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Home inspection for

1234 Drive
Somewhere TX 75605



PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: 1234 Drive, Somewhere, TX 75605
(Address or Other Identification of Inspected Property)

By: David Smith, Lic #21666 04/07/2023
(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.

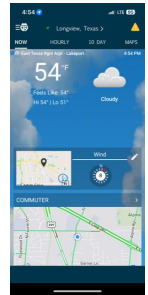
These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors 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: 54
Utilities On: Yes No Water No Electricity No Gas
Special Notes: Gas off to home / property at time of inspection.



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.

Report Identification: DJR-04/07/2023-03, 1234 Drive, Somewhere, TX

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

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D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier and Beam (Concrete Piers)

Method of Inspection: Entered Crawl Space

Crawl Space Accessible? YES

Comments: The foundation appears to be performing the function intended at time of inspection.

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.



No ventilation in basement area



I observed where home presented with inadequate ventilation by *today's standards* for new construction. Typically a good rule of thumb would recommend ventilation openings of not less than 1 square foot for each 150 square feet of crawl space. Noted conditions found with little ventilation openings with minor horizontal air flow noted. Recommend evaluation for adding appropriate ventilation into crawlspace allowing home to work as efficiently as possible. *Note: a great addition would be a possible moisture barrier placed on ground under home preventing unwanted moisture from making access to exposed areas of crawl space.*

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- Crawlspace vent noted near grade level.
- I observed an area of pooled water under master bedroom area at time of inspection. It appears that water can make entry near left rear corner of home through crawl space vent that is ground / grade level. Recommend evaluations for repairs allowing water to move away from home as should.



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15-25 percent moisture found under home. Less than 27 percent found within normal limits.

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

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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.

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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 observed where foliage found to be too 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.



- Gutters / down spouts found draining too close to the structure at the time of inspection. Water terminating near slab / veneer underpinning can create conducive conditions for possible undermining. Recommend termination point at least 16-24 inches from foundation. Recommend installing extensions onto gutters or adding splash blocks allowing water to move away from home efficiently.

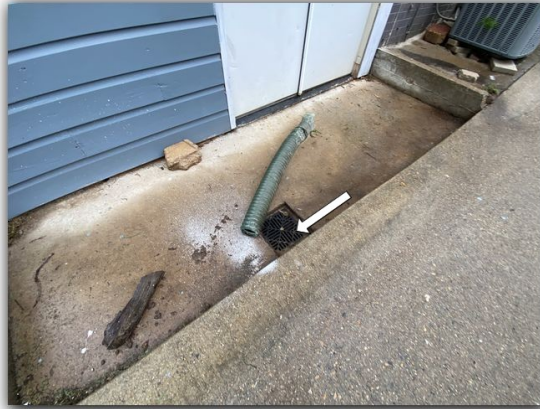
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Note: There appears to be an underground and/or surface drainage system in place at time of inspection. The inspector cannot and will not be able to verify the operation, sizing, efficiency or adequacy of the underground and/or surface drainage system. 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



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



Various areas of privacy fence near property boundary appears to be damaged at time of inspection. Inspector can not verify who may own fence.

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 shiplap roof decking and fasteners appeared to be in working good at time of inspection. **Any roofing deficiencies noted in this section should have qualified roofer / contractor evaluate for possible repairs if needed.**

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I observed an area near back left corner of home where down spout for home gutter appears to be missing at time of inspection. Recommend evaluation for repairs allowing water to run away from home as should.



I observed an area of roof with damage from past limb strike at time of inspection. Noted area of damage to gutter as well.



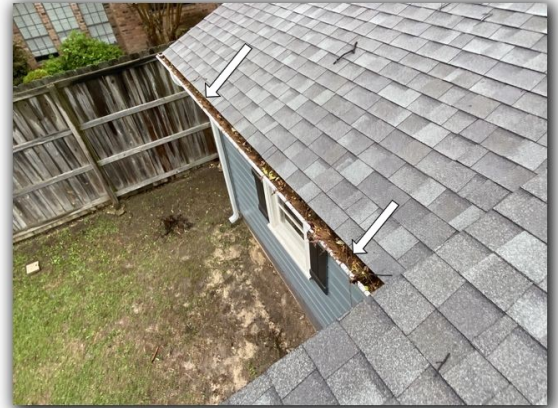
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I observed where gutters filled with areas of debris at time of inspection. Debris in gutters are create conducive conditions for water penetrations and / or mechanical failure due to extreme water/debris weight or possible water leaking into living space / soffit areas. Recommend cleaning of gutters allowing water to flow / terminate from roof area as should.



