



All State Home Inspections LLC

PO Box 203
Millsap, Texas 76066
Bryan Thomas
940-452-7719



PROPERTY INSPECTION REPORT FORM

Joe Doaks <i>Name of Client</i>	11/16/2022 <i>Date of Inspection</i>
1234 Anywhere Ln, Dallas, TX 12245 <i>Address of Inspected Property</i>	
Bryan Thomas <i>Name of Inspector</i>	25257 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

Required TREC Notice: This report was prepared for a buyer or seller in accordance with the client's requirements. The report addresses a single system or component and is not intended as a substitute for a complete standard inspection of the property. Standard inspections performed by a license holder and reported on a Commission promulgated report form may contain additional information a buyer should consider in making a decision to purchase.

This is the proulgated form used by TREC (REI 7-6); but the sewer camera inspection ONLY will be reported in Section VI Plumbing Systems under Drains, Wastes and Vents. as agreed to by the client. No other systems contained in this report will be inspected or commented on.

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

All State Home Inspections, LLC

PO Box 203
Millsap, Texas 76066
Phone 940-452-7719

PROPERTY INSPECTION REPORT

Prepared For: Joe Doaks

(Name of Client)

Concerning: 1234 Anywhere Ln, Dallas, TX 12245

(Address or Other Identification of Inspected Property)

PROPERTY FACES: North

STRUCTURE WAS: Single-Story

PROPERTY WAS: Vacant

WEATHER WAS: Sunny

OUTSIDE TEMP: Above 60

REPORT NUMBER: Sample Sewer Camera

INSPECTION FEE: \$0.00

PARTIES PRESENT AT INSPECTION: None

RIGHT/LEFT AND FRONT/REAR may be used as orientation terms (from a front view perspective) for location of specific areas or items described in the report.

SEWER SCOPE INSPECTION AGREEMENT & LIMITATIONS

Your Sewer Scope Inspection and Report

You have requested All State Home Inspections LLC to perform a Sewer Scope Inspection to inspect the property's sewer line in order to evaluate its condition and to identify any components that may be in need of immediate repair or clearing of debris.

This inspection will include accessing the sewer line and inserting a camera device or scope into it to evaluate it. The inspection process will be recorded, and a report will be generated to outline what we've found. We will provide you with a DVD copy of the recording upon request. Photos of any defects or other issues will be provided in the report.

The report we prepare will be based on our visual observations and the data we collect from the inspection camera equipment. The inspection and evaluation are not intended to be technically exhaustive. We will provide a written Sewer Scope Inspection Report that is a summary of observations and unbiased opinions based on the experience of the inspector. The inspection is not considered completed until the written Sewer Scope Inspection Report is delivered.

The Sewer Scope Inspection Report will outline and define the portions of the sewer line that were inspected, as well as any areas that were not inspected and the reason(s) they were not inspected, in addition to general statements of what is commonly included and excluded during such an inspection. The Sewer Scope Inspection Report, together with this Agreement, represent the final statement on the condition of the sewer line at the time of the inspection, and the final statement on what was included and/or excluded in the inspection.

Cost: A fee of \$ 225.00 includes the cost of the basic Sewer Scope Inspection and a final written Sewer Inspection Report. A DVD of the recorded inspection will be mailed to the customer upon request for an additional \$5.00. Payment is due at the time of the inspection. If the Sewer Camera Inspection cannot be performed after the Inspector arrives, the \$225.00 will be refunded minus a \$100.00 trip fee. If the fee has not been paid at the time of the Inspectors arrival, the customer will be billed a \$100.00 trip fee. If you are unable to pay at the time of inspection, please call us and make payment arrangements prior to the inspector arriving at the job.

Limitations of the Inspection: The sewer camera inspection is limited to the accessible areas of the main drain laterals, specifically to the street and straight back under the house. Branch lines and vents cannot be accessed with the camera. Drain cleanout configurations/defects can limit access and will be noted as a defect, if present. Accessibility will only be gained to the sewer lines on ground level. All State Home Inspections will make every attempt to locate the clean-out to the sewer lines at the ground level. If the clean-out cannot be located or if access to the cleanout and the sewer line is not readily accessible, the Sewer Camera Inspection will not be performed. All State Home Inspections LLC will not access a sewer drain by the roof sewer vent. Certain defects and conditions are not observable with a sewer camera inspection: such as pipe wall thickness and leaks. Further investigation and testing by a licensed plumber may be necessary to identify the presence and/or severity of certain conditions.

