David K. Smith

Professional Home Inspector Lic #21666

Texas License #21666

www.davidsmithinspections.com

Home inspection for

1234
Somewhere TX 75601

David Smith Inspections

INVOICE

PO Box 161
White Oak, TX 75693

Phone (903)576-0215
davidsmithinspections@gmail.com

TREC 21666

SOLD TO:
TX

INVOICE NUMBER	DJR-05/05/2023-02
INVOICE DATE	05/05/2023
LOCATION	1234
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

Phone: (903)576-0215
Fax:
Email:
davidsmithinspections@gmail.com

PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: 1234, Somewhere , TX 75601
(Address or Other Identification of Inspected Property)

By: David Smith, Lic #21666 05/05/2023
(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: 72
Utilities On: ☑ Yes ☐ No Water ☐ No Electricity ☐ No Gas
Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

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

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

I	NI	NP	D

☑ 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.

☑ Note: There appears to be an underground and/or surface drainage system in place at time of inspection. The inspector cannot and will not be able to verify the operation, sizing, efficiency or adequacy of the underground and/or surface drainage system. If there are any questions or concerns with this system or the effectiveness of the system, one should consult with the current homeowner or the appropriate specialist related to this type of system.

Views of grade around home

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

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.***

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

I	NI	NP	D






☑ I observed various area with minor cosmetic damage noted to wood fascia / frieze boards under soffit areas at time of inspection. Noted damage appears to be from possible squirrels and/or birds. Recommend evaluation for keeping areas painted allowing for appropriate weather protection monitoring noted areas for any noticeable changes.

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

I	NI	NP	D

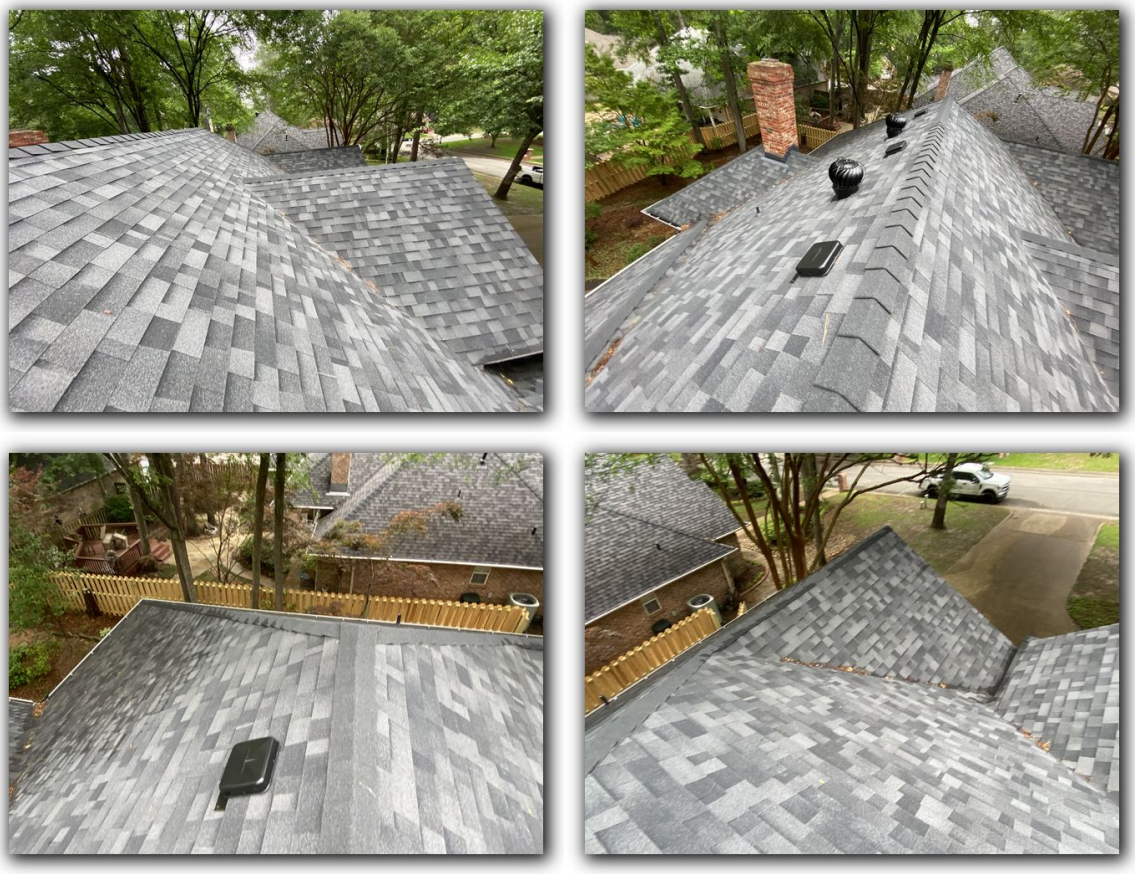
☑ I observed various areas found with moisture damage near home soffit and fascia boards at time of inspection. Noted areas are common with debris filled gutters which can allow water to spill over allowing moisture contact or in this case could be from silicone that has worn away from seamed gutters. Area is painted which is added protection. Recommend evaluation for possible repairs if desired.

☑ 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.

Views of roof area

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

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 8-10 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 but could use some improvements
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

Attic area

Roof area above

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

I	NI	NP	D

No evidence of damage noted in living room below affected areas

☑ I observed an area in attic over living room near chimney where it appears that a leak might have occurred at some point in roof area at time of inspection. Further evaluation did not find any obvious evidence of moisture entry with hands on dry wood supports. Note: heavy rain night before inspection which would have allowed for water entry if active leak. Home presenting with new roof which most likely remedied any past moisture entry concerns. Recommend monitoring noted areas for any noticeable changes.

