SMART HOMES:

Are You Smarter Than the Home You're Showing?

TREC Provider: Green Scene Home Inspections #10247
TREC Instructor: Clayton L Bailey #807
Course Number: #36134

Green Scene

Who Is Green Scene?

- 3rd generation Inspector
- 6,000 home inspections in DFW
- Home of the video inspection
- Highest rated/reviewed company in DFW
- We use technology to make it easy

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What is a Smart Home?

"Smart Home" is the term commonly used to define a residence that has appliances, lighting, heating, air conditioning, TVs, computers, entertainment audio & video systems, security, and camera systems that are capable of communicating with one another and can be controlled remotely by a time schedule, from any room in the home, as well as remotely from any location in the world by phone or internet.

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Inspector Notes

- There was a smart home controller device at the time of the inspection. The inspector did not test the functionality of this device on the day of the inspection. It is recommended to inquire further with the homeowner on what the device controls in the home.
- The inspector did not use voice controls or any other wireless controls to test any Smart Home systems or features.
- Note: The inspection company does 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.

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Home Automation

AVOID WALL ACNE!

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Home Automation

- Types of controls
- What number of SMART features classifies it as a SMART home?
- How do I legally transfer ownership?

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Home Automation: Interfaces

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Home Automation: Interfaces

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Home Automation

SMART LIGHTING

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Inspector Notes - Smart Lighting

- The inspector was able to identify some possible smart lighting bulbs and or other lighting controls at the time of the inspection. The inspector only test the lights in manual mode.
- The inspector did not use voice controls or any other wireless controls to test the lighting system.
- The inspector did not test the functionality of the color spectrum that the bulb has nor did the inspector test the functionality of the possible speakers or mics.
- Note: The inspection company did not consent to being recorded by Audio or Video during the course of the inspection.

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.

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Home Automation

SMART GLASS

SMART BLINDS

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Inspector Notes - Smart Blinds

- The smart blinds were not functioning when tested manually at the window using the blinds control buttons.
- The inspector did not use voice controls or any other wireless controls to test the Smart Blind system.
- The inspector was able to identify some possible smart blinds and or other blind controls at the time of the inspection. The inspector only test the blinds in manual mode if possible without damaging the blinds

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.

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Home Automation: Thermostats

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Inspector Notes - Thermostats

- This home appears to have a smart home thermostat. The inspector was only able to test the HVAC system in manual mode.
- The thermostat was locked out by the current owner. The inspector was not able to fully test the functionality of the HVAC system. It is recommended the the buyer and seller go over and hand over controls to the system.
- This device appears to be inoperative. Its possible that the Wi-Fi for the property is not functioning as intended or the batteries are not charged.
- Note: The inspector did not use voice controls or any other wireless controls to test the thermostat or HVAC system.
- Note: The inspection company did not consent to being recorded by Audio or Video during the course of the inspection.

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.

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Home Automation: Sprinklers & Mosquito Misters

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Inspector Notes - Lawn Sprinklers

- This home appears to have a smart home sprinkler controls. The inspector was only able to test the sprinkler system in manual mode.
- The sprinkler controls were locked out by the current owner. The inspector was not able to fully test the functionality of the sprinkler system. It is recommended that the buyer and seller go over and hand over controls to the system at or before the time of closing.

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.

Home Automation: Pool Equipment

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Questions?

- Transfer ownership
- Separate Forms - best practices
- Always consult the attorney
- Greg Cornett's example for clients

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Home Security: Cameras

Outdoor Cameras with Audio

Outdoor Cameras without Audio

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Inspector Notes - Cameras

- **Note: Security cameras were present a the time of the inspection. The hardware and software are beyond the scope of the inspection company.**
- **Note: The inspection company did not consent to being recorded by Audio or Video during the course of the inspection.**

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.

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Home Security: BioMetrics

Iris Authentication

Fingerprint Scanning

Facial Recognition

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Inspector Notes - Door Locks

- This home appears to have a smart home door lock. Please note: The inspector did not enter the property using this device. Lock was only tested manually using the key provided at the time of the inspection.

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.

