David K. Smith

Professional Home Inspector Lic #21666

Texas License #21666

www.davidsmithinspections.com

Home inspection for

TX 75755

David Smith Inspections

INVOICE

PO Box 161
White Oak, TX 75693

Phone (903)576-0215
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TREC 21666

SOLD TO:		
	INVOICE NUMBER	DJR-05/01/2023-02
	INVOICE DATE	05/01/2023
TX	**LOCATION**	
	REALTOR	

DESCRIPTION	PRICE	AMOUNT
	SUBTOTAL	$0.00
	TAX	$0.00
	TOTAL	$0.00
	BALANCE DUE	**$0.00**

THANK YOU FOR YOUR BUSINESS!

David Smith Inspections
PO Box 161
White Oak, TX 75693

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Fax:
Email:
davidsmithinspections@gmail.com

PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: , TX 75755
(Address or Other Identification of Inspected Property)

By: David Smith, Lic #21666 05/01/2023
(Name and License Number of Inspector) (Date)

_____
(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

or future reports.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection:	☑ Buyer	☐ Selling Agent	☐ Listing Agent	☐ Occupant
Building Status:	☑ Vacant	☐ Owner Occupied	☐ Tenant Occupied	☐ Other
Weather Conditions:	☑ Fair	☐ Cloudy	☐ Rain	Temp at beginning of inspection: 73
Utilities On:	☑ Yes	☐ No Water	☐ No Electricity	☐ No Gas

Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

☐ Sub Flooring	☑ Attic Space is Limited - Viewed from Accessible Areas
☑ Floors Covered	☑ Plumbing Areas - Only Visible Plumbing Inspected
☑ Walls/Ceilings Covered or Freshly Painted	☐ Siding Over Older Existing Siding
☑ Behind/Under Furniture and/or Stored Items	☐ Crawl Space is limited - Viewed From Accessible Areas

☑ Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

☑ Home may be occupied keeping inspector from observing all areas of home / closet spaces / cabinets, etc.

☑ Inspector can not verify whether items in home may be ground or ungrounded. (Specifically gas line, meters, etc.)

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.

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.

This inspection will be performed following the Texas Real Estate Commission's Standards of Practice for home inspections of one to four family dwellings.

To view a copy of the Texas Real Estate Commission Standards of Practice, SOPs (535.227-535.233)

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Possible Monolithic Slab
Comments: The foundation is performing within acceptable limits of deflection and no foundation repairs are recommended.

Performance Opinion: (An opinion on performance is mandatory)
Note: *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

☑ Common hairline cracks were noted on the floor of the garage. These are cosmetic in nature and are not considered a major concern.
☑ The foundation appears to be performing the function intended at time of inspection.

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement*.

Buyers Advisory Notice: These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinions expressed are one's of apparent conditions and not absolute fact and are only good on the day of home inspection. 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. There was not an evaluation of the foundation's elevation or slope performed. 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 structural 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. His report may serve as a baseline against future observations of movement. Otherwise, you are accepting this foundation on an “as is” basis and may find repairs necessary in the future.

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments: The general grading around the house foundation perimeter appears to function at time of inspection.
Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet is the recommended allowance.

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I	NI	NP	D

☑ Soil levels against the exterior grade are considered to be too high at the time of inspection. When soil levels are high against the face of the foundation it promotes water penetration of the structure and insect infestation. This item should be corrected so there is some exposure of the foundation face. It is generally accepted that a brick veneer house should have about 4 inches of clearance. Wood siding houses should have approximately 6 inches of clearance.

☑ I observed where foliage found to be to close to the structure at time of inspection. It is recommended that bushes and vegetation should be at least 12 inches from wall contact. Recommend cutting or trimming noted vegetation allowing for appropriate barrier.

Views of grade around home

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I	NI	NP	D




☑ Monitor areas around perimeter of home after heavy rain to make sure water is draining away from structure.

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Type(s) of Roof Covering: Composition Asphalt Shingles
Viewed From: Roof Level
Comments: All Roofing components were found to be in serviceable and in satisfactory condition on the day of the inspection with deficiencies noted.

This structure appears to have a possible 25-30 year asphalt shingle roof and was estimated to be in the 1st third of its life. The roof was inspected from walking roof level as well as portions of the roof being inspected from inside the attic space. The plywood roof decking and fasteners appeared appeared to be in working good at time of inspection. ***Any roofing deficiencies noted in this section should have qualified roofer / contractor evaluate for possible repairs if needed.***

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I	NI	NP	D

☑ I observed where the chimney was missing its chimney cap at the time of inspection. The cap is needed to obviously keep rain water from making entry into chimney which can lead to many components of damage to chimney as well as unpleasant odors. Cap also Keeps animals out, reduces wind down drafts, and is also a spark arrestor. Recommend evaluation for possible repaired or replaced.

☑ I observed an area over back porch with obvious pooled water at time of inspection. Rolled / bitumen roofing normally used on any grade of roof less than 2 pitch as should. Area presenting with flat roof which has allowed for pooling water. Noted water could eventually work its way through seams allowing for moisture entry onto wood decking and supports below affected areas. Also noted is the mechanical weight associated with water and debris. Recommend evaluation for repairs allowing roof area to drain water off as should.

Views of roof area

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I	NI	NP	D

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, does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks.
Notice: 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 to fully evaluate the insurability of the roof, prior to closing.
The pictures demonstrate that the roof and its components were inspected by walking where it could be done safely. Extreme pitch, poor weather conditions, or damage can limit access to some areas of the roof while walking.

☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

Viewed From: Entered the Attic
Approximate Average Depth of Insulation: approx 10 inches
(Note: Recommended depth of attic floor insulation is approx. 10+ inches to achieve a R30 rating.)
Comments: Rafters and decking all appear to be working with no signs of structural stress at time of inspection Insulation and venting appear to be working
The Attic door(s) is located in the garage area
The attic is ventilated by soffit, gable, and turbine vents.

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I	NI	NP	D

☑ I observed attic could not be accessed without use of ladder at time of inspection. Ramp in place for home entry off garage keeping access door from fully extending as should. Recommend evaluation for possible repairs if needed.

Views of attic area

The pictures are used to demonstrate that the inspector makes every effort to visually inspect all accessible areas or

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I	NI	NP	D

show limitations of access. In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, or are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample nor test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

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

Exterior Walls:

Comments: Exterior walls were found to be in good condition on date of inspection with minor deficiencies.

Siding Materials: ☑ Brick ☐ Stone ☑ Wood ☐ Wood byproducts ☐ Stucco
☐ Vinyl ☐ Aluminum ☐ Asbestos ☐ Cement Board ☐ Other

☑ I observed various areas with mortar cracking in veneer siding at time of inspection. These cracks are typically due to thermal expansion and/or minor structural movement. Brick walls may expand (when heated) and contract (when cooled) and by doing so may do sufficiently enough to cause damage in mortar joints. These areas should be monitored for any noticeable changes that may occur.

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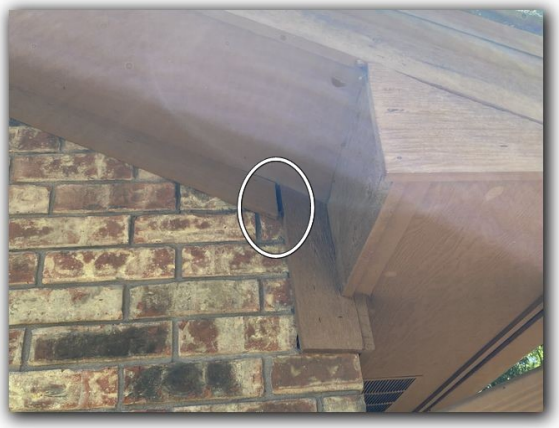
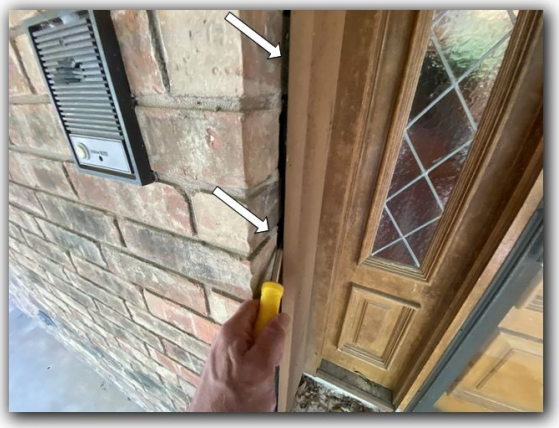
I	NI	NP	D



☑ I observed various areas on exterior wood siding with minor openings noted at time of inspection. Areas noted create possible conducive conditions for water entry under the right conditions. Recommend evaluation for sealing noted gaps / separations with some fashion of water proofing material allowing home to work as efficiently as possible.

