
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Yes No Were the accessible smoke detectors tested?

Yes No Were the accessible carbon monoxide detectors tested? If not, why? The carbon monoxide detectors appear to be monitored.

Yes No Was the doorbell tested?

- Covers are damaged/broken at the following switches/outlets: kitchen refrigerator outlet.
- Outlets in the home are not tamper resistant.
- Carbon monoxide detectors are not present at the following locations: each bedroom.
- Noise/humming is present at the following ceiling fans: living room.
- Various lights in the home do not function. This may be the bulbs/fan pull chain switches but diagnostics were not performed. Consider asking the seller to ensure that all lights function.

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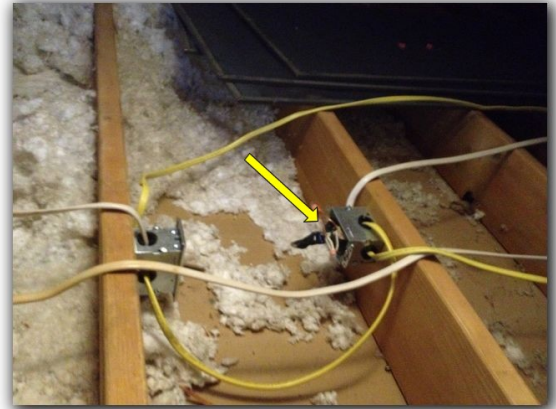
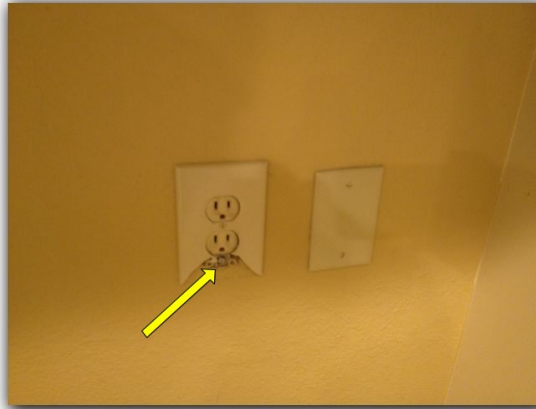
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I	NI	NP	D
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- Smoke detectors are not present at the following locations: each bedroom.
- Uncovered junction boxes are present at the following locations: attic space. See the following image.
- Devices were not identified for the switches identified with blue tape.

NOTE: All outlets may not be visible or accessible in occupied/stored homes.

NOTE: An app operated doorbell was in service.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central

Energy Sources: Natural Gas

Comments:

Brand: Carrier 2009

Location: Hall Mechanical Closet

- A sediment trap is missing at the furnace. This condition is recognized by the Texas Real Estate Commission Standards of Practice but may not be enforced by regional building officials.
- The furnace rain vent cap/open vent pipe at the roof top. See the following image.



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B. Cooling Equipment

Type of Systems: Central Refrigerated

Comments:

Brand: Carrier 2009 Evaporative Coil
Carrier 2009 Condenser Coil

Location: South

Return Air Temperature: 66°F

Supply Air Temperature: 50 °F

NOTE: Not all air duct register grills on the north of the home had good temperature differentials. The supply air was warmer at the north of the home.

C. Duct Systems, Chases, and Vents

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Alley

Location of main water supply valve: Alley

Static water pressure reading: 75 psi

Type of supply piping material: Copper

Comments:

- Drips are present at the kitchen refrigerator ice maker water supply line. NOTE: There was no shut-off control valve present. See the following image.
- The laundry room faucet sprayer is partially clogged and does not operate as intended.
- The porcelain finish is damaged at the following fixtures: both master bathroom sinks. See the following image.

NOTE: Shut-off valves are not operated and are beyond the scope of this inspection.



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B. Drains, Wastes, and Vents

Type of drain piping material: PVC Plastic

Comments:

NOTE: The underground sewer pipes and washing machine drains are beyond the scope of the inspection. Consider asking the seller about pipe upgrades and past performance.

NOTE: Were the under slab and under ground pipes scoped by a licensed plumbing company or qualified inspector at the time of this inspection? No Yes

C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 50 Gallons

Comments:

Brand: AO Smith 2022

Location: Hall Mechanical Closet

- A sediment trap is missing at the water heater gas supply. This condition is recognized by the Texas Real Estate Commission Standards of Practice but may not be enforced by regional building officials.

NOTE: The hot water heater breaker was in the off position at the start of the inspection. It was turned on for the inspection and left in the on position at the end of the inspection.

D. Hydro-Massage Therapy Equipment

Comments:

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Alley
Type of gas distribution piping material: Black Iron
Comments:

NOTE: All pilots and gas appliances in the home were turned off by the inspector. The gas pipe system remained under its static operating pressure from **10:45am - 10:55am**. There was no movement at the meter or other indications of a gas leak.

NOTE: Leaks in inaccessible gas supply system components are beyond the scope of the Standards. There were no visible or olfactory cues to indicate a shut-in test was needed at this time.

V. APPLIANCES

A. Dishwashers

Comments: Kenmore

- An air gap loop is not present at the drain hose.
- Rust is present at the dish racks. This is from normal use.
- The plastic control panel buttons are cracking from normal use but the buttons are functional.

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments: Range: General Electric

- The burner top is scratched from normal use but functional.
- The oven light does not function.

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E. Microwave Ovens

Comments: General Electric

NOTE: A built-in microwave is not present. This portable appliance is not normally part of a real estate transaction.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bathroom exhaust fans vent to the attic space. This condition is recognized by the Texas Real Estate Commission Standards of Practice but may not be enforced by regional building officials.
- Noise is present at the following exhaust fans: both bathrooms.

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

Kitchen Refrigerator:

NOTE: This appliance is not always part of a real estate transaction.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

NOTE: The automatic controller was not present at the time of the inspection. NOTE: The system was disconnected. See the following image.



B. Outbuildings

Comments:

NOTE: This optional system was not inspected at the time of today's inspection. However, for an additional fee, Joe Bellar Real Estate Inspection, LLC will return and provide an inspection of this optional system.