I observed roof area with moderate amounts of debris buildup at time of inspection. Debris buildup on roof area is conducive for water penetrations. Recommend cleaning roof area.

Views of roof area

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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.

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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 front middle bedroom closet

The attic is ventilated by gable vents

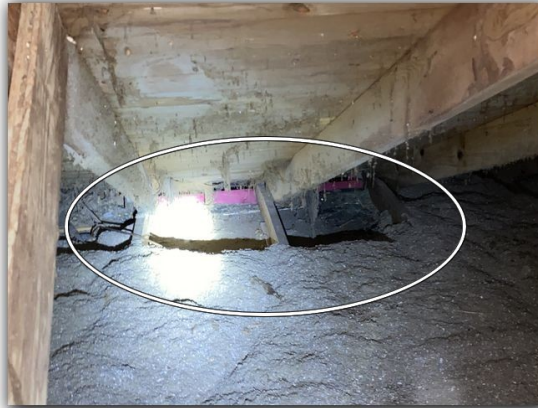
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I observed an area over kitchen / dining room area where insulation appears to have been removed at time of inspection. Area noted has only sheet rock separating home living area from a possibly very hot or very cold attic. Recommend evaluation for replacing missing insulation allowing home to work as efficiently as possible.

Views of attic area



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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.

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E. Walls (Interior and Exterior)

Exterior Walls:

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

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



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

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Views of exterior walls



Interior Walls:

Comments: Interior walls all appear to be in good condition at time of inspection



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- 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

Views of interior walls



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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.



Note: areas on ceiling in kitchen appears to be where upper cabinets pulled at some point. This is not considered to be any issues.



Dining room area

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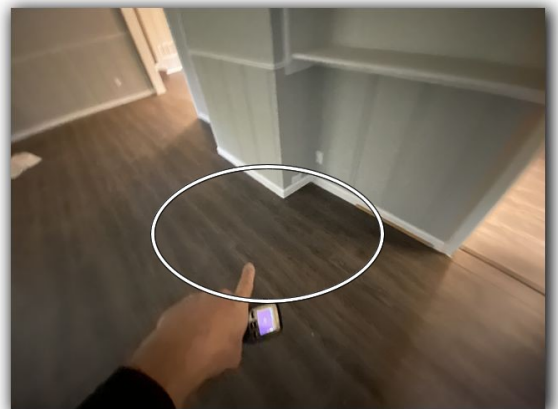
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Hallway area



Living room area



Living room area

I observed where various areas in home presented with floors that appear to buckle or cup at time of inspection. This can be caused by any number of potential issues. Humidity, possible water leaks, installation prior to allowing floors to adjust and/or acclimate to environment, or possibly installed without allowing room for expansion. In this case it appears that thermal expansion is the culprit. The fix might be to pull quarter round or trim around the edge and see if there is adequate expansion / gap allowing for possible movement making adjustments if needed. Recommend evaluation for repairs if desired monitoring noted areas for any noticeable changes.

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Laundry room



Attic above



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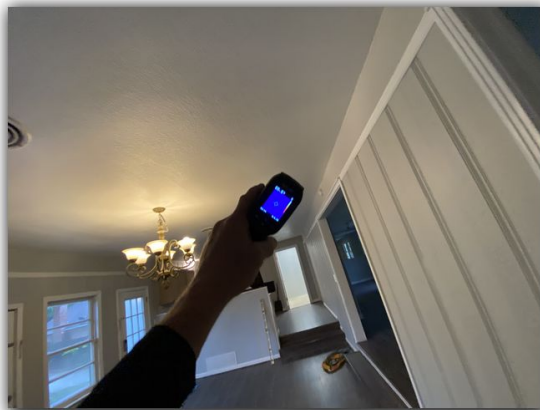
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Roof area above

I observed an area an possible moisture staining / moisture damage noted over laundry 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 with roof area finding where newer roof has been installed. Appears that roof has received possible limb strike from tree above. 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.