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

I	NI	NP	D



☑ I observed gaps / separations noted near front porch / door trim surround(s) at time of inspection. Appears that trim board has dried and turned a bit creating noted opening. Area possible that brick has settled allowing for minor separation as well. Recommend sealing gap with some fashion of weather proofing material (silicone) keeping water from possibly making entry in walls behind trim / veneer.

Views of exterior walls

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

I	NI	NP	D

Interior Walls:

Comments: Interior walls all appear to be in good condition at time of inspection with deficiencies noted.

- Very common to see seam cracks near interior doors in home during assessment. All homes move but more so on pier homes. The headers over doors are where most cracks found due to areas being more load bearing with width. These would be the hinge points where movement would be found. All houses move again with pier and beam homes being the most prevalent.

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

I	NI	NP	D

☑ I observed minor seam crack(s) in the interior sheet rock walls at time of inspection. Areas noted appear to have been cause from settlement of the homes foundation and/or thermal expansion. Recommend monitoring noted areas for any noticeable changes

☑ I observed an area of moisture staining noted in utility room at time of inspection. Further evaluation did not find any obvious evidence of moisture with moisture meter and thermal imager. Most likely leak with past washing machine connection that has since been removed. Recommend evaluation for repairs to damaged wall if desired monitoring noted areas for any noticeable changes.

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

I	NI	NP	D

☑ I observed an area of moisture staining noted in garage area at time of inspection. Further evaluation did not find any obvious evidence of moisture with moisture meter and thermal imager. No obvious areas for moisture from adjacent wall noted. Areas of damage to cement flooring most likely from some fashion of acid. Either from stored material or possibly batteries. Recommend evaluation for repairs to damaged wall if desired monitoring noted areas for any noticeable changes.

- Ceilings and walls assessed with thermal camera for any hot spots, possible water leaks in wall / flooring / foundation / slab and/or possible duct leaks in attic

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Views of interior walls

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

I	NI	NP	D

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Ceilings and floors:

Comments: Ceilings and floors all appeared to be in good condition at time of inspection with deficiencies noted.

☑ I observed minor tile cracks in various areas of home at time of inspection. Noted areas found with no obvious hollowed tiles during assessment. Area(s) appear to have been cause from normal settlement of the homes foundation, typical stress or shrinkage crack, and/or thermal expansion / shrinkage of cured concrete. Areas found do not exhibit horizontal movement (normal) found on all slabs without the proper control joints. Cracks should be monitored for any noticeable changes.

- Ceilings and walls assessed with thermal camera for any hot spots, possible water leaks in wall / flooring / foundation / slab and/or possible duct leaks in attic

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Views of ceilings and floors

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I	NI	NP	D




Note: There were areas of the floor and/or foundation that were not visible on the day of this inspection. When floors and/or foundations are covered with carpets, floor treatments, furniture, or anything that prevents the visual inspection of the floor and/or foundation, these areas have not been inspected. When floor coverings are removed, there may be defects that become visible. However the inspector inspected the structure as thoroughly as possible to provide you the best information regarding this property:

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

Interior Doors

Comments: Interior doors all appear to be working well at time of inspection with deficiencies noted.

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

I	NI	NP	D

☑ I observed where various doors in home appear to 'stick' when attempting to open/close at time of inspection. Recommend evaluation for possibly adjusting door(s) allowing door to work as should.

Master bathroom entry

Master bedroom entry

☑ I observed where ball assembly for double door found damaged at time of inspection. Typical when ball assembly loosens while in use. Note: inspector adjusted other door allowing ball assembly to work as should. Recommend evaluation for repairs allowing door(s) to work as

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I	NI	NP	D

should.

Hallway bathroom closet

Small room off garage

☑ I observed where various missing doors inside home at time of inspection.

☑ I observed various doors presenting with cosmetic damage at time of inspection.

Exterior Doors

comments: Exterior doors all appear to be working well at time of inspection

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I	NI	NP	D

☑ I observed where bottom flush bolt / lock would not engage / lock at time of inspection. Only top flush bolt working / locking as should. Recommend evaluation for possible repairs and/or replacement of damage flush bolt allowing door(s) to lock as should.

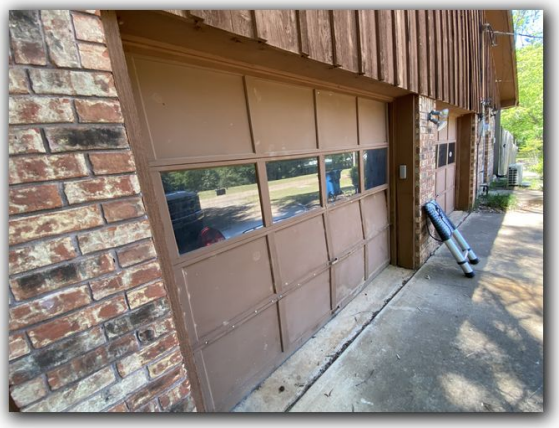
☑ French doors working as should.

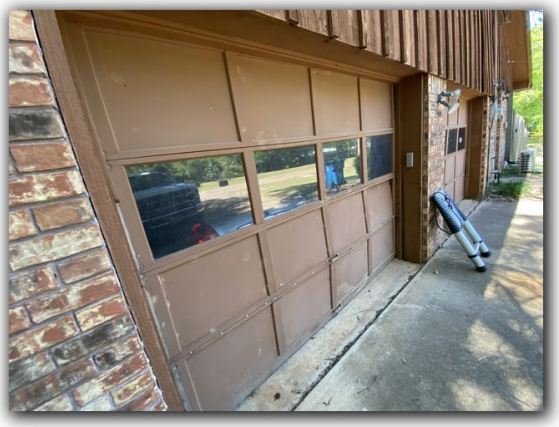
Garage Doors

comments: Garage door working well at time of inspection with deficiencies noted.

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

I	NI	NP	D






Type: ☐ Metal ☑ Wood ☐ Fiberglass ☑ Doors / panels are damaged


☑ I observed areas of damage noted to at least 2 panels on outside garage door area at time of inspection. Damage appears to be cosmetic in nature. Note: garage door appears to perform as should with attempts. Recommend evaluation for repairs if desired monitoring for any noticeable changes.

Note: This inspection of exterior doors is a visual inspection only and is not a warranty or guarantee that this doors are secure and/or fire rated. Note: inspector can not verify if Pet Doors

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

I	NI	NP	D	
				in place on various interior / exterior / garage doors are fire rated. Note: Fire rated / fire safe pet doors area recommended if used in exterior and/or garage doors.

☑ ☐ ☐ ☑ **H. Windows**

Comments: All windows single pane aluminum case windows and appeared to be in satisfactory condition at time of inspection with deficiencies noted.




☑ I observed where at least 2 bedroom window would not open at time of assessment. Possible that bottom latches need to be adjusted and/or tracks cleaned allowing unit to work as should. Windows in bedrooms / sleeping rooms should open allowing for functional emergency escape and rescue openings. Recommend evaluation for possible repairs if needed allowing for normal / safe function.

Views of windows open and operational

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

I	NI	NP	D






Note: All windows are attempted to be opened when accessible at time of inspection. Great care is taken when assessing bedroom windows especially when performing a home inspection making sure of operability in case of emergency (egress or rescue)..

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

INTERIOR

Comments:

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

I	NI	NP	D

EXTERIOR
comments:

☑ ☐ ☐ ☑ **J. Fireplaces and Chimneys**
Comments: Wood / gas burning fireplace appears to be in good working condition with deficiencies noted at time of inspection.

Type of Fireplace: ☐ Factory ☑ Masonry ☐ Free Standing

- *Example of damper clamp*

☑ I observed where gas log / insert fire place missing damper clamp at time of inspection.
A damper clamp is recommended by code when artificial gas logs or a log lighter are present in an open fireplace. Damper clamps keep the chimney's damper from closing allowing dangerous gases to escape the firebox in the case of a gas leak.

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

I	NI	NP	D

Damper closed

Damper open

Gas working as should.

Blower appears to be working as should.

Note: This inspection of the fireplace was a visual inspection only and is not a warranty or guarantee that this fireplace, chimney, and termination cap had been properly or safely built. We recommend a complete fireplace inspection by a qualified "Fireplace Inspector" before operating this fireplace with either gas or solid fuel.

Note: The interior of the chimney or flue was not visible and not inspected at the time of this

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

I	NI	NP	D

inspection. This was a visual inspection only without the use of special cameras or equipment capable of inspecting the interior of the flue. We recommend a complete fireplace inspection by a qualified "Fireplace Inspector" before operating this fireplace with either gas or solid fuel. It is also recommended that fireplaces be inspected at least once a year before use by a qualified fireplace inspector.

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

Comments: Front and back porch appeared to be in good working condition at time of inspection.