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Home Security: Video Doorbells

- Capabilities
- Brands on the market
- Prepping clients when showing
- Lawsuits

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Inspector Notes - Doorbells

- This home appears to have a smart home door bell. Please note: The inspector did use this device and (Someone did or/ did not) answer.
- This device appears to be inoperative. Its possible that the Wi-Fi for the property is not functioning as intended or the batteries are not charged.
- Note: The inspector was not able to identify weather the system was hardwired or wireless.
- Note: 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.

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Home Security: Surveillance

- Types of systems
- Where does it go?
- Does it stay with the house?

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Inspector Notes - Security Systems

- Note: Security systems were present a the time of the inspection. The hardware and software are beyond the scope of the inspection company.
- Note: It is recommended that the buyer should inquire with the seller if there is any type of lease agreement with a security system company.
- Note: The inspection company did not consent to being recorded by Audio or Video during the course of the inspection.

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.

Home Security: Speakers

Smart Speakers

- Types on the market
- Where does the recording go?
- Can anyone listen in?
- Negotiate to have it turned off during option period?

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Laws in the State of Texas: Wire Tapping & Video Surveillance

Both the Federal Electronic Communications Privacy Act (ECPA) and Section 16.02 of the Texas Penal Code prohibit audio recordings without the consent of at least one individual who is part of the conversation.
Nov 1, 2017

Texas's wiretapping law is a "one-party consent" law. Texas makes it a crime to intercept or record any "wire, oral, or electronic communication," unless one party to the conversation consents.
Texas Penal Code § 16.02.

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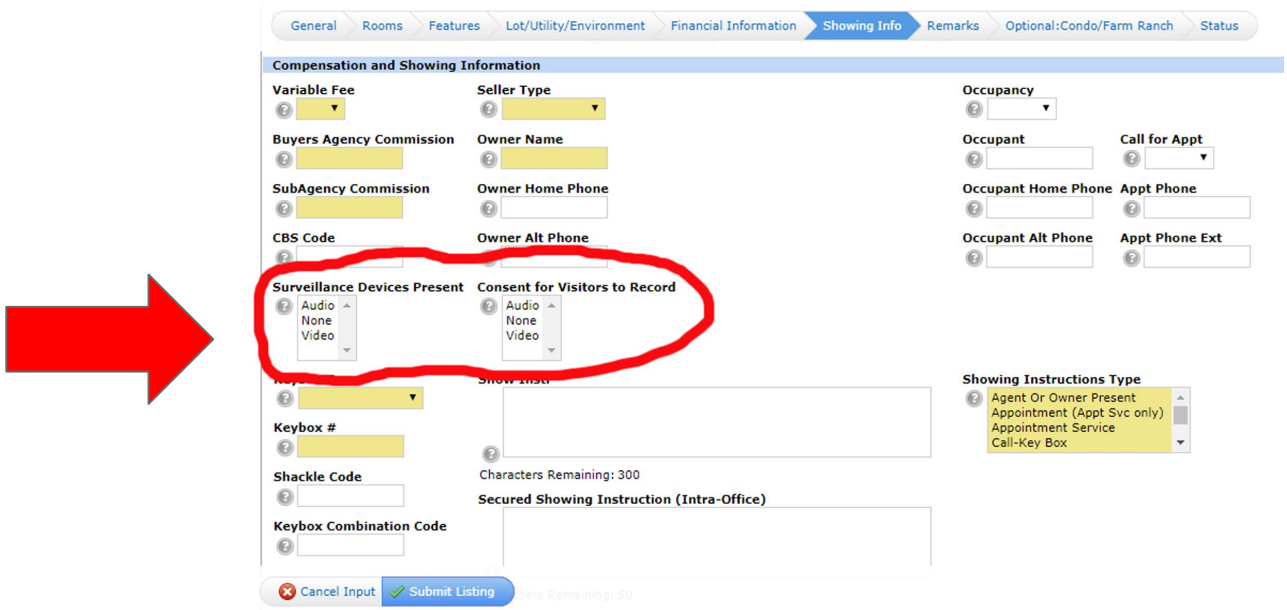
Smart Homes and the MLS

As a listing agent, you can provide information when entering your listing into NTREIS so that other agents know if there are Surveillance Devices present. You can also give consent for Visitors to Record.