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- 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

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 been inspected. When floor coverings are removed, there may be defects that become visible. However the inspector inspected the structure as thoroughly as possible to provide you the best information regarding this property:

G. Doors (Interior and Exterior)

Interior Doors

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

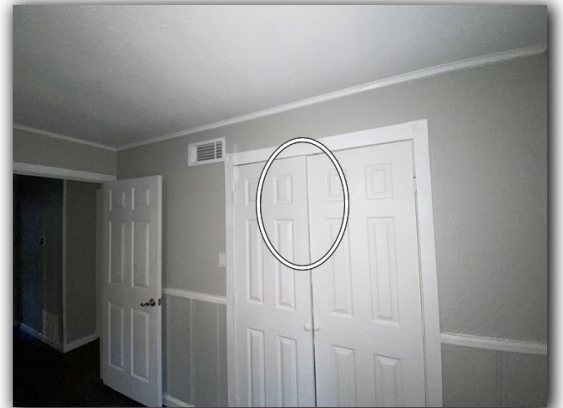
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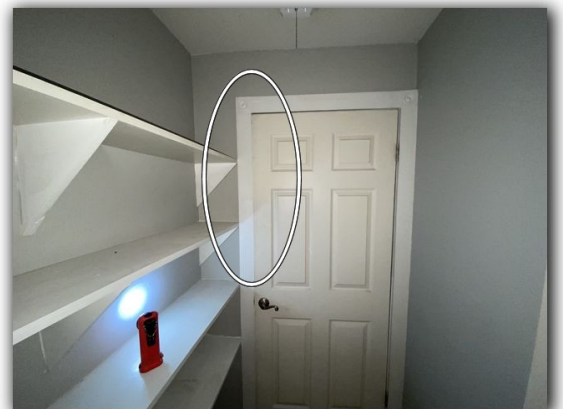
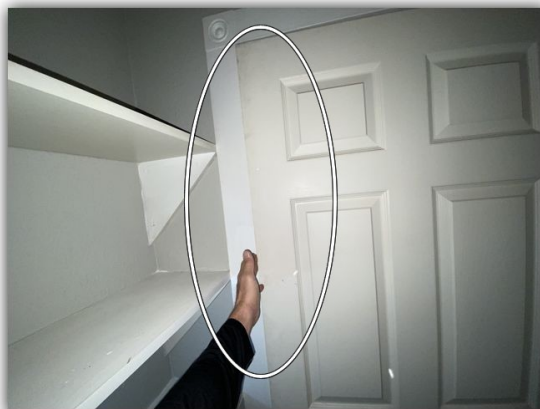
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- Front left bedroom double closet doors



- Front middle bedroom entry door



- Utility / laundry room door

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

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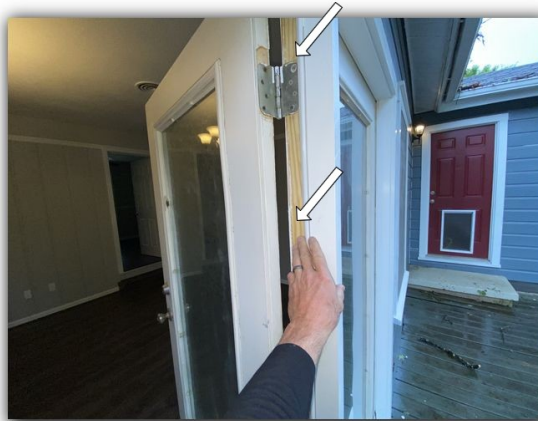
I	NI	NP	D
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Exterior Doors

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



- Basement double doors have had door jams cut and replaced leaving areas of exposed wood.



- Back door area

I observed an areas on exterior of home found with exposed wood / door surround at time of inspection. Doors appear to be in good working condition with exposed wood / trim noted at time of assessment. Recommend evaluation for painted noted exposed wood keeping areas protected from possible moisture exposure / damage.