Views of attic area

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I	NI	NP	D

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

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

Views of exterior walls

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

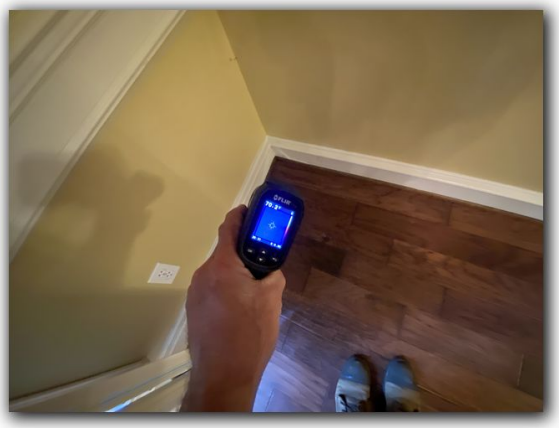
I	NI	NP	D

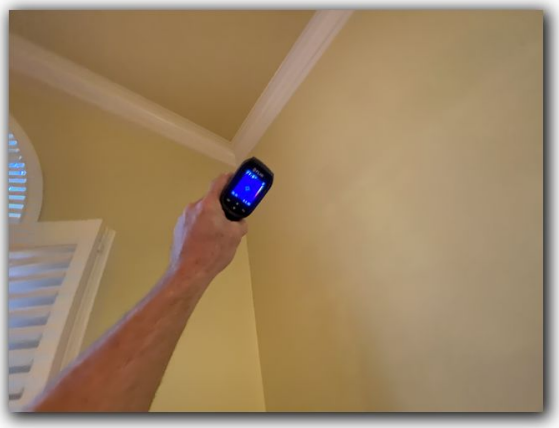
Interior Walls:

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

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

I	NI	NP	D





Dining room

Attic area

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

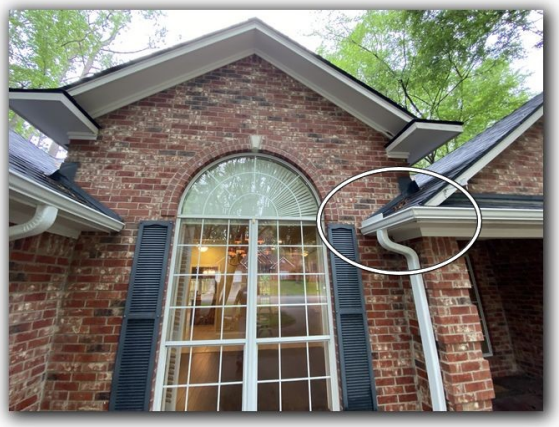
I	NI	NP	D

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

I	NI	NP	D

Dining room

Attic area



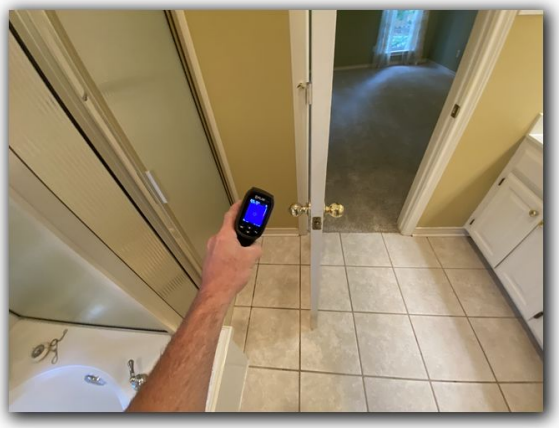
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

☑ I observed areas with possible moisture damage noted in front dining room area at time of inspection. Further evaluation did not find obvious evidence of moisture when assessed with moisture meter and thermal camera. Attic area did not find any obvious evidence of moisture with roof area finding where newer roof has been installed. Noted areas of damage near large window which may be the reason for areas of moisture. Inside roof valleys could have allowed water to flow off roof striking brick ledge near windows allowing water entry at some point. Silicone noted near bottom corners of windows at time of assessment. Roof valleys terminate into vertical walls above affected areas with no obvious evidence of moisture noted in attic area. Taller flashing added to inside valleys which would keep water from pooling and making entry into home as well. Noted areas of moisture damage appear to be on trim made of MDF which swells with very limited amounts of water contact. All indications show that every possible entry point for water has been remedied. Heavy rain night before inspection with no obvious evidence of moisture entry. Recommend repairs to trim if desired monitoring noted areas for any noticeable changes.

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

I	NI	NP	D




- 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.

Master closet corner

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

I	NI	NP	D

Attic area above

Roof area above

☑ I observed an area an possible moisture staining / moisture damage noted near outside corner of master closet at time of inspection. Further evaluation did not find obvious evidence of moisture when assessed with moisture meter and thermal camera. Attic area found where AC suction line found to make entry into attic through exterior wall over affected areas. Heating and AC unit appears to be newer with outside unit showing 2022. Area of damage most likely from deficient insulation over suction line for AC which will allow for condensation in hot attic allowing for moisture on insulation and eventually onto sheet rock. Noted area does not present with evidence of damage liquid or suction lines for AC at time of assessment. Recommend monitoring area for any noticeable changes.

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

I	NI	NP	D




Master closet area


Attic area

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

I	NI	NP	D

Roof area above

☑ I observed an area an possible moisture staining / moisture damage noted in master closet area at time of inspection. Further evaluation did not find obvious evidence of moisture when assessed with moisture meter and thermal camera. Attic area found evidence of moisture on insulation below water heater roof termination. Home presenting with new roof with no obvious evidence of water entry at time of inspection with heavy rain night before inspection. Most likely newer roof as remedied any past moisture entry issues. (Note: inspector can not verify this at time of inspection.) Recommend repairs to ceiling if desired monitoring noted areas for any noticeable changes.

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

I	NI	NP	D


- 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




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

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

I	NI	NP	D

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

Exterior Doors

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

Garage Doors

comments: Garage door working well at time of inspection

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

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 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 double pane case windows and appeared to be in satisfactory condition at time of inspection with deficiencies noted.

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

I	NI	NP	D

- Various screens missing on home at time of inspection. Screens found in garage area.

Master bathroom area

☑ I observed various areas of moisture damage noted to window sills in home at time of inspection. This is common and can be caused by several different factors. Damage found in various locations in home which could be possible water entry around windows but does not appear likely. Damage is isolated to areas near actual window itself. Damage appears to be from condensation buildup near windows in combination with window sills having been made out of

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

I	NI	NP	D

MDF material. (Note: MDF and water do not mix.) Higher humidity levels in home (with various damaged window seals) allow moisture to form on windows which in turn make contact with found window sills. Recommend evaluation for possible repairs to sills if desired.