No-Warranty Clause and Exclusions:

The inspection is intended to reduce risk but cannot eliminate all risk. By initialing each statement, you acknowledge that:

_____ The inspector will not observe every square inch of the sewer system, and may fail to see or note a defect.

_____ Defects may exist that cannot be detected by visual inspection only.

_____ The inspection and Inspection Report in no way lessen the risk or likelihood of repairs or replacements being needed at any time in the future.

_____ The inspection and Inspection Report DO NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND, EXPRESSED OR IMPLIED.

_____ The inspector and his/her employees or agents shall not be held liable for the cost of repairing any defects or deficiencies, whether present at the time of the inspection or arising in the future, or for any consequential property damage or bodily injury of any nature.

_____ The inspector is not responsible for claims relating to conditions that may be altered or repaired without notice or inspection.

Limitation of Liability: By signing this agreement or upon acceptance of this report, 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. Additionally, the 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. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

Dispute Resolution: In the event a dispute arises regarding the inspection that has been performed under this agreement, the Client agrees to notify Allstate Home Inspections LLC within ten (10) days of the date the Client discovers the basis of the dispute so as to give a reasonable opportunity to re-inspect 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 re-inspection himself or can employ others (at Inspector's expense) to re-inspect the property. In the event a dispute cannot be resolved by the Client and All State Home Inspections LLC, 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.

Statute of Limitations: The parties agree that no action may be brought to recover damages against us more than one year after delivery to you of the Sewer Scope Inspection Report. The party signing this Agreement represents that they have full authority to enter into this Agreement. If this Agreement is signed by a third party on behalf of the property owner, the person signing this Agreement expressly represents to us that they have the full authority to execute this Agreement on behalf of the property owner, and to fully bind the property owner to all the terms and conditions herein.

Defense Costs: In the event the purchaser files suit against All State Home Inspections LLC or its inspector, the purchaser agrees to pay all the company's legal fees, costs of expert witnesses, court costs, costs of depositions and all other such expenses incurred by All State Home Inspections LLC if the purchaser fails to prevail in the lawsuit.

Exclusivity: The report is prepared exclusively for the Client(s) named and is not transferable to anyone in any form. Client(s) gives permission for All State Home Inspections LLC to discuss report findings with real estate agents, specialists or repair persons for the sake of clarification.

By my signature below or the acceptance of the report, I acknowledge that I have read these "Agreements and Limitations", that I understand the terms and conditions, and that I agree to be bound by them.

Customers Name (Printed) _____

Address of the Property: _____

On File

Customer Signature

Date

Secondary Signature (Not Required)

Date

Bryan Thomas

Inspectors Signature

Professional Home Inspector TREC #25257

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

- A. Foundations**
Comments:
 Not inspected per agreement with client.
- B. Grading and Drainage**
Comments:
 Not inspected per agreement with client.
- C. Roof Covering Materials**
Comments:
 Not inspected per agreement with client.
- D. Roof Structures and Attics**
Comments:
 Not inspected per agreement with client.
- E. Walls (Interior and Exterior)**
Comments:
 Not inspected per agreement with client.
- F. Ceilings and Floors**
Comments:
 Not inspected per agreement with client.
- G. Doors (Interior and Exterior)**
Comments:
 Not inspected per agreement with client.
- H. Windows**
Comments:
 Not inspected per agreement with client.
- I. Stairways (Interior and Exterior)**
Comments:
 Not inspected per agreement with client.
- J. Fireplaces and Chimneys**
Comments:
 Not inspected per agreement with client.
- K. Porches, Balconies, Decks, and Carports**
Comments:
 Not inspected per agreement with client.

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**
Comments:
 Not inspected per agreement with client.
- B. Branch Circuits, Connected Devices, and Fixtures**
Comments:
 Not inspected per agreement with client.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- A. Heating Equipment**
Comments:
 Not inspected per agreement with client.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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 B. Cooling Equipment
Comments:
 Not inspected per agreement with client.

 C. Duct Systems, Chases, and Vents
Comments:
 Not inspected per agreement with client.

IV. PLUMBING SYSTEMS

 A. Plumbing Supply, Distribution Systems and Fixtures
Comments:
 Not inspected per agreement with client.

 B. Drains, Wastes, and Vents
A sewer camera inspection was performed at the request of the client. The entirety of the drain system was not inspected, including faucets, sinks, p-traps, drain stoppers, bath/shower enclosures, vents and other drain components.