Views

☑ ☐ ☐ ☑ **L. Other**

Comments:

☑ I observed where larger tree in front yard with obvious large limbs over home at time of inspection. Possible that falling limbs could come in contact with home / roof structure. Recommend possible evaluation from tree specialist / arborist to assess for possible removal of unsafe limbs if needed.

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

I	NI	NP	D

☑ I observed where at least 2 drawers were off their tracks in master bathroom at time of inspection.

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Comments: Service conductor and panel in good working order at time of inspection with deficiencies noted

☑ Overhead Service ☐ Underground Service

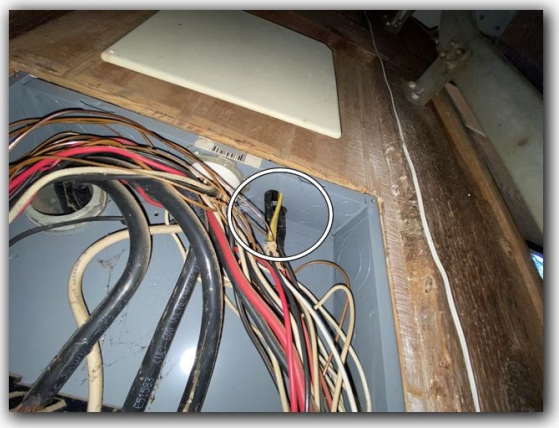
Main Disconnect Panel

Service Entrance and Panels Comments: Electrical Service Panel
Location: Garage area
Service Entrance Conductor: Copper
Box Rating and/or Main Disconnect Rating appears to be: 200 amp service

- Lack of AFCI breakers servicing the bedrooms, living room, dining room, and any other similar rooms in the home at time of inspection. This may not have been available at the time this house was constructed and is considered a safety upgrade. Under the new TREC inspection standards, it is considered a deficiency if AFCI protection is not in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and laundry areas. Recommend evaluation for upgrade to today's standard allowing for safe use.

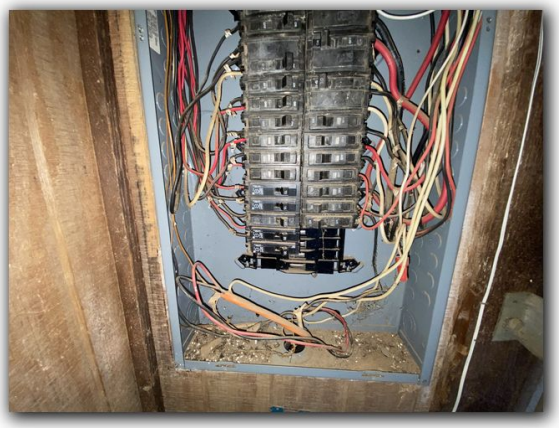
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

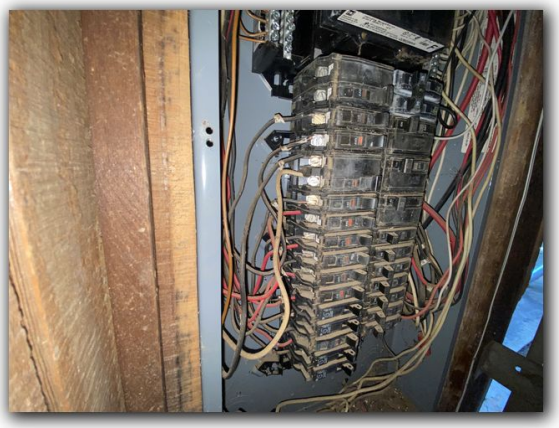
I	NI	NP	D



☑ I observed wiring entering the panel without the proper protective bushing or grommets. Wiring that enters the panel should be solidly anchored and protected where it enters the panel by a bushing to prevent the sharp edges of the panel box from damaging the wiring and creating an equipment/safety hazard.

Views of Load Center





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

I	NI	NP	D

Buyer Advisory Notice: Today's building standards require that AFCI devices be used for all circuits serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunroom's, recreation rooms, closets, hallways, or similar rooms or areas. This may not have been required at the time of construction,

Please read the "Consumer Notice Concerning Hazards Or Deficiencies" document and the "Arc Fault Information" document located at the attachment page near the beginning of the report". Yours are not installed to today's standards .

Please read the OPI statement on the first page of this report! This home does not meet current arc-fault circuit-interrupter (AFCI) requirements. This is an “as-built” condition, Some items reported as Deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

NOTE: Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity or connecting fittings and clamps. While we may be able to identify missing Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including CSST, or water, plumbing, metal flues, metal framing, appliances or similar conductive materials are bonded. NOTE:This should not be considered an all-inclusive or exhaustive list of deficiencies in the electrical system and many of these items may be technical deficiencies without real need for repair. A qualified, licensed electrical contractor should be selected to further evaluate these service panels, and the conditions noted in § II. Electrical Systems B. Branch Circuits below and make repairs and replacements as necessary.

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

Type of Wiring: ☑ Copper ☐ Aluminum

Comments: Switches, lights, and receptacles working at time of inspection with deficiencies noted

- *Note: all repairs that are recommended should be made by a qualified and/or appropriate electrician or contractor.*

Outlet, switches, and electrical concerns

Note: One or more of the light fixtures may appear to be inoperative / not working in the multiple locations at time of inspection. This may be due to a bad bulb or some other unknown condition. Inspector can not verify light if bulb is not working. This condition may need further evaluated and corrected as necessary.

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

I	NI	NP	D




☑ I observed various receptacles in home with missing face plates at time of inspection. Recommend evaluation for adding appropriate covers for added safety.

Note: This should not be considered an all-inclusive or exhaustive list of deficiencies in the electrical system and many of these items may be technical deficiencies without real need for repair. A qualified, licensed electrical contractor should be selected to address these conditions and any noted in § II. Electrical Systems Service Entrance and Panels above and make repairs and replacements as necessary.

Ground Fault Circuit Interrupt Safety Protection

Kitchen:	☐ Yes	☑ No	☐ Partial	Bathrooms:	☐ Yes	☑ No	☐ Partial
Exterior:	☐ Yes	☑ No	☐ Partial	Garage:	☐ Yes	☑ No	☐ Partial

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

I	NI	NP	D

Missing GFCI protection on exterior of home

Missing GFCI protection in bathrooms

Missing GFCI protection in kitchen area

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

I	NI	NP	D

Utility room

☑ No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard. GFCI protection was not provided in the home at locations where it now deemed necessary. GFCI protection may not have been required at the time the home was built, but for safety reasons it is recommended that GFCI protection be installed at all the following locations: • Bathrooms • Exterior • Garages • Crawlspace (at or below grade) • Unfinished basements• Kitchens • Laundry rooms • Within 6 feet of all plumbing fixtures. Recommend evaluation for possible repairs and / or replacement of deficient receptacles for added safety.

Fixtures

☑ Ceiling fans and light fixtures appear to be in good condition at time of inspection with deficiencies noted.

☑ I observed where remote for front left bedroom ceiling fan did not have batteries at time of assessment. Inspector could not verify ceiling fan.

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

I	NI	NP	D

☑ I observed where ceiling fan in living room was not working with attempts at time of inspection.

Smoke and Fire Alarms

☑ Smoke alarms are not present in each sleeping area
☑ Smoke alarms are recommended in the following area(s):

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

I	NI	NP	D

- On every level of your home, including finished attics and basements.
- Inside every bedroom, especially if people sleep with the door partly or completely closed.
- In the hall near every sleeping area. If your home has multiple sleeping areas, install a unit in each. If a hall is more than 40 feet long (12 meters), install a unit at each end.
- At the top of the first-to-second floor stairway, and at the bottom of the basement stairway.

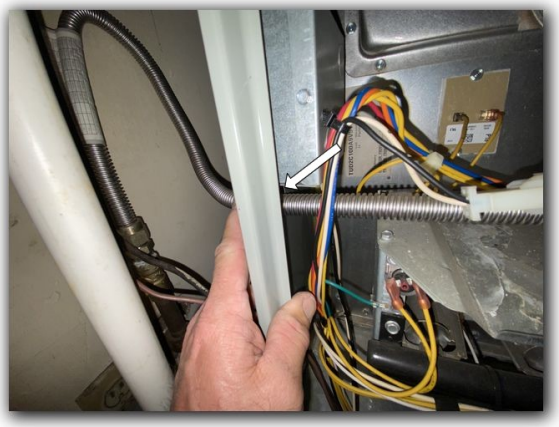
☑ A recommendation for a CO detector is always prudent when gas-fired appliances are supplied or vented from the interior of a building.