Master bathroom window

☑ I observed areas of damage noted to double pane insulated windows in home at time of inspection. Typically seen on south and west facing homes, the seals on noted windows fail allowing moist air between the glass panes at time of inspection. When this happens the air condenses allowing for fogging appearance. This will generally appear in cooler months of the year. Recommend monitoring conditions and / or making repairs if desired.

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.

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 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

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

I	NI	NP	D

☑ ☐ ☐ ☑ **L. Other**

Comments:

☑ I observed where larger tree in front / back yard with obvious large limbs over home at time of inspection. Various lower limbs appear to be damaged possibly dead. 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.

Open gas line in home

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

I	NI	NP	D

☑ I observed an area found with open gas lines in home at time of inspection. Areas such as these could create conducive conditions for accidental openings allowing gas to flow freely into home. Recommend evaluation for covering noted gas valves with appropriate caps keeping home as safe as possible.

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

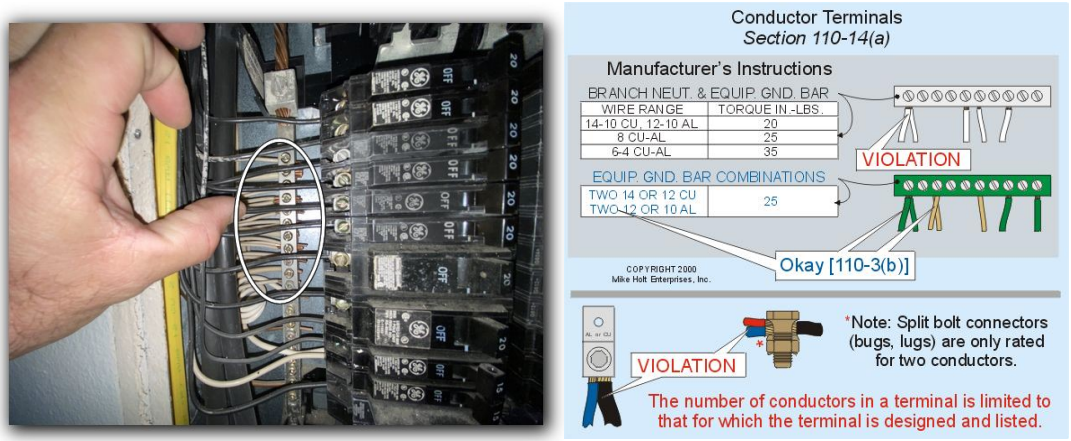
Main Disconnect Panel

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**

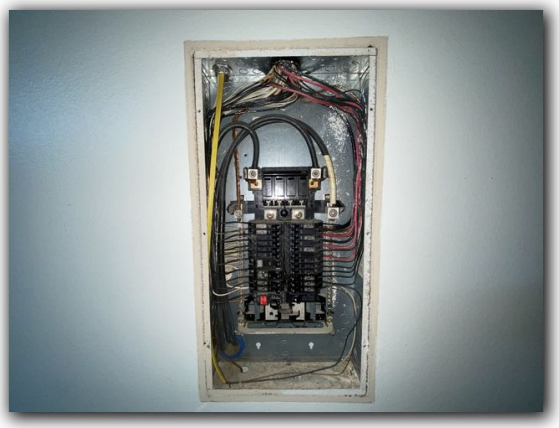
I	NI	NP	D

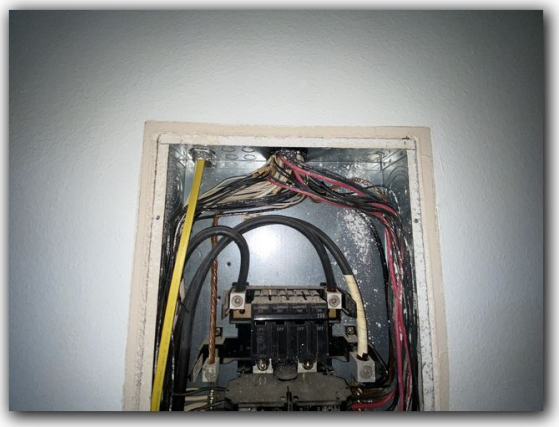


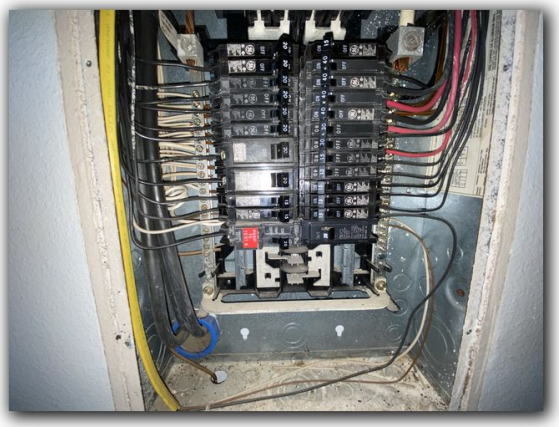
- Example of double lugged neutral(s)

☑ I observed multiple neutral conductors in a single termination (double tap) create a possible problem when the circuit needs to be isolated. If the terminal is shared with another circuit, the connection on the other (still energized) circuit will be loosened as well. Loosening of the second neutral (loss of neutral) under load is a safety hazard, and may establish an overvoltage condition on lighting and appliances.