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Smart Homes and the MLS

If the listing agent noted Surveillance Devices or Consent to Record, you will find it in the MLS here.

Property Description: **Beautiful Traditional located in neighborhood friendly Whispering Hills Community in Richardson School District. Open floor plan looks out on backyard pool oasis with lots of yard space for outdoor entertaining. Kitchen features side yard outdoor decking area, double ovens, granite counter tops, eating bar and breakfast area. High recessed ceilings, wood burning fireplace in main living room, beautiful wood floors, ceramic tile and no carpet. Private Master Suite overlooks sun room and features dual vanities, garden tub and separate closets. Foundation structural sound, 5 yr old roof, Air Condition Unit recently replaced, custom lighting system around house and move in ready.**

Public Driving Directions: **LBJ To Greenville Ave N, Walnut St Right, Whispering Hills Left, Cimmaron Trail Left, Jasoncrest Trail Left. Home is on left in middle of cul de sac.**

Private Remarks:

SUB: **0%** BAC: **3.0%** Var: **No** List Type: **Exclusive Right to Sell/Lease** CDOM: **3** DOM: **3** LD: **04/12/2019** XD:

LO: **KEWS03 Keller Williams Urban Dallas (214) 234-8000**
LO Addr: **3500 Maple Ave., #440 Dallas, TX 75219**
LA: **0 0 Cynthia Beatty (214) 207-6202**
LA Cell: **(07-6202**
LA Email: **c atty@kw.com**
LA 2:
Pref Title Co: **Texas Premier Title**

Fax: **(214) 234-8099**
Office Email:
Fax:
LA Other: **(214) 207-6202**
LA Website: **www.kw.com**
LA 2 Contact:
Location: **5950 Berkshire Ln Dallas 75225**

Off Website: **http://www.kwurbandalla**
Brk Lic#: **9004655**
Off Supervisor: **Matt Templeton**
Off Supervisor License#: **0680490**
Off Supervisor Phone#: **214 234 8000**
214 451 0600

Call:
Keybox #: **0000**
Show Instr: **Please allow a 1 hour showing notification, 10 am to 7 pm showing times daily, and make appointments thru CSS.**
Surveillance Devices Present: **None**

Appt:
Keybox Type: **Blue iBox**

Owner Name: **Friedon**
Seller Type: **Individual(s)**
Occupancy: **Owner**

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Smart Homes and the MLS

You can search by Interior Features to find Smart Home System.
You may also consider Electric Shades as something to ask about. Are they working on a Smart Home System?

Lot Description:	Adjacent to Greenbelt, Corner, Heavily Treed, Interior Lot, Landscaped, Lrg. Backyard Grass, Subdivision	Flooring:	Carpet, Stone, Wood
Exterior Features:	Attached Grill, Balcony, Covered Porch(es), Gutters, Outdoor Fireplace/Pit, Outdoor Living Center, Patio Covered, Sprinkler System	Heating/Cooling:	Central Air-Elec, Central Air-Gas
Soil:	Unknown	Energy Efficiency:	
Construction:	Rock/Stone	Green Features:	
Foundation:	Piered Beam Slab	Green Certification:	
Roof:	Tile/Slate	Handicap Amenities:	
Backyard Pool Feat:	Attached Spa, Cleaning System, Diving, Heated, In Ground Gunite, Infinity Edge, Water Feature	Special Notes:	Deed Restrictions, Survey Available
Type of Fence:	Iron	Proposed Financing:	Cash, Conventional
Parking/Garage:	Attached, Circle Drive, Garage, Garage Door Opener, Has Sink in Garage, Porte-Cochere	Possession:	Closing/Funding
Street/Utilities:	City Sewer, City Water	Showing:	Centralized Showing Service
Common Features:	Gated Entrance, Guarded Entrance	Complex Apprvd For:	
HOA Includes:	Maintenance of Common Areas, Management Fees, Security	Proposed Use:	
Interior Features:	Built-in Wine Cooler, Cable TV Available, Decorative Lighting, Electric Shades, Flat Screen Wiring, High Speed Internet Available, Multiple Staircases, Paneling, Smart Home System, Vaulted Ceilings, Wainscoting, Wet Bar, Window Coverings		
Restrictions:	Architectural, Deed, Development	Easements:	
Waterfront:	Yes / Lake Front - Main Body	Platted Wtrfrn Bound:	