Note:This excludes alarms, or detectors, that are a part of a monitored security systems. Monitored alarms typically do not have an integral Test button. When there is doubt that these are unmonitored, we may depart from the standard and not test these devices, but will report that below. Otherwise, all accessible devices are tested with the integral Test button as recommended by the manufacturer. Without regard to the age of the house, or standards in place at that time, single or multiple station alarms should be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms (i.e. hallways or common areas) and in the living space of each story of the building. Missing alarms per these standards is a deficiency per the TREC Standards of Practice and must be reported as such.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

UNIT: - 1
Type of System: Central Forced air system
Energy Source: Gas
Comments: Heating unit in good working condition at time of inspection with deficiencies noted



☑ The gas supply flex connector was observed to be passing through the heating unit cabinet at time of inspection. Under today's current mechanical installation standards, this may no longer be an accepted practice. The gas connector flex line is thin wall tubing and as such any vibration from the the air handler rubbing on the connector could eventually result in a leak. ***Note: grommet placed on flex line for protection may be as per manufacturer specifications***. A Recommendation is rigid black gas pipe passing through the heating unit cabinet.

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

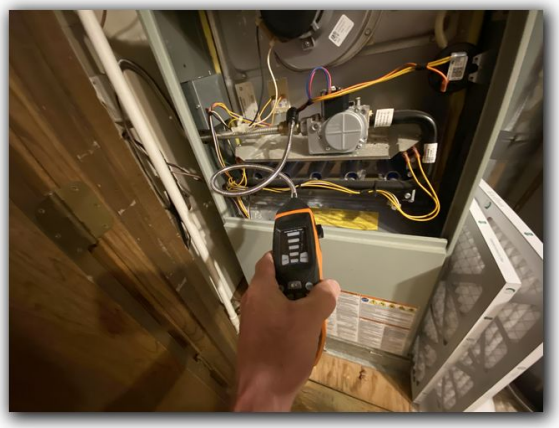
I	NI	NP	D

TEMPERATURE RISE BETWEEN SUPPLY AND RETURN AIR WAS: **39 degrees**

Return / room air temperature

Supply air / differential

Views



0 PPM found with CO and gas meters at time of inspection

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

I	NI	NP	D

TEMPERATURE RISE BETWEEN SUPPLY AND RETURN AIR WAS: **30 degrees**

Return / room air temperature

Supply air / differential

Note: Heat pump assessed with only operating for a short time in heating mode checking the reversing valve operating as intended. Heat pumps should not be run for an extended period of time with outdoor temperatures above 80 degrees; conducive to safe operation or may damage the equipment.

Note: A full and complete evaluation of all heat exchanger(s) listed above requires that the furnace(s) unit be dismantled and is, therefore, beyond the scope of this inspection. Note that without regard to performance at the time of this inspection, the age of the unit(s) must be considered in considering remaining life.

☑ ☐ ☐ ☐ **B. Cooling Equipment**

Type of System: Central - Air Conditioner
Comments: All components in the Cooling System appear to be performing properly at the time of this inspection with deficiencies noted

TEMPERATURE DROP BETWEEN SUPPLY AND RETURN AIR WAS: **35 degrees** -OK- Normal temperature drop is between 14-23 degrees. AC system allowed to run for over an hour taking

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

I	NI	NP	D

differential as close to air handler as possible.

- *This is a basic test and can be affected by various conditions like humidity and can be inaccurate.*

Return / room air temperature

Supply air / differential

UNIT: - 1
Cooling System Brand: American Standard
Outdoor Unit Model #: 4TTB3060D1000CA
Outdoor Unit Serial #: 13464KJX4F
Cooling System Capacity: ton

TEMPERATURE DROP BETWEEN SUPPLY AND RETURN AIR WAS: **36 degrees** -OK- Normal temperature drop is between 14-23 degrees. AC system allowed to run for over an hour taking differential as close to air handler as possible.

- *This is a basic test and can be affected by various conditions like humidity and can be inaccurate.*

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

I	NI	NP	D

Return / room air temperature

Supply air / differential

Views

☑ Note: Unable to inspect the evaporator coils of the HVAC due to the cabinet being sealed with tape, mastic, or was inaccessible.

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

I	NI	NP	D

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

Comments: All duct work in good working condition at time of inspection

Type of Duct: ☐ Flex ☑ Metal

IV. PLUMBING SYSTEMS

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

Location of water meter: Front of property

General Information:

Water Source: ☑ Public ☐ Private **Sewer Type:** ☑ Public ☐ Private

The water supply distribution material is copper

The Waste Lines & Vent Material is PVC

Views of all water fixtures in home while in use

Kitchen Sink

comments: Kitchen sink appears to be working well at time of inspection

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

I	NI	NP	D

Master Bathroom

Sink

comments: Sink working well at time of inspection

Shower

comments: Shower working well at time of inspection

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

I	NI	NP	D

Commode

comments: Commode working well at time of inspection

Hallway Bathroom

Sink

comments: Sink working well at time of inspection

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

I	NI	NP	D

Shower

comments: Shower working well at time of inspection

Commode

comments: Commode working well at time of inspection

Utility Room

Sink

comments: Sink working well at time of inspection

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

I	NI	NP	D

Washing Machine Connections

Comments: Washing machine connections appear to be working well at time of inspection.

☑ Washing machine connections, faucets, and/or drains not tested for proper operation

Exterior Plumbing

Comments: Approximately 68 psi noted on home at time of inspection. *Note: Water pressure between 40 and 80 psi (pounds per square inch) is considered normal in a residential setting. May consider possible pressure reducer on home if elevated psi found.*

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

I	NI	NP	D

Note: water sources will be attempted to run for approximately 2 minutes with hot water assessed in all bathrooms if accessible.
The pictures demonstrate that every effort was made to test all bathroom plumbing fixtures in the house, and check that hot water was being delivered. All the bathroom fixtures may not be pictured here. Personal belongings are not moved and may conceal issues. Supply valves are not tested as part of a standard home inspection. Any issues will be noted in the appropriate section. Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected

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

Comments: Drainage appears to be working well at time of inspection. Volume test performed with water (tub) fixtures run for approx. 30 minutes at time of inspection with no noticeable issues noted.

Note: While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Unless specified, fixtures and vessels were not filled to capacity for leak testing in order to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing, including hydrostatic testing, is available from licensed plumbers, but typically takes 24 hours. Such testing is recommended in older homes (40+ years), homes with previous foundation repair and homes with evidence of poor foundation performance. There was limited, undersized or no access to the underside of one or more baths. Fixtures with concealed slip-joint connections shall be provided with an access panel or utility space as least 12" in its smallest dimension or other approved arrangement so as to provide access to the slip connections for inspection and repair. We were not able to evaluate these drain lines or determine whether they were slip joint or cemented. Note: unable to verify washing machine drain during assessment.

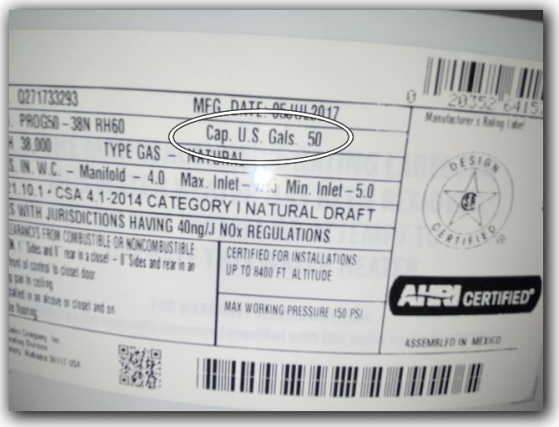
☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Unit 1
Energy Source: Gas
Capacity: 50 gallon water heater
Comments: Performing as it should at time of inspection

View of water heater

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

I	NI	NP	D



0 PPM found with CO and gas meters at time of inspection

Water temperatures assessed

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

I	NI	NP	D



Master bathroom


Hallway bathroom

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

I	NI	NP	D

Kitchen sink

Utility sink

Unit 2 / garage area
Energy Source: Gas
Capacity: 40 gallon water heater
Comments: Performing as it should at time of inspection with deficiencies noted.

Note: water heater installed in garage area in utility closet. Technically speaking if heater were to fail for any reason water should terminate out of the garage with slope of garage floor. With that being said, the heater is elevated and shares a wall to living area so installation of pan that drains appropriately as well as Temperature Pressure relief drain line drained appropriately would be a consideration.

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

I	NI	NP	D

☑ I observed where water heater located in closet installed with heater sitting on floor at time of inspection. Noted area with door that opens directly to garage area at time of assessment. Water heaters having an ignition source should be elevated so that the source of ignition is not less than 18” above the garage floor unless entry door to garage cannot be opened. This is not the case with this heater and location. Vapors from these liquids are heavier than air and may concentrate just above floor level posing a possible explosion hazard in garages with a water heater. Recommend evaluation from qualified contractor for appropriate repairs allowing for normal and safe function

☑ I observed where water heater located / installed inside interior closet at time of inspection. **Noted were no obvious openings for appropriate air movement. Typically confined space should be provided with at least two permanent openings communicating directly with on another allowing for sufficient air flow for normal combustion**. Enclosed area found creates conducive conditions for incomplete combustion creating possible elevated Carbon Monoxide numbers as well as allowing for possible down draft. Recommend evaluation for possible installation of some sort of vent system (typically placed in door / ceiling) allowing for at least 2 openings per manufacturer specification.