Views of Load Center

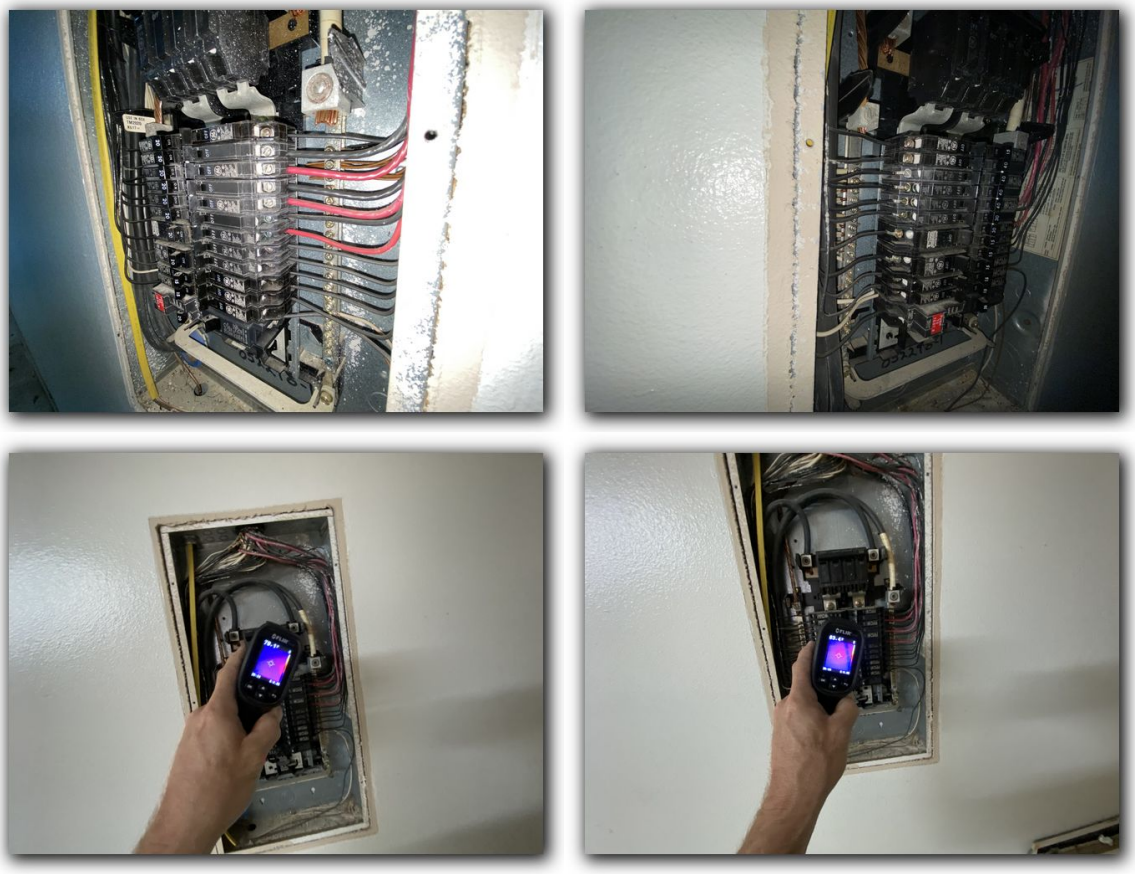






I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

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.

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

I	NI	NP	D

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

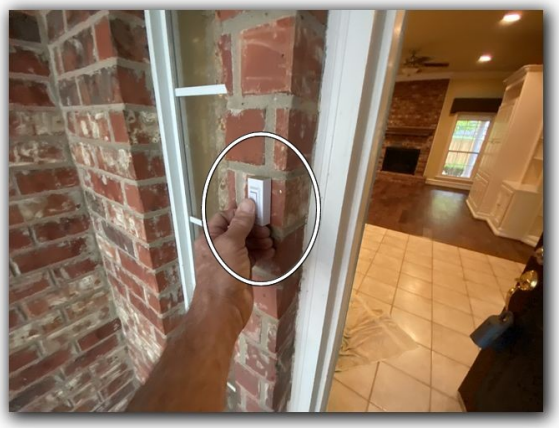
Type of Wiring: ☑ Copper ☐ Aluminum

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

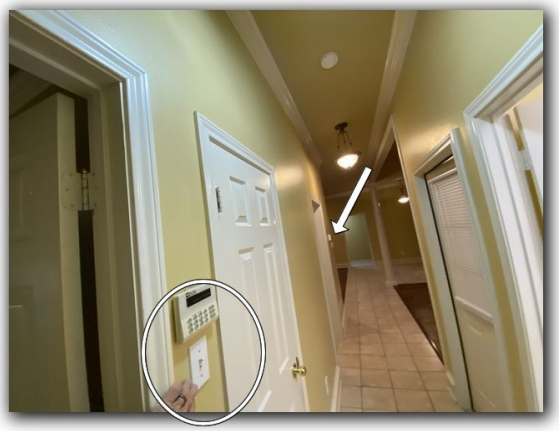
- *Note: all repairs that are recommended should be made by a qualified and/or appropriate electrician or contractor.*

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 observed where door bell button does not appear to work with attempts at time of inspection.



☑ I observed where 3 way switch for hallway off kitchen was found to be deficient at time of inspection. If switch in hallway was in up position then switch near living room then hallway light could be turned on and off with switch near master bedroom. If switch in down position near living room then switch would not turn light on or off in hallway. Note: tape was placed over switch to keep from being used. This is typically a wiring issue that may have occurred during installation / rough in work with construction of home. Recommend evaluation for possible repairs if needed

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

I	NI	NP	D

allowing lights / 3 way to work as should.

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 in kitchen area. Noted receptacle presenting with an open ground. Receptacle does not appear to have been wired correctly allowing receptacle to trip as should.

☑ 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

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

I	NI	NP	D






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

I	NI	NP	D

Smoke and Fire Alarms

☑ Smoke alarms present and working properly at time of inspection

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

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

I	NI	NP	D

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

☑ I observed where furnace flue in contact with wood roof decking in attic area at time of inspection. Note: temperatures of the vent pipe could transferred to the surrounding area (wood) and all the materials that are in the vent pipe vicinity. Noted rise in temperature could be conducive for possible fire under the right conditions. Inspector unable to verify whether flue pipe is insulated at time of assessment. Double walled flues typically may need 1 - 3 inch clearance. Recommend evaluation for possible repairs allowing appropriate buffer per manufacturer specifications.