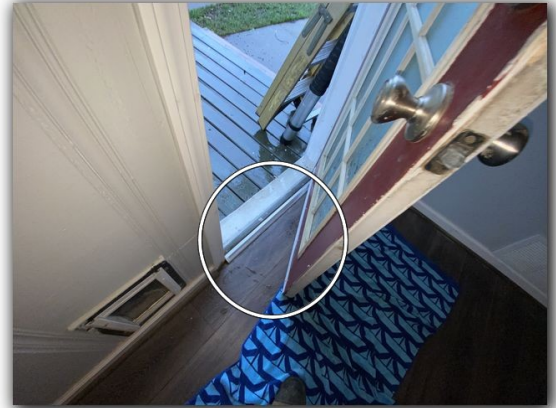
I=Inspected

NI=Not Inspected

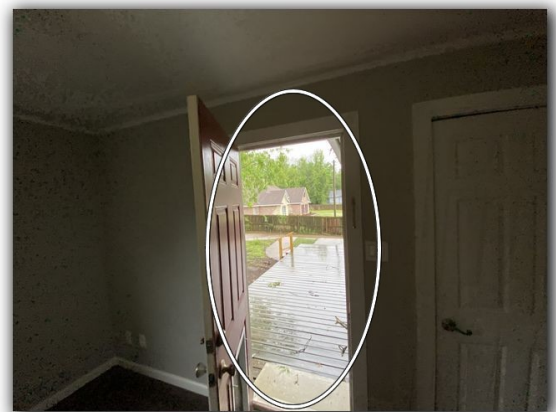
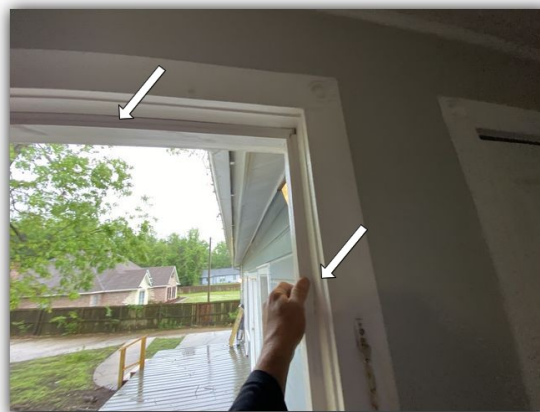
NP=Not Present

D=Deficient

I NI NP D



I observed where rear single entry / exit door near back of home found with door that appears to 'stick' when attempting to open/close at time of inspection. Recommend evaluation for possibly adjusting door(s) allowing door to work as should. Note: weather stripping near bottom of door may not be appropriate at time of inspection. Areas of weather stripping in place but inspector could still see day light near bottom of door when door closed.



I observed areas of damaged weather stripping near master bedroom exterior door area at time of inspection. Missing weather stripping may allow conducive conditions for unconditioned

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

air to make entry into home as well as conditioned air to escape. Recommend evaluation for repairs allowing home to work as efficiently as possible.

Garage Doors

comments: Property does not have garage door

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: Windows double pane case and wood single pane case windows; appeared to be in satisfactory condition at time of inspection with deficiencies noted.



Various screens missing on home at time of inspection.



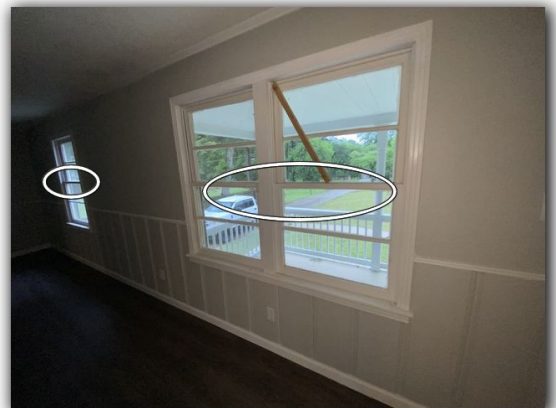
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I observed various windows in home with damaged / missing window locks at time of inspection. Noted 'stick' placed in window for lock. Recommend evaluation for repairs allowing windows to lock securely as should.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I observed where wood pane cased windows found to be painted shut at time of assessment. Windows in bedrooms / sleeping rooms should open allowing for functional emergency escape and rescue openings. Recommend evaluation for possible repairs if needed allowing for normal / safe function.

Views of windows open and operational



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: Stairs appear to be in good working condition at time of inspection.

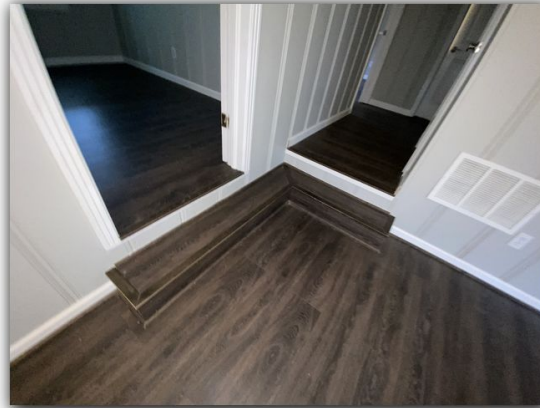
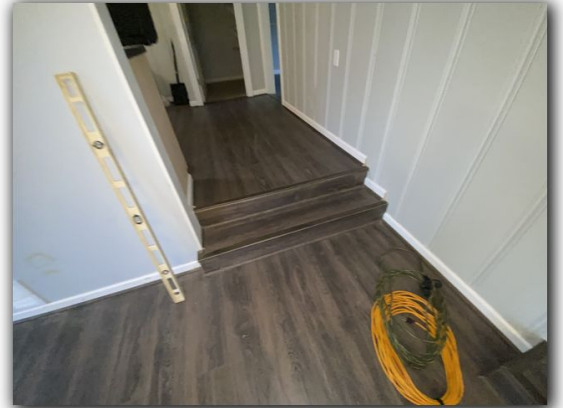
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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EXTERIOR

comments: Stairs appear to be good working condition at time of inspection



I observed where some of the exterior stairs do not have a hand rail on either side at time of inspection. Typically on any interior or exterior flight of stairs having more than 4 risers they should have a hand rail on one side of the stair. Would consider adding appropriate hand rail for safety purposes.