Property Description:	Breathtaking French estate in the coveted gated and guarded community of Chateau Du Lac. No expense was spared in the custom finishes inside and outside this home. Enjoy the lush grounds with views and easy access to the lake. While every room is spacious the home still has the feeling of luxurious comfort. The huge kitchen adjoins the hearth room, breakfast nook, and family, all displaying gorgeous views of the outdoors. The expansive outdoor living features an outdoor kitchen with pizza brick oven, fireplace and a recently built enormous pool and spa. The spaces are ideal for not only large parties, but also intimate gatherings.
Public Driving Directions:	West on Wichita, South on High Meadow, Right on Evergreen to Guard Gate, Left on Point De Vue.
Private Remarks:	All measurements and information to be verified by Buyer.

Actions Refine Save Carts 1 2 3 4 5 6 [7] 8 9 10 ... - Previous - Next

Criteria Email Print CMA Directions Stats Export Quick CMA CloudCMA

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Smart Homes and the MLS

New to MLS! You can search to find Smart Home App/Pwd.

MLS#: **14065515** **Pending** 13031 Jasoncrest Trail **Dallas** **75243-2539** LP: **$338,000**

Category:	**Residential**	Type:	**RES-Single Family**	Orig LP:	**$338,000**
Area:	**23/4**	Also for Lease:	**N**	Lst $ / SqFt:	**$127.26**
Subdv:	**Cimmaron 02**				
County:	**Dallas**	Lake Name:			
Country:	**United States**	Lease MLS#:			
Parcel ID:	**00000811158250000**	Plan Dvlpmnt:			
Lot: **46**	Block: **A8432**	Legal:	**CIMMARON 2 BLK A/8432 LT 46 INT 2010007**		
Multi Prcl:	**No**	MUD Dst: **No**		Unexempt Taxes:	**$9,258**

Bedrooms:	**4**	Tot Baths:	**2.1**	Liv Areas:	**3**	Stories:	**1**
Fireplaces:	**1**	Full Baths:	**2**	Dining Areas:	**2**	Pool:	**Yes**
Sec Sys:	**Yes**	Half Baths:	**1**				
Smart Home App/Pwd:	**No**						

SqFt:	**2,656 / Tax**	Appraiser Name:		Hdcp Am:	**No**
# Gar Spaces:	**2**	Cvrd Park:	**2**		
# Carprt Spcs:	**0**	Garage Size:	**21 x 21**	Yr Built:	**1982 / Preowned**
Acres:	**0.261**	Lot Dimen:	**53 X 96**	Will Subdiv:	**No**
HOA:	**Voluntary**	HOA Dues:	**$50 / Annual**		
HOA Co:	**Whispering Hills**	HOA Co.Phone:	**unknown**		
Accessory Unit:		Accessory Unit Type:			

Recent: **04/25/2019 : PEND : AOC->P**

School Dist:	**Richardson ISD**				
Elementary School:	**Forestridge**	Middle School:		High School:	**Berkner**
Primary School:		Intermediate School:		Junior High School:	**Liberty**

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Smart Homes and the MLS

TAR Form 1101
Residential Real Estate Listing Agreement
Exclusive Right to Sell

Residential Listing concerning _____

E. Broker advises Seller to remove or secure jewelry, prescription drugs, other valuables, firearms and any other weapons.

F. Broker advises Seller to consult an attorney before using any type of surveillance device in the Property to record or otherwise monitor prospective buyers without their knowledge or consent. Seller should be aware that a prospective buyer might photograph or otherwise record the Property without Seller's knowledge or consent.