TEMPERATURE RISE BETWEEN SUPPLY AND RETURN AIR WAS: **37 degrees**

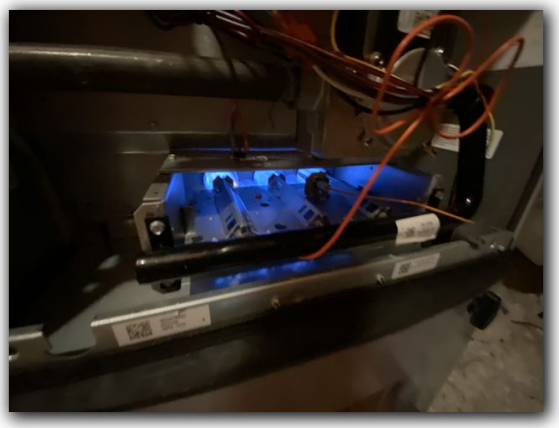
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

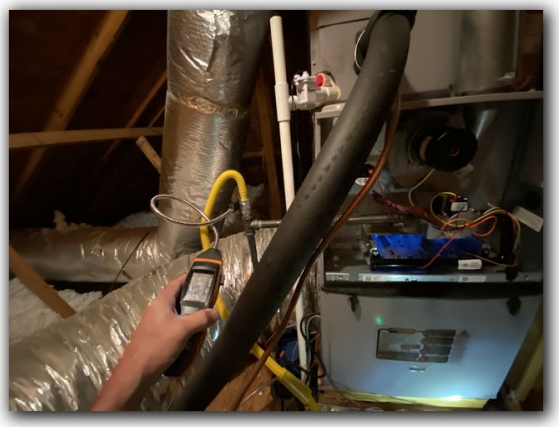
I	NI	NP	D

Return / room air temperature

Supply air / differential

Views





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

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.

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

I	NI	NP	D

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

UNIT: - 1
Cooling System Brand:
Outdoor Unit Model #: SA14AZ48AJINA
Outdoor Unit Serial #: W422200517
Cooling System Capacity: 4 ton

TEMPERATURE DROP BETWEEN SUPPLY AND RETURN AIR WAS: **28 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.*

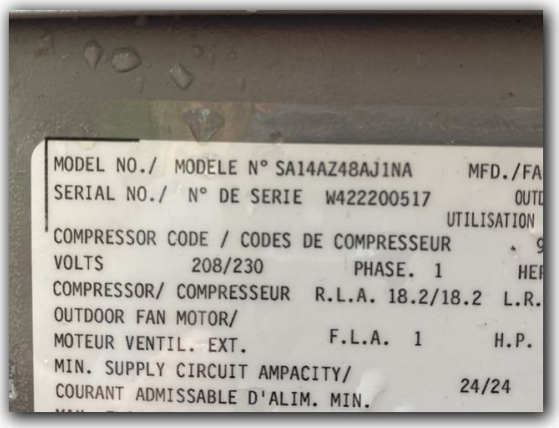
Return / room air temperature

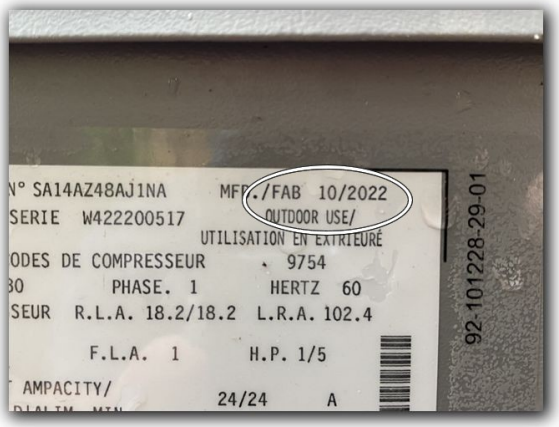
Supply air / differential

Views

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

I	NI	NP	D





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

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

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

Type of Duct: ☑ Flex ☑ Metal

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

I	NI	NP	D

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 with deficiencies noted

☑ I observed where right side master bathroom sink found to drain slowly at time of inspection. Area of concern appears to be isolated to noted fixture with volume test in home with other plumbing fixtures allowing for drainage as should. Recommend evaluation for possible repairs allowing possible debris / blockage to be removed allowing for normal function.

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

I	NI	NP	D




Shower

comments: Shower working well at time of inspection


Tub

comments: Tub 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 with deficiencies noted

☑ I observed where hallway bathroom commode found to keep 'running' at time of inspection. Recommend evaluation for possible adjustment of tank float if needed allowing commode to work

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

I	NI	NP	D

as should.

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 70 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 with deficiencies noted.

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

I	NI	NP	D

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.

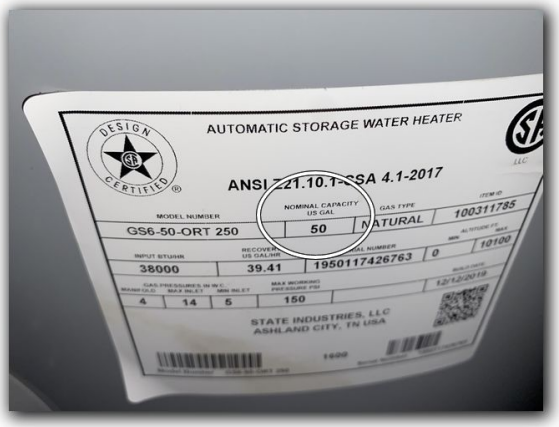
☑ I observed where water heater flue in contact with wood roof purlin support in attic area at time of inspection. Note: temperatures of the vent pipe could transferred to the surrounding area (wood) and all the materials that are in the vent pipe vicinity. Noted rise in temperature could be conducive for possible fire under the right conditions. Inspector unable to verify whether flue pipe is insulated at time of assessment. Double walled flues typically may need 1 - 3 inch clearance. Recommend evaluation for possible repairs allowing appropriate buffer per manufacturer specifications.

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

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: Hydro tub appears to be in good working condition at time of assessment

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

I	NI	NP	D

☑ Access panel in inaccessible / missing at time of inspection. This is commonly seen with the cosmetic appeal more apparent than ease for possible repairs to unit if ever needed. Mind set is that it would be better to remove noted surround(s) on spa tub for access if needed than having a possible unattractive opening under / near tub. Recommend evaluation for repairs if desired and/or monitor area in case ever needed.

Spa tub working as should.

Inspector may be unable to verify GFCI protection for spa tub in some cases. All attempts made for complete verification.