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

I	NI	NP	D

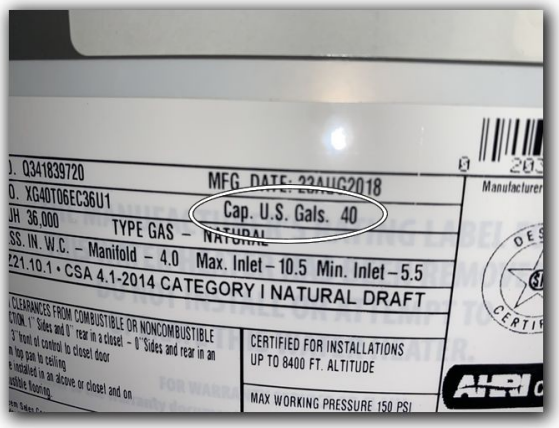
Note: this is common when home has new roof installed.

☑ I observed where water heater exhaust flue appears to be displaced / separated / damaged in attic area at time of inspection. Noted area obviously allowing conducive conditions for water heater exhaust to discharge into attic area which could create possible fire hazard. Discharge into attic also creating conducive conditions for elevated carbon monoxide introduced creating unsafe and dangerous build up. Recommend evaluation for obvious repairs allowing water heater to perform as safely as possible.

View of water heater

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

I	NI	NP	D



0 PPM found with CO and gas meters at time of inspection

Note: Electric water heaters were tested by operating hot water faucets for approximately 2 minutes at each fixture. Using this criteria, these were found to be in working condition on the day of this inspection. If there is a concern for the electric water heaters performance, a more comprehensive test would need to be performed by a qualified and licensed plumber.

Note: The temperature and pressure relief valve(s) was/were not tested on the water heater(s). These valves will often not close and seal off after testing. It is recommended that a qualified and licensed plumber test the temperature and pressure relief valve for the water heater(s) for reasons of safety and make necessary repairs and/or replacement if needed.

Safety: Manufactures typically require that temperature and pressure relief valves be tested at least annually, with more frequent testing preferred. Most require that these valves be removed and inspected by a qualified plumber every 3 years. If the valves were found to be worn or defective as the result of testing and/or inspection, they should be replaced. When a T&P valve is not tested regularly, the build-up of mineral deposits is extremely likely to prevent proper reseating of the valve and may allow water to leak.

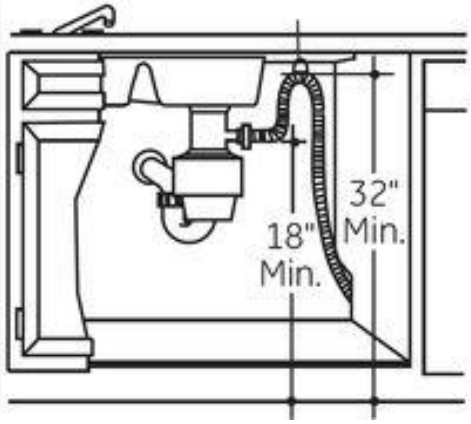
☑ ☐ ☐ ☑ **D. Hydro-Massage Therapy Equipment**
Comments:

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**
Comments: This appliance was inspected and/or operated in its normal mode of operation and appeared to be performing properly at the time of this inspection with deficiencies noted
(Checked in Normal Wash Mode Only)

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

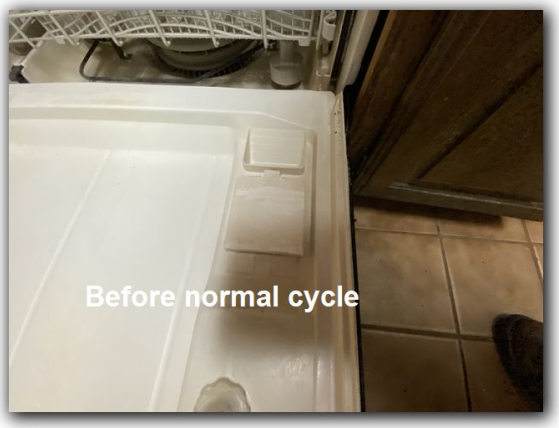
I	NI	NP	D



- Example of correct installation

☑ I observed where dishwasher drain has been installed incorrectly. As it is now, wastewater from sink can be allowed to siphon into dishwasher. Recommend placing a high loop or air gap to prevent potential back flow contamination of the dishwasher.

Views of dishwasher before and after running unit.



Dishwasher run through normal cycle showing where soap dispenser door opening as should during cycle.

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

I	NI	NP	D

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments: This appliance was inspected and/or operated in its normal mode of operation and appeared to be performing properly at the time of this inspection

☑ ☐ ☐ ☑ **C. Range Hood and Exhaust Systems**

Comments: This appliance was inspected and/or attempts to be operated in its normal mode of operation

☑ I observed where the range hood exhaust does not appear to be working with attempts at time of inspection.

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

Comments: This appliance was inspected and/or operated in its normal mode of operation and appeared to be performing properly at the time of this inspection with deficiencies noted

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

I	NI	NP	D

Range/Oven Type: ☑ Electric ☐ Gas

☑ I observed where right rear burner may not be working appropriately at time of inspection.

- Oven assessed at 350 at time of inspection. Note: 25 degrees +/- target temperature is acceptable.

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

I	NI	NP	D

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments: This appliance was inspected and/or operated in its normal mode of operation and appeared to be performing properly at the time of this inspection

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

Comments: This appliance was inspected and/or operated in its normal mode of operation and appeared to be performing properly at the time of this inspection

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

I	NI	NP	D

Bathroom heaters working as should.

☑ ☐ ☐ ☐ **G. Garage Door Operators**

Comments: This appliance was inspected and/or operated in its normal mode of operation and appeared to be performing properly at the time of this inspection

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

I	NI	NP	D




☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments: This fixture was inspected and appeared to be in functional condition at the time of this inspection.

☑ Dryer receptacle working as should.

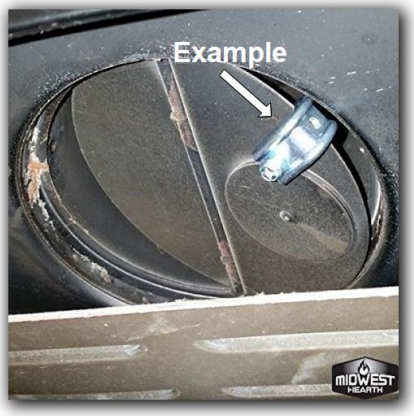
Note: dryer duct going vertical through roof area as should.

Summary

Safety and Electrical Repairs and / or Concerns

☑ I observed attic could not be accessed without use of ladder at time of inspection. Ramp in place for home entry off garage keeping access door from fully extending as should. Recommend evaluation for possible repairs if needed.

☑ I observed where at least 2 bedroom window would not open at time of assessment. Possible that bottom latches need to be adjusted and/or tracks cleaned allowing unit to work as should. Windows in bedrooms / sleeping rooms should open allowing for functional emergency escape and rescue openings. Recommend evaluation for possible repairs if needed allowing for normal / safe function.



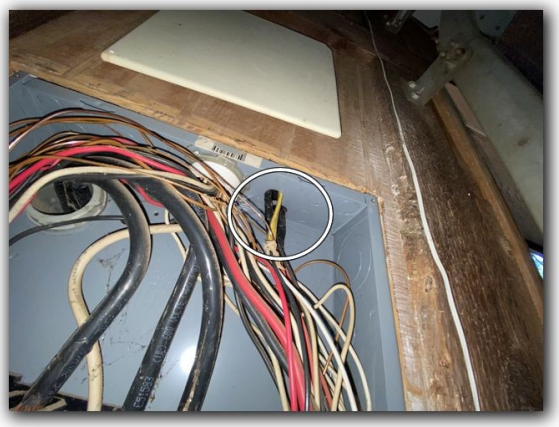
- *Example of damper clamp*

☑ I observed where gas log / insert fire place missing damper clamp at time of inspection.
A damper clamp is recommended by code when artificial gas logs or a log lighter are present in an open fireplace. Damper clamps keep the chimney's damper from closing allowing dangerous gases to escape the firebox in the case of a gas leak.

Main Disconnect Panel

*Service Entrance and Panels Comment*s: Electrical Service Panel
Location: Garage area
Service Entrance Conductor: Copper
Box Rating and/or Main Disconnect Rating appears to be: 200 amp service

- Lack of AFCI breakers servicing the bedrooms, living room, dining room, and any other similar rooms in the home at time of inspection. This may not have been available at the time this house was constructed and is considered a safety upgrade. Under the new TREC inspection standards, it is considered a deficiency if AFCI protection is not in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and laundry areas. Recommend evaluation for upgrade to today's standard allowing for safe use.