Purpose of a Sewer Camera Inspection:

A sewer camera inspection is an attempt to gain a better understanding of the general condition and integrity of the main drain laterals: from the house to the street or septic system and directly under the house. It is not an exhaustive inspection to pinpoint every drain line deficiency. The sewer camera inspection looks for visible defects, including obstructions, offsets, bellies, breaks, rust and scaling, and other visible conditions. Future performance cannot be predicted or guaranteed. Further investigation and testing by a licensed plumber may be necessary to identify the presence and/or severity of certain conditions.

Scope/Limitations of Sewer Camera Inspection:

The sewer camera inspection is limited to the accessible areas of the main drain laterals, specifically to the street and straight back under the house. Branch lines and vents cannot be accessed with the camera. Drain cleanout configurations/defects can limit access and will be noted as a defect, if present. Accessibility is further limited if a roof sewer vent is utilized as the point of access.

Certain defects and conditions are not observable with a sewer camera inspection, such as pipe wall thickness and leaks. Further investigation and testing by a licensed plumber may be necessary to identify the presence and/or severity of certain conditions.

Limitation(s) For This Sewer Camera Inspection:

The main drain line is equipped with only one clean-out. This is not uncommon for the age of the home. As indicated above, one or more lateral lines could not be viewed at the time of the inspection.

Type Of Sewer Service: City/Municipal
Type(s) Of Drain Pipes: PVC, Cast Iron
Drain Clean-out Location: Flower Bed North

Comments:

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NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Inspector Notes:

- ✓ Observed some older type cast iron plumbing in place; recommend regular observations of the visible plumbing.

Deficient Item(s): Drains, Wastes and Ventilation

✗ There appears to be a belly in the drain line. A belly in the pipe means there is a low spot holding water. Bellies can accumulate debris and cause clogging of the pipes due to poor drainage.



✗ There is an obstruction/blockage in the drain pipe at one or more locations



✗ Toilet paper was observed in the drain line at one or more locations. This can be indicative of negative slope or rust/scaling buildup within the pipe. As a result, clogs may develop from time to time.



I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

X There appears to be an excessive amount of rust and/or corrosion in the cast iron drains pipes. This could indicate the lines are nearing the end of their life expectancy. The detection of active leaks is beyond the scope of this inspection. Repair or replacement in the near future may be necessary.



- C. Water Heating Equipment**
Comments:
Not inspected per agreement with client.
- D. Hydro-Massage Therapy Equipment**
Comments:
Not inspected per agreement with client.
- E. Gas Distribution Systems and Gas Appliances**
Comments:
Not inspected per agreement with client.

V. APPLIANCES

- A. Dishwashers**
Comments:
Not inspected per agreement with client.
- B. Food Waste Disposers**
Comments:
Not inspected per agreement with client.
- C. Range Hood and Exhaust Systems**
Comments:
Not inspected per agreement with client.
- D. Ranges, Cooktops, and Ovens**
Comments:
Not inspected per agreement with client.
- E. Microwave Ovens**
Comments:
Not inspected per agreement with client.
- F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:
Not inspected per agreement with client.
- G. Garage Door Operators**
Comments:
Not inspected per agreement with client.

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NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

Not inspected per agreement with client.

SUMMARY OF DEFICIENT ITEMS

This list of deficient items or corrective action should be viewed as supplemental to the main report. Other important and useful information is found there. When an item is noted as not functioning, in need of repair, replacement, or further evaluation by a specialist, the Purchaser agrees to contact a qualified specialist to make further evaluations of the item before the home is purchased.

DRAINS, WASTES, AND VENTS

- X** There appears to be a belly in the drain line. A belly in the pipe means there is a low spot holding water. Bellies can accumulate debris and cause clogging of the pipes due to poor drainage.
- X** There is an obstruction/blockage in the drain pipe at one or more locations
- X** Toilet paper was observed in the drain line at one or more locations. This can be indicative of negative slope or rust/scaling buildup within the pipe. As a result, clogs may develop from time to time
- X** There appears to be an excessive amount of rust and/or corrosion in the cast iron drains pipes. This could indicate the lines are nearing the end of their life expectancy. The detection of active leaks is beyond the scope of this inspection. Repair or replacement in the near future may be necessary.