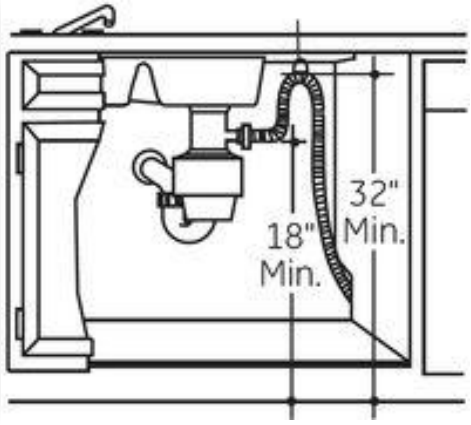
V. APPLIANCES

☑ ☐ ☐ ☑ **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.

☑ I observed where dishwasher drain is connected to the *sewer* side of the trap at time of inspection. The dishwasher drain hose is recommended be connected before the P trap, not on the sewer side of the trap. The water "held" in the P trap prevents gases coming back into the dishwasher from the sewer. At time of inspection unpleasant odors could back flow from dishwasher. Recommend evaluation for repairs allowing dishwasher to drain as should.

Views of dishwasher before and after running unit.

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

I	NI	NP	D

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

☑ ☐ ☐ ☐ **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

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

I	NI	NP	D

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

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

Ductless / self contained vent hood.

- A ductless range hood is a kitchen exhaust fan that recirculates your kitchen air through charcoal filters instead of ductwork. Charcoal filters trap grease, dirt, and neutralize odors. Then, the air vents back into the kitchen

☑ ☐ ☐ ☐ **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

Range/Oven Type: ☐ Electric ☑ Gas

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

I	NI	NP	D

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

☑ ☐ ☐ ☐ **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 with deficiencies noted

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

I	NI	NP	D

☑ I observed where the bathroom vents for home appeared to terminate in the attic area. It is not typical to vent directly into an attic even if the attic itself is vented. The excessive moisture could cause condensation on the roof members, insulation, and could eventually cause mold. Would recommend terminating vents to outside.

☑ ☐ ☐ ☐ **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 not connected at time of inspection.

☑ Dryer receptacle working as should.

VI. OPTIONAL SYSTEMS

☑ ☐ ☐ ☑ **A. Landscape Irrigation (Sprinkler) Systems**

Comments: The irrigation system appeared to performed as should at time of inspection with deficiencies noted.

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

I	NI	NP	D

☑ I observed back flow preventer found completely covered with dirt at time of inspection. While unit may work properly when covered the moist dirt could eventually rust away shut off valves on back flow keeping one from shutting down irrigation system if needed or desired. Recommend evaluation for possible repairs if needed removing noted areas of dirt of unit

Rain Bird system

7 Active zones

Zone 1

Zone 2

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

I	NI	NP	D

Zone 3

Zone 4

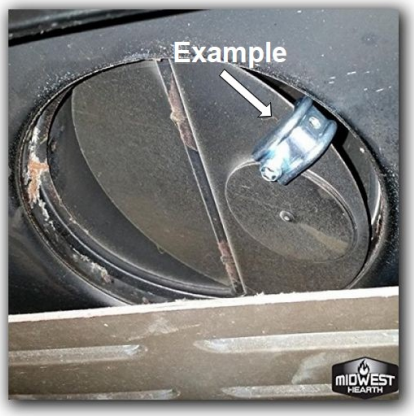
Zone 5

Zone 6

Zone 7

Summary

Safety and Electrical Repairs and / or Concerns



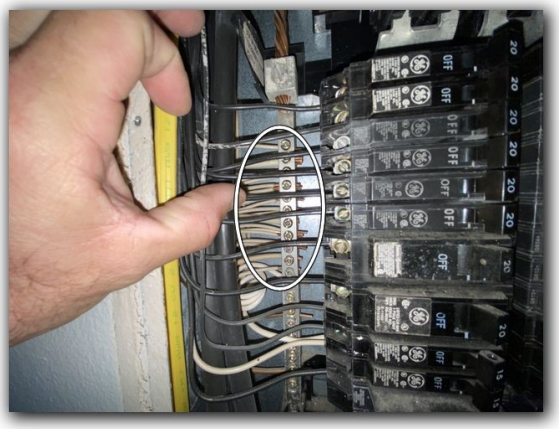
- *Example of damper clamp*

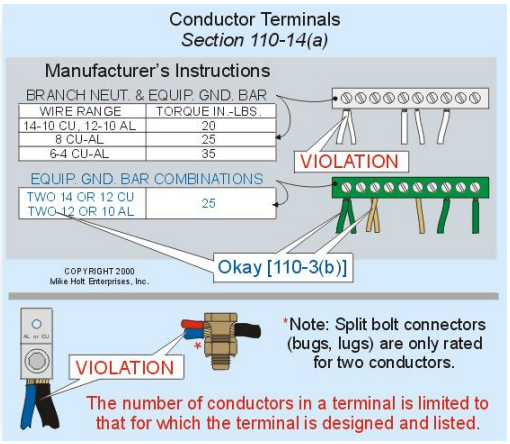
☑ I observed where gas log / insert fire place missing damper clamp at time of inspection.
A damper clamp is recommended by code when artificial gas logs or a log lighter are present in an open fireplace. Damper clamps keep the chimney's damper from closing allowing dangerous gases to escape the firebox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

☑ I observed an area found with open gas lines in home at time of inspection. Areas such as these could create conducive conditions for accidental openings allowing gas to flow freely into home. Recommend evaluation for covering noted gas valves with appropriate caps keeping home as safe as possible.

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

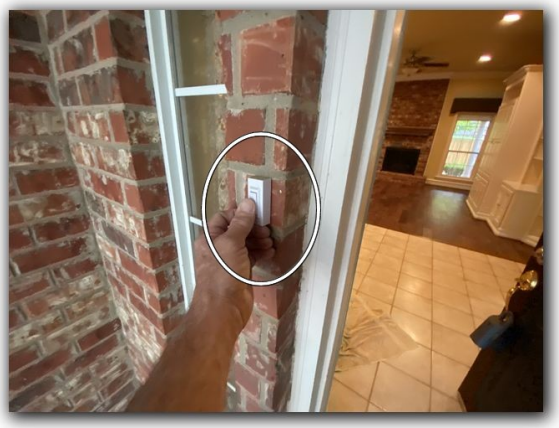
- Lack of AFCI breakers servicing the bedrooms, living room, dining room, and any other similar rooms in the home at time of inspection. This may not have been available at the time this house was constructed and is considered a safety upgrade. Under the new TREC inspection standards, it is considered 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.