☑ I observed wiring entering the panel without the proper protective bushing or grommets. Wiring that enters the panel should be solidly anchored and protected where it enters the panel by a bushing to prevent the sharp edges of the panel box from damaging the wiring and creating an equipment/safety hazard.




☑ I observed various receptacles in home with missing face plates at time of inspection. Recommend evaluation for adding appropriate covers for added safety.

Note: This should not be considered an all-inclusive or exhaustive list of deficiencies in the electrical system and many of these items may be technical deficiencies without real need for repair. A qualified, licensed electrical contractor should be selected to address these conditions and any noted in § II. Electrical Systems Service Entrance and Panels above and make repairs and replacements as necessary.

Ground Fault Circuit Interrupt Safety Protection

Kitchen:	☐ Yes	☑ No	☐ Partial	Bathrooms:	☐ Yes	☑ No	☐ Partial
Exterior:	☐ Yes	☑ No	☐ Partial	Garage:	☐ Yes	☑ No	☐ Partial


Missing GFCI protection on exterior of home


Missing GFCI protection in bathrooms


Missing GFCI protection in kitchen area


Utility room

☑ No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard. GFCI protection was not provided in the home at locations where it now deemed necessary. GFCI protection may not have been required at the time the home was built, but for safety reasons it is recommended that GFCI protection be installed at all the following locations: • Bathrooms • Exterior • Garages • Crawlspace (at or below grade) • Unfinished basements• Kitchens • Laundry rooms • Within 6 feet of all plumbing fixtures. Recommend evaluation for possible repairs and / or replacement of deficient receptacles for added safety.

Smoke and Fire Alarms

☑ Smoke alarms are not present in each sleeping area

☑ Smoke alarms are recommended in the following area(s):

- On every level of your home, including finished attics and basements.
- Inside every bedroom, especially if people sleep with the door partly or completely closed.
- In the hall near every sleeping area. If your home has multiple sleeping areas, install a unit in each. If a hall is more than 40 feet long (12 meters), install a unit at each end.
- At the top of the first-to-second floor stairway, and at the bottom of the basement stairway.

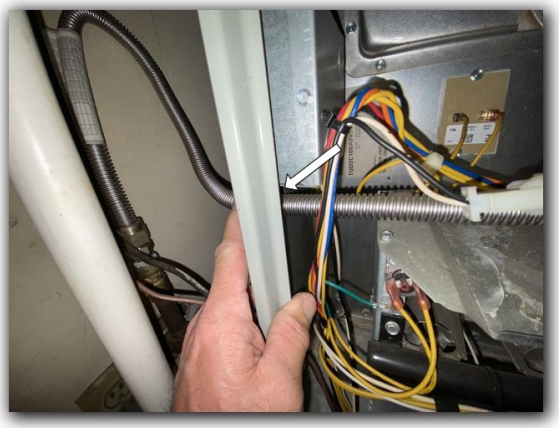
☑ A recommendation for a CO detector is always prudent when gas-fired appliances are supplied or vented from the interior of a building.

UNIT: - 1

Type of System: Central Forced air system

Energy Source: Gas

Comments: Heating unit in good working condition at time of inspection with deficiencies noted




☑ The gas supply flex connector was observed to be passing through the heating unit cabinet at time of inspection. Under

today's current mechanical installation standards, this may no longer be an accepted practice. The gas connector flex line is thin wall tubing and as such any vibration from the the air handler rubbing on the connector could eventually result in a leak. ***Note: grommet placed on flex line for protection may be as per manufacturer specifications***. A Recommendation is rigid black gas pipe passing through the heating unit cabinet.

Unit 2 / garage area
Energy Source: Gas
Capacity: 40 gallon water heater
Comments: Performing as it should at time of inspection with deficiencies noted.

Note: water heater installed in garage area in utility closet. Technically speaking if heater were to fail for any reason water should terminate out of the garage with slope of garage floor. With that being said, the heater is elevated and shares a wall to living area so installation of pan that drains appropriately as well as Temperature Pressure relief drain line drained appropriately would be a consideration.

☑ I observed where water heater located in closet installed with heater sitting on floor at time of inspection. Noted area with door that opens directly to garage area at time of assessment. Water heaters having an ignition source should be elevated so that the source of ignition is not less than 18" above the garage floor unless entry door to garage cannot be opened. This is not the case with this heater and location. Vapors from these liquids are heavier than air and may concentrate just above floor level posing a possible explosion hazard in garages with a water heater. Recommend evaluation from qualified contractor for appropriate repairs allowing for normal and safe function


☑ I observed where water heater located / installed inside interior closet at time of inspection. **Noted were no obvious openings for appropriate air movement. Typically confined space should be provided with at least two permanent openings communicating directly with on another allowing for sufficient air flow for normal combustion**. Enclosed area found creates conducive conditions for incomplete combustion creating possible elevated Carbon Monoxide numbers as well as allowing for possible down draft. Recommend evaluation for possible installation of some sort of vent system (typically placed in door / ceiling) allowing for at least 2 openings per manufacturer specification.


Note: this is common when home has new roof installed.

☑ I observed where water heater exhaust flue appears to be displaced / separated / damaged in attic area at time of inspection. Noted area obviously allowing conducive conditions for water heater exhaust to discharge into attic area which could create possible fire hazard. Discharge into attic also creating conducive conditions for elevated carbon monoxide introduced creating unsafe and dangerous build up. Recommend evaluation for obvious repairs allowing water heater to perform as safely as possible.

Major Repairs and / or Concerns

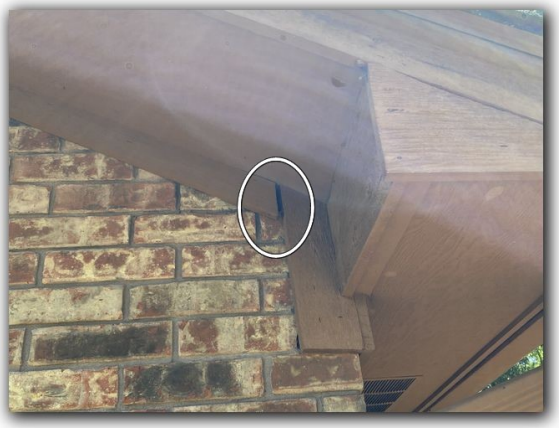
Minor Repairs and / or Concerns

☑ Soil levels against the exterior grade are considered to be too high at the time of inspection. When soil levels are high against the face of the foundation it promotes water penetration of the structure and insect infestation. This item should be corrected so there is some exposure of the foundation face. It is generally accepted that a brick veneer house should have about 4 inches of clearance. Wood siding houses should have approximately 6 inches of clearance.

☑ I observed where foliage found to be to close to the structure at time of inspection. It is recommended that bushes and vegetation should be at least 12 inches from wall contact. Recommend cutting or trimming noted vegetation allowing for appropriate barrier.

☑ I observed where the chimney was missing its chimney cap at the time of inspection. The cap is needed to obviously keep rain water from making entry into chimney which can lead to many components of damage to chimney as well as unpleasant odors. Cap also Keeps animals out, reduces wind down drafts, and is also a spark arrestor. Recommend evaluation for possible repaired or replaced.


☑ I observed an area over back porch with obvious pooled water at time of inspection. Rolled / bitumen roofing normally used on any grade of roof less than 2 pitch as should. Area presenting with flat roof which has allowed for pooling water. Noted water could eventually work its way through seams allowing for moisture entry onto wood decking and supports below affected areas. Also noted is the mechanical weight associated with water and debris. Recommend evaluation for repairs allowing roof area to drain water off as should.




☑ I observed various areas on exterior wood siding with minor openings noted at time of inspection. Areas noted create possible conducive conditions for water entry under the right conditions. Recommend evaluation for sealing noted gaps / separations with some fashion of water proofing material allowing home to work as efficiently as possible.

☑ I observed gaps / separations noted near front porch / door trim surround(s) at time of inspection. Appears that trim board has dried and turned a bit creating noted opening. Area possible that brick has settled allowing for minor separation as well. Recommend sealing gap with some fashion of weather proofing material (silicone) keeping water from possibly making entry in walls behind trim / veneer.

☑ I observed where various doors in home appear to 'stick' when attempting to open/close at time of inspection. Recommend evaluation for possibly adjusting door(s) allowing door to work as should.


Master bathroom entry


Master bedroom entry

☑ I observed where ball assembly for double door found damaged at time of inspection. Typical when ball assembly loosens while in use. Note: inspector adjusted other door allowing ball assembly to work as should. Recommend evaluation for repairs allowing door(s) to work as should.