G. Statutes or ordinances may regulate certain items on the Property (for example, swimming pools and septic systems). Non-compliance with the statutes or ordinances may delay a transaction and may result in fines, penalties, and liability to Seller.

H. If the Property was built before 1978, Federal law requires the Seller to: (1) provide the buyer with the federally approved pamphlet on lead poisoning prevention; (2) disclose the presence of any known lead-based paint or lead-based paint hazards in the Property; (3) deliver all records and reports to the buyer related to such paint or hazards; and (4) provide the buyer a period up to 10 days to have the Property inspected for such paint or hazards.

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Smart Homes and the MLS

TAR Form 1501
Residential Buyer/Tenant Representation Agreement

Buyer/Tenant Representation Agreement between _____

C. Broker is not a property inspector, surveyor, engineer, environmental assessor, or compliance inspector. Client should seek experts to render such services in any acquisition.

D. If Client purchases property, Client should have an abstract covering the property examined by an attorney of Client's selection, or Client should be furnished with or obtain a title policy.

E. Client may purchase a residential service contract. Client should review such service contract for the scope of coverage, exclusions, and limitations. The purchase of a residential service contract is optional. There are several residential service companies operating in Texas.

F. When viewing a property, Client might be recorded or otherwise monitored without Client's knowledge or consent. Additionally, consult an attorney before recording or photographing a property without Owner's knowledge or consent.

G. To reduce risk of wire fraud, Client should refrain from transmitting personal information, such as bank account numbers or other financial information, via unsecured email or other electronic communication. If Client receives any electronic communication regarding wiring instructions, even if the communication appears to come from a legitimate source, Client should verify its authenticity prior to the transfer of funds in person or via phone call using a recognized phone number not found in the communication. Broker will not send Client any electronic communication with instructions to wire funds or to provide personal information.

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Smart Homes and the MLS

TAR Form 1506
General Information and Notices to a Buyer and Seller

SQUARE FOOTAGE. If the purchase price is based on the size of the property's building and structures, the buyer should have any information the buyer receives about the square footage independently verified. Square footage information comes from other sources such as appraisal districts, appraisers, and builders. Such information is only an estimate. The actual square footage may vary.

STATUTORY TAX DISTRICTS. The property may be located in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services (for example a Municipal Utility District, Water Improvement District, or a Public Improvement District). The buyer is likely to receive a prescribed notice when buying property in such a district.

SURVEILLANCE. Be aware that when viewing a property, a seller might record or otherwise electronically monitor a buyer without the buyer's knowledge or consent, and a buyer might photograph or otherwise record the property without the seller's knowledge or consent. The parties should consult an attorney before recording or photographing another person or property.

SURVEY. A survey identifies the location of boundaries, major improvements, fence lines, drives, encroachments, easements, and other items on the property. The buyer should obtain a survey early enough in the transaction to help the buyer identify any encroachments, encumbrances to title, or restrictions. The contract will typically contain a provision which identifies who is responsible for providing a survey and the right to object to encumbrances to title disclosed in the survey.

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Smart Appliances

- Video capabilities
- Wifi capabilities
- Is someone watching or listening?

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Inspector Notes - Smart Ovens

- This oven appears to have Bluetooth and/or WiFi controls or capability. The inspector was only able to test the oven in manual mode.

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.

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Inspector Notes - Garage Doors

- **Note: The inspector did not use voice controls or any other wireless controls to test the garage door operator system.**

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.

Smart Appliances

- Is it listening to you?
- Is it watching you?
- Can someone else control your TV?

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Inspector Notes - Dishwashers

- This dishwasher appears to have Bluetooth and/or WiFi controls or capability. The inspector was only able to test the dishwasher in manual mode.

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.

Smart Appliances

To help prevent appliance theft, builders are installing GPS in appliances.

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Builder's Perspective

Spec Homes

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Builder's Perspective

Higher end builders are spending a lot to pre-wire houses for smart features - "future proofing"

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Builder's Perspective

Green Home Builders can include smart features to reduce a home's footprint.

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We'd love to have you in our fan club!

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We'd love to bring our classes to your office!

Thank You!
From Green Scene
Home Inspections