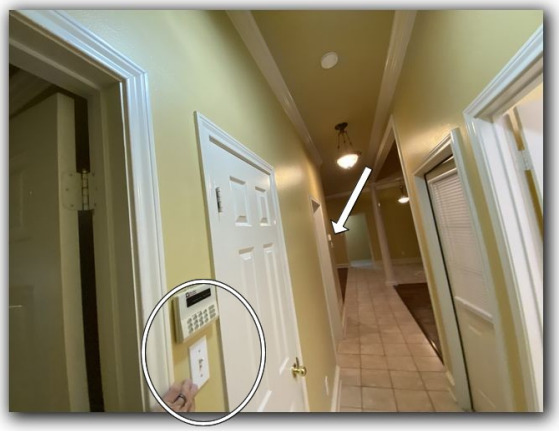


- Example of double lugged neutral(s)

☑ I observed multiple neutral conductors in a single termination (double tap) create a possible problem when the circuit needs to be isolated. If the terminal is shared with another circuit, the connection on the other (still energized) circuit will be loosened as well. Loosening of the second neutral (loss of neutral) under load is a safety hazard, and may establish an overvoltage condition on lighting and appliances.



☑ I observed where door bell button does not appear to work with attempts at time of inspection.



☑ I observed where 3 way switch for hallway off kitchen was found to be deficient at time of inspection. If switch in hallway was in up position then switch near living room then hallway light could be turned on and off with switch near master bedroom. If switch in down position near living room then switch would not turn light on or off in hallway. Note:

tape was placed over switch to keep from being used. This is typically a wiring issue that may have occurred during installation / rough in work with construction of home. Recommend evaluation for possible repairs if needed allowing lights / 3 way to work as should.

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 in kitchen area. Noted receptacle presenting with an open ground. Receptacle does not appear to have been wired correctly allowing receptacle to trip as should.

☑ 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.

☑ I observed where furnace flue in contact with wood roof decking in attic area at time of inspection. Note: temperatures of the vent pipe could transferred to the surrounding area (wood) and all the materials that are in the vent pipe vicinity.

Noted rise in temperature could be conducive for possible fire under the right conditions. Inspector unable to verify whether flue pipe is insulated at time of assessment. Double walled flues typically may need 1 - 3 inch clearance. Recommend evaluation for possible repairs allowing appropriate buffer per manufacturer specifications.

☑ I observed where water heater flue in contact with wood roof purlin support in attic area at time of inspection. Note: temperatures of the vent pipe could transferred to the surrounding area (wood) and all the materials that are in the vent pipe vicinity. Noted rise in temperature could be conducive for possible fire under the right conditions. Inspector unable to verify whether flue pipe is insulated at time of assessment. Double walled flues typically may need 1 - 3 inch clearance. Recommend evaluation for possible repairs allowing appropriate buffer per manufacturer specifications.

Major Repairs and / or Concerns

Minor Repairs and / or Concerns

☑ 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.



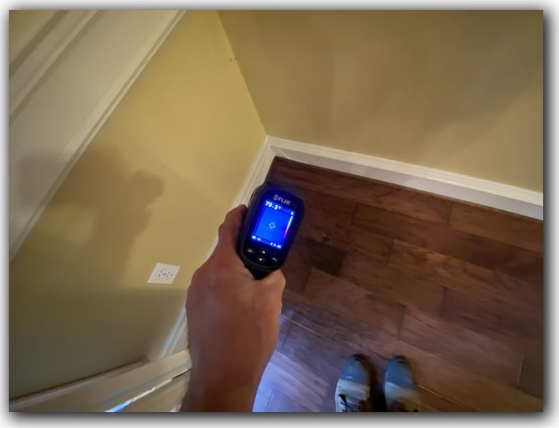
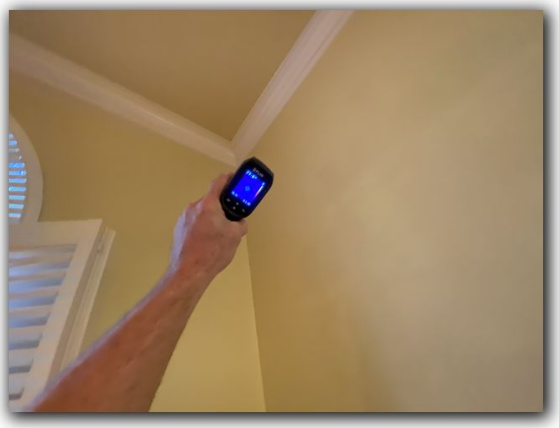



☑ I observed various area with minor cosmetic damage noted to wood fascia / frieze boards under soffit areas at time of inspection. Noted damage appears to be from possible squirrels and/or birds. Recommend evaluation for keeping areas painted allowing for appropriate weather protection monitoring noted areas for any noticeable changes.


☑ I observed various areas found with moisture damage near home soffit and fascia boards at time of inspection. Noted areas are common with debris filled gutters which can allow water to spill over allowing moisture contact or in this case could be from silicone that has worn away from seamed gutters. Area is painted which is added protection. Recommend evaluation for possible repairs if desired.


☑ 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.