Hallway bathroom closet

Small room off garage

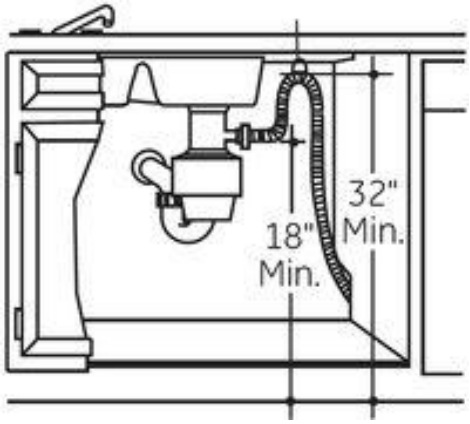
☑ I observed where various missing doors inside home at time of inspection.

☑ I observed various doors presenting with cosmetic damage at time of inspection.

☑ I observed areas of damage noted to at least 2 panels on outside garage door area at time of inspection. Damage appears to be cosmetic in nature. Note: garage door appears to perform as should with attempts. Recommend evaluation for repairs if desired monitoring for any noticeable changes.

☑ I observed where remote for front left bedroom ceiling fan did not have batteries at time of assessment. Inspector could not verify ceiling fan.

☑ I observed where ceiling fan in living room was not working with attempts at time of inspection.



- Example of correct installation

☑ I observed where dishwasher drain has been installed incorrectly. As it is now, wastewater from sink can be allowed to siphon into dishwasher. Recommend placing a high loop or air gap to prevent potential back flow contamination of the dishwasher.

☑ I observed where the range hood exhaust does not appear to be working with attempts at time of inspection.

☑ I observed where right rear burner may not be working appropriately at time of inspection.

Monitor Items


☑ I observed various areas with mortar cracking in veneer siding at time of inspection. These cracks are typically due to thermal expansion and/or minor structural movement. Brick walls may expand (when heated) and contract (when cooled) and by doing so may do sufficiently enough to cause damage in mortar joints. These areas should be monitored for any noticeable changes that may occur.




- Very common to see seam cracks near interior doors in home during assessment. All homes move but more so on pier homes. The headers over doors are where most cracks found due to areas being more load bearing with width. These would be the hinge points where movement would be found. All houses move again with pier and beam homes being the most prevalent.

☑ I observed minor seam crack(s) in the interior sheet rock walls at time of inspection. Areas noted appear to have been cause from settlement of the homes foundation and/or thermal expansion. Recommend monitoring noted areas for any noticeable changes

☑ I observed an area of moisture staining noted in utility room at time of inspection. Further evaluation did not find any obvious evidence of moisture with moisture meter and thermal imager. Most likely leak with past washing machine connection that has since been removed. Recommend evaluation for repairs to damaged wall if desired monitoring noted areas for any noticeable changes.

☑ I observed an area of moisture staining noted in garage area at time of inspection. Further evaluation did not find any obvious evidence of moisture with moisture meter and thermal imager. No obvious areas for moisture from adjacent wall noted. Areas of damage to cement flooring most likely from some fashion of acid. Either from stored material or possibly batteries. Recommend evaluation for repairs to damaged wall if desired monitoring noted areas for any noticeable changes.

☑ I observed minor tile cracks in various areas of home at time of inspection. Noted areas found with no obvious hollowed tiles during assessment. Area(s) appear to have been cause from normal settlement of the homes foundation, typical stress or shrinkage crack, and/or thermal expansion / shrinkage of cured concrete. Areas found do not exhibit horizontal movement (normal) found on all slabs without the proper control joints. Cracks should be monitored for any noticeable changes.

Scope of Inspection

Scope of Inspections:
The inspection will be performed in accordance with the Texas Real Estate Commissions Standards of Practice regulating Home Inspectors. The report used by the Inspector is the Texas Real Estate Commissions mandated inspection report. The inspector will observe, render an opinion and report which of the parts, components, and systems present in the property have or have not been inspected. All mechanical and electrical equipment, systems and appliances are operated in normal modes and operating range at the time of the inspection. The Inspector's report will specifically indicate if the inspected parts, components or system are not functioning or in need of repair. The Inspector may provide a higher level of inspection performance than required by The Texas Real Estate Inspectors Standards of Practice and may inspect parts, components, and systems in addition to those described by The Texas Real Estate Inspectors Standards of

Practices. In the event of conflict between a specific provision and a general provision, the specific shall control.
The Inspector will report on accessible and visible deficiencies related to the Property's Structural Systems, Electrical Systems, Heating, Ventilation and Air Conditioning Systems, Plumbing Systems and Appliances. (Optional Systems and testing can be requested at additional fees.) Conditions beyond the scope of this inspection will be identified in the "outside the scope" section in the body of this inspection report.

David K. Smith Professional Inspector
Contract for Inspection

David K. Smith Professional Home Inspector, Lic # 21666 (hereinafter referred to as "company") and _
(hereinafter referred to as "client") in consideration of the mutual conditions, premises, and covenants, the parties hereby agree to the following terms and conditions:

The client agrees to pay an inspection fee of $0.00 in exchange for an inspection (hereinafter referred to as "inspection") of and report, verbal and/or written, (hereinafter referred to as "report") on the property located at the City of and the County of_ in the State of TEXAS (hereinafter referred to as "home" or "house") by an inspector (hereinafter referred to as "inspector") agreed upon by both the client and the company (hereinafter referred to jointly as the "parties"). Payment by client is due at the time of delivery of a written report by the company or the inspector.

Type of Inspection requested: X Full General ☐ Pre-Inspection Full General (with follow up inspection with buyer for an additional fee of $125.00) ☐ Full Comprehensive (includes hiring Plumbers, electricians, roofers, and etc) ☐ Partial System Partial as per specific item(s)

Receipt and acknowledgement of report: Payment for inspection service confirms that report was read and accepted.

Date of inspection: 05/11/2023

The home inspector visually examines the exposed, accessible areas requested by the client. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission (TREC). Such items may include the electrical system, the roof, the plumbing inside the house, the heating ventilation and air conditioning systems (when weather permits), the foundation and basement, and the floors, walls, windows, ceilings and doors. The home inspector evaluates clues he finds in the home to render his professional opinion on the physical state of the home, condominium or co-op. In addition, the home inspector may provide valuable information on what home items need in the form of major maintenance or repair. The full general inspection is intended to conform to the Standards of Practice of the American Society of Home Inspectors Inc. If the client has ordered the full comprehensive inspection, the inspection is intended to fulfill both the Standards of Practice of the American Society of Home Inspectors Inc. and higher standards than provided by most inspectors in the locality. If the client has ordered the condominium inspection, after attempting to determine what sections of the condominium unit the owner is responsible for, the company will only inspect the sections for which it has deemed the owner responsible. Items for which the condominium association has been deemed responsible for will not be inspected. If the client ordered the partial systems inspection only the electrical, plumbing, heating, air conditioning (if weather permits), ventilation and appliances will be inspected. If the client has ordered the simple partial inspection then only the items designated will be inspected. However, none of the company's inspections (including the general inspection) is to be expected or considered in any way to produce an evaluation that will reveal every possible problem related to the items inspected. Rather, the purpose of the inspection is to warn of **MAJOR PROBLEMS** and **UNSAFE** conditions. **THIS INSPECTION IS NOT EXPECTED TO DETECT EVERY MINOR PROBLEM OR CONDITION IN THE BUILDING.**

None of the company's inspections has ever been perfectly carried out nor is it expected to be and not one of the company's individual inspectors is perfect nor are they expected to be. The company does, however, attempt to be as comprehensive as it can be expected to be with the level of inspection desired. The company and its inspectors also attempt to be conscientious in their work. All buildings will have problems throughout their existence. The period of time after an inspection is no exception to this rule. Generally the kinds of problems that may unexpectantly arise shortly after an inspection are the kinds of problems or items for which no clues were available to the inspector to identify the problem under the conditions that existed at the time of inspection (e.g. weather, drainage conditions, intermittent function, differing traffic or use conditions than during or before the etc.) or for which a change in the condition of the property or item that was evaluated has occurred since the inspection. The inspection and report is based upon observation of conditions that existed at the time of the inspection only. THE INSPECTION AND REPORT ARE NOT INTENDED NOR ARE THEY TO BE CONSIDERED AS GUARANTEES OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR USE, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED OR REPORTED ON AND IT SHOULD NOT BE RELIED UPON AS SUCH.