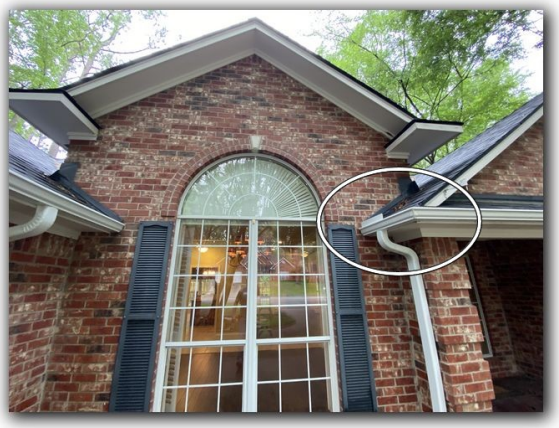
Dining room

Attic area




Dining room

Attic area





☑ I observed areas with possible moisture damage noted in front dining room area at time of inspection. Further evaluation did not find obvious evidence of moisture when assessed with moisture meter and thermal camera. Attic area did not find any obvious evidence of moisture with roof area finding where newer roof has been installed. Noted areas of damage near large window which may be the reason for areas of moisture. Inside roof valleys could have allowed water to flow off roof striking brick ledge near windows allowing water entry at some point. Silicone noted near bottom corners of windows at time of assessment. Roof valleys terminate into vertical walls above affected areas with no obvious evidence of moisture noted in attic area. Taller flashing added to inside valleys which would keep water from pooling and making entry into home as well. Noted areas of moisture damage appear to be on trim made of MDF which swells with very limited amounts of water contact. All indications show that every possible entry point for water has been remedied. Heavy rain night before inspection with no obvious evidence of moisture entry. Recommend repairs to trim if desired monitoring noted areas for any noticeable changes.


Master bathroom area


☑ I observed various areas of moisture damage noted to window sills in home at time of inspection. This is common and can be caused by several different factors. Damage found in various locations in home which could be possible water entry around windows but does not appear likely. Damage is isolated to areas near actual window itself. Damage appears to be from condensation buildup near windows in combination with window sills having been made out of MDF material. (Note: MDF and water do not mix.) Higher humidity levels in home (with various damaged window seals) allow moisture to form on windows which in turn make contact with found window sills. Recommend evaluation for possible repairs to sills if desired.


Master bathroom window

☑ I observed areas of damage noted to double pane insulated windows in home at time of inspection. Typically seen on south and west facing homes, the seals on noted windows fail allowing moist air between the glass panes at time of

inspection. When this happens the air condenses allowing for fogging appearance. This will generally appear in cooler months of the year. Recommend monitoring conditions and / or making repairs if desired.

☑ I observed where larger tree in front / back yard with obvious large limbs over home at time of inspection. Various lower limbs appear to be damaged possibly dead. 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.

Master Bathroom

Sink

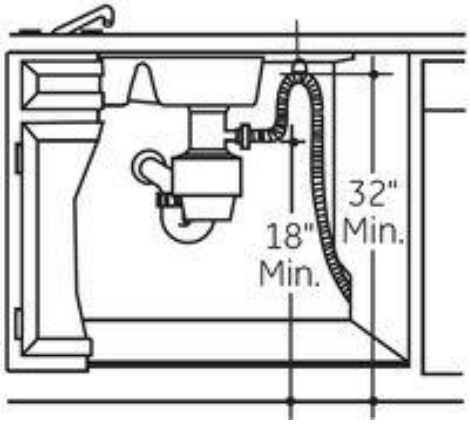
comments: Sink working well at time of inspection with deficiencies noted

☑ I observed where right side master bathroom sink found to drain slowly at time of inspection. Area of concern appears to be isolated to noted fixture with volume test in home with other plumbing fixtures allowing for drainage as should. Recommend evaluation for possible repairs allowing possible debris / blockage to be removed allowing for normal function.

Commode

comments: Commode working well at time of inspection with deficiencies noted

☑ I observed where hallway bathroom commode found to keep 'running' at time of inspection. Recommend evaluation for possible adjustment of tank float if needed allowing commode to work as should.



- 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 dishwasher drain is connected to the *sewer* side of the trap at time of inspection. The dishwasher drain hose is recommended be connected before the P trap, not on the sewer side of the trap. The water "held" in the P trap prevents gases coming back into the dishwasher from the sewer. At time of inspection unpleasant odors could back flow from dishwasher. Recommend evaluation for repairs allowing dishwasher to drain as should.

☑ I observed where the bathroom vents for home appeared to terminate in the attic area. It is not typical to vent directly into an attic even if the attic itself is vented. The excessive moisture could cause condensation on the roof members, insulation, and could eventually cause mold. Would recommend terminating vents to outside.

☑ I observed back flow preventer found completely covered with dirt at time of inspection. While unit may work properly when covered the moist dirt could eventually rust away shut off valves on back flow keeping one from shutting down irrigation system if needed or desired. Recommend evaluation for possible repairs if needed removing noted areas of dirt of unit

Monitor Items


Attic area


Roof area above

No evidence of damage noted in living room below affected areas

☑ I observed an area in attic over living room near chimney where it appears that a leak might have occurred at some point in roof area at time of inspection. Further evaluation did not find any obvious evidence of moisture entry with hands on dry wood supports. Note: heavy rain night before inspection which would have allowed for water entry if active leak. Home presenting with new roof which most likely remedied any past moisture entry concerns. Recommend monitoring noted areas for any noticeable changes.

Master closet corner

Attic area above

Roof area above

☑ I observed an area an possible moisture staining / moisture damage noted near outside corner of master closet at time of inspection. Further evaluation did not find obvious evidence of moisture when assessed with moisture meter and thermal camera. Attic area found where AC suction line found to make entry into attic through exterior wall over affected areas. Heating and AC unit appears to be newer with outside unit showing 2022. Area of damage most likely from deficient insulation over suction line for AC which will allow for condensation in hot attic allowing for moisture on insulation and eventually onto sheet rock. Noted area does not present with evidence of damage liquid or suction lines for AC at time of assessment. Recommend monitoring area for any noticeable changes.

Master closet area

Attic area

Roof area above

☑ I observed an area an possible moisture staining / moisture damage noted in master closet area at time of inspection. Further evaluation did not find obvious evidence of moisture when assessed with moisture meter and thermal camera. Attic area found evidence of moisture on insulation below water heater roof termination. Home presenting with new roof with no obvious evidence of water entry at time of inspection with heavy rain night before inspection. Most likely newer roof as remedied any past moisture entry issues. (Note: inspector can not verify this at time of inspection.) Recommend repairs to ceiling if desired monitoring noted areas for any noticeable changes.

☑ Access panel in inaccessible / missing at time of inspection. This is commonly seen with the cosmetic appeal more apparent than ease for possible repairs to unit if ever needed. Mind set is that it would be better to remove noted surround(s) on spa tub for access if needed than having a possible unattractive opening under / near tub. Recommend evaluation for repairs if desired and/or monitor area in case ever needed.

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 1234 the City of Somewhere 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.