Repair cost approximations are only subjective evaluations of probable cost and as such should always be double checked by the client by requesting estimates from the appropriate contractors for client's particular home. The entire inspection and report are also furnished on an "opinion only" basis. Expect different opinions from different persons and expect at least some of those who are interested in selling you a product or service to potentially be rendering a subjective or biased opinion. If the client feels that the inspector who conducted the inspection did not conform to the standards expected of an inspector the client hereby agrees and guarantees to immediately notify the company's office in writing by certified mail to the company's P.O. Box or other official address - describing which items are involved, the nature of the problem and the circumstances giving rise to the problem - and to allow the company to send individuals to evaluate the clients' complaint on-site prior to the client making any repairs or agreeing to pay a contractor (or other person) for any repairs or disturbing any items related to the complaint. Failure of the client to provide such notification to the company or failure of the client to allow such an evaluation prior to making or contracting for repairs shall eliminate any liability on the part of the company or the inspector. This is a condition precedent to client's claim. If a dispute arises the parties agree to submit the issue to binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. Any such or other claim shall be waived unless the demand for arbitration shall be made within two years from the inspection date. The parties also agree that the arbitrator must be a member of the American Society of Home Inspectors throughout the arbitration proceeding, have had at least 5 years experience as a home inspector, and be fulfilling the duties of a full-time home inspector at the time of selection. A good faith effort to select such an arbitrator will be made by both parties and, in the event the parties cannot agree on an arbitrator, the dispute will be submitted to the American Arbitration Association. The inspection and report will be judged according to the Standards of Practice of the American Society of Home Inspectors Inc. Because of the limited nature of the inspection relative to the value of the property, and because a technically exhaustive study (which would include an architect, engineers, and/or contractors of all disciplines - i.e., structural, electrical, mechanical, civil, plumbers etc.) would be significantly more expensive (e.g., the Full Comprehensive inspection), the parties agree and acknowledge the limit of the company's and the inspector's liability shall be an amount equal to the original inspection fee unless the parties agree on a supplemental fee for responsibility for costs incurred above this amount for negligence, or the client has ordered a Full comprehensive inspection. This limitation of liability shall include and apply to all damages, including but not limited to any negligence damages, consequential damages, errors or omissions damages, punitive damages, bodily injury damages, strict liability, breach of contract or breach of warranty and property damage of any nature. The building, its components and equipment, are to be ready and accessible at the time of the inspection. All utilities and pilot lights must be on and all equipment operational so the total inspection can be completed on that date. This is the responsibility of the client. The inspector is not obligated to change light bulbs, light pilots, move furniture, obstructions, or floor coverings, or remove panels to inspect any part of the building or its equipment. This inspection is not intended to be technically exhaustive. Equipment, items and systems will not be dismantled. Company urges client to contact the owner of the inspected property to learn of the age of such items as the roof and any recent problems or known defects in the property.

The inspection and report is not intended to reflect the value of the premises, nor to make any representation as to the advisability or inadvisability of purchase. In addition, the inspection and report excludes and does not intend to cover any and all components, items and conditions which by the nature of their location are concealed or otherwise difficult to inspect. In addition, the inspection and report exclude and are not intended to cover any of the following: 1. Recreational, leisure, playground or decorative equipment or appliances including but not limited to pools, hot tubs, saunas, steam baths, landscape lighting, fountains, shrubs, trees, and tennis courts; 2. Cosmetic conditions (wallpapering, painting, carpeting, scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure or equipment, soiled, faded, torn, or dirty floor, wall or window coverings etc.); 3. Noise pollution or air quality in the area; 4. Earthquake hazard, liquefaction, flood plain, soil, slide potential or any other geological conditions or evaluations; 5. Engineering level evaluations on any topic; 6. Existence or non-existence of solder or lead in water pipes, asbestos, hazardous waste, radon, mold, urea formaldehyde urethane, lead paint or any other environmental, flammable or toxic contaminants or the existence of water or airborne diseases or illnesses and all other similar or potentially harmful substances (although the inspector may note the possible existence of asbestos in ceiling texture and furnace duct tape only if, in his/her experience the materials appear to possibly contain asbestos); 7. Zoning or municipal code (e.g. building, fire, housing (existing buildings), mechanical, electrical, plumbing, etc. code) restrictions or other legal requirements of any kind; 8. Any repairs which relate to some standard of interior decorating; 9. Cracked heat exchangers or similar devices in furnaces; 10. Any evaluation which requires the calculation of the capacity of any system or item that is expected to be part of the inspection. Examples include but are not limited to the calculation of appropriate wattage or wiring of kitchen appliances, appropriate sizing of flues or chimneys, appropriate ventilation to combustion-based items (e.g. furnaces, water heaters, fireplaces etc.), appropriate sizing, spacing and spanning of joists, beams, columns, girders, trusses, rafters, studs etc., appropriate sizing of plumbing and fuel lines, etc.; 11. Washers and dryers; 12. Circuit breaker operation; 13. Specialty evaluations such as private sewage, wells, solar systems, alarms, intercom systems, central vacuum systems wood and coal stoves, pre-fab and zero clearance fireplaces, space heaters, sprinkler systems, gas logs, gas lights, elevators and common areas unless these have been specifically added to the inspection description above but only to the degree that the inspector is capable of evaluating these items; 14. Items that are not visible and exposed including but not limited to concealed wiring, plumbing, water leaks, under bathtubs and shower stalls due to faulty pans or otherwise, vent lines, duct work, exterior foundation walls (below grade or covered by shrubs or wall/paneling, stored goods etc.) and footings, underground utilities, and systems and chimney flues; 15. Evaluations involving destructive testing; 16. Evaluation which requires moving personal goods, debris, furniture, equipment, floor covering, insulation or like materials; 17. Design problems and adequacy or operational capacity, quality or suitability; 18. Fireplace drafting; 19. To prevent damages to units, air conditioning when outside temperature below 60 degrees F or if the unit has not been warmed up or on for at least 24 hours prior to inspection; 20. Any evaluation which would involve scraping paint or other wall coverings; 21. Heating system accessories (e.g. humidifiers, electronic air cleaners etc.); 22. Legal description of property such as boundaries, egress/ingress, etc.; 23. Quality of materials; 24. Conformance with plan specifications or manufacturers specifications; 25. Flood conditions or plains; 26. Any other characteristics or items which are generally not included in a building inspection report on a regular basis.

Some items are randomly examined. Some examples of randomly examined items include: 1. windows; 2. electrical plug continuity, polarity etc.; 3. switch and light operation; 4. Dishwashers, stovetops and other kitchen appliances; 5. Ground fault interrupt operation; 6. roof shingle condition; 7. siding material and other large surface area items' condition; 8. secure mounting of light fixtures, cabinets, door knobs, locks etc.; 9. mortar condition 10. brick condition; 11. accessible insulation depth or thickness; 12. door operability; 13. other items for which it is

impractical to evaluate the entire area or system even if it is accessible, visible etc.
Any general comments which may appear about these above systems and conditions normally not considered a part of an inspection are provided as a courtesy only and do not represent or form a part of the inspection.

If this contract was signed after the inspection was completed or after an appointment to conduct the inspection was arranged (regardless of who the agent or intermediary was that relayed a message about or ordered the inspection), both parties hereby agree that an express or implied agreement was made at the time the appointment was made and that this written agreement clarifies the terms and conditions of that agreement made at the time of arranging an appointment for inspection.

The company and its inspectors assume no liability to persons other than the client (e.g. tenants, repairmen, insurances companies, Realtors, etc.) and shall not be held liable to persons other than the client for any mistakes, omissions or errors in judgment of the company or its inspectors. This limitation of liability shall include and apply to all damages, including but not limited to any consequential damages, punitive damages, bodily injury damages and property damage of any nature.

Severability. In case any one or more of the provisions contained in this Agreement or any application thereof shall be invalid, illegal or unenforceable in any respect, the validity, legality or enforceability of the remaining provisions contained herein in other application hereof shall not in any way be affected or impaired thereby, and such invalidity shall be construed and limited as narrowly as possible.

Research and Training Consent. For the purpose of advancing knowledge concerning the nature of construction failure and building conditions the client authorizes and consents to the attendance of trainees and other observers during the inspection and authorizes and consents to the use of closed circuit television, the taking of photographs and motion pictures, the preparation of drawings and similar illustrative graphic material and their use for purposes of advancing above mentioned knowledge, with the understanding that the exact location of the house will not be revealed unless the client expressly consents thereto.

Seller Authorization. Client hereby acknowledges that the client has obtained specific written or oral approval from the current owner of the home to have the home inspected under the terms of this contract.

Attendance of Inspection by Client. If client does not attend at least the last portion of the inspection and/or is unable to receive a review of the inspection verbally on-site then the client hereby acknowledges that the quality of service the client will receive is far inferior to the quality the client would receive if they were able to hear a verbal on-site report. Client also hereby acknowledges that the client is aware of the company policy that prohibits questions or conversation to or around the inspector during the inspection and that such circumstances may reduce the quality of the inspection as a result.
Termites. Termites or other wood destroying insects or organisms are inspected for if and only if it has been ordered (see coverage of inspection under "Type of Inspection" section above).

Applicable law. The laws of the State of Texas shall be applied in the interpretation and adjudication of this contract.