Views

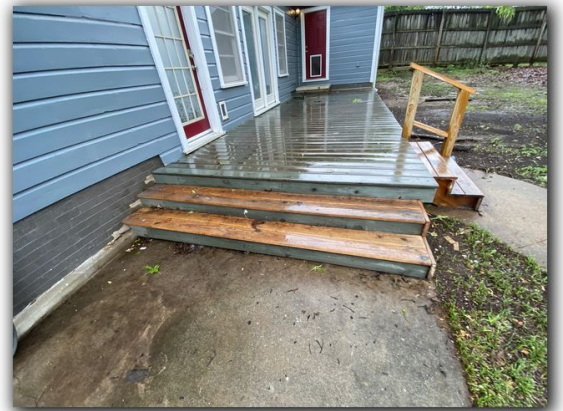
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



J. Fireplaces and Chimneys

Comments:

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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



L. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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

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: Basement area

Service Entrance Conductor: Copper

Box Rating and/or Main Disconnect Rating appears to be: 100 amp service running to home

- 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

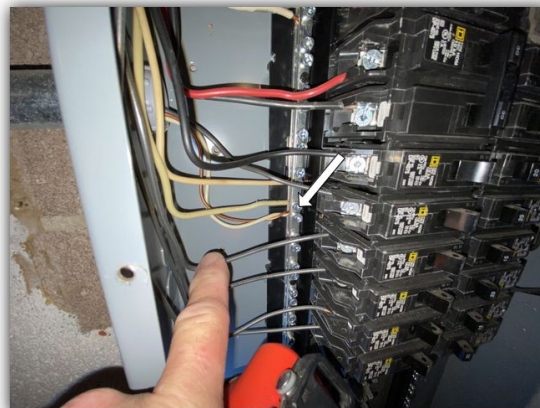
NP=Not Present

D=Deficient

I	NI	NP	D
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I observed where panel cover screws do not hold panel cover in place as should. It appears that securing screws are too small for cover. Attempts to screw in allowed screws to 'pop out' when installed. Recommend evaluation for repairs allowing load center panel cover to be covered as should.



- Only 1 double tapped neutral / ground noted.
- I observed where ground bar has neutral and grounds double tapped at the time of inspection. Under today's code each grounded conductor should terminate within the panel board in an individual terminal that is not also used for another conductor. When the neutral is disconnected,

I=Inspected

NI=Not Inspected

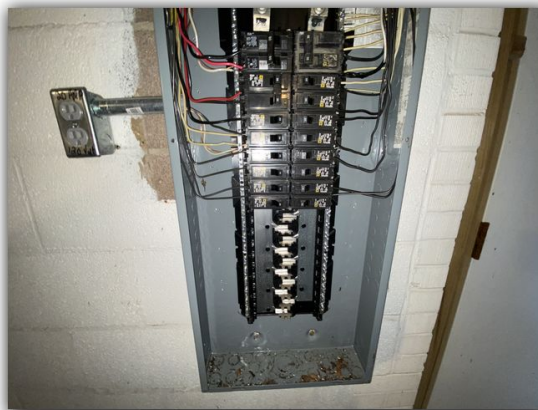
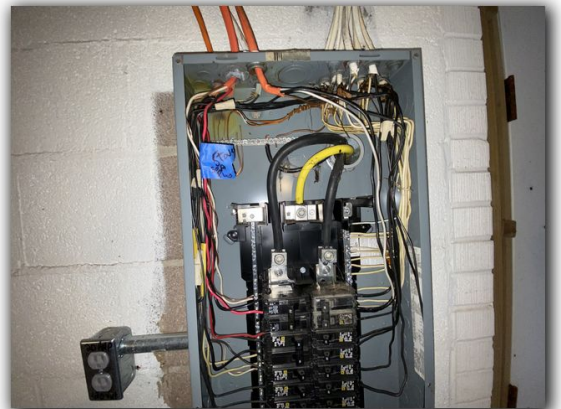
NP=Not Present

D=Deficient

I	NI	NP	D
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the objective is to still have the equipment ground solidly connected to the grounding electrode. If both the neutral and grounded conductor is under the same terminal, this cannot be accomplished.

Views of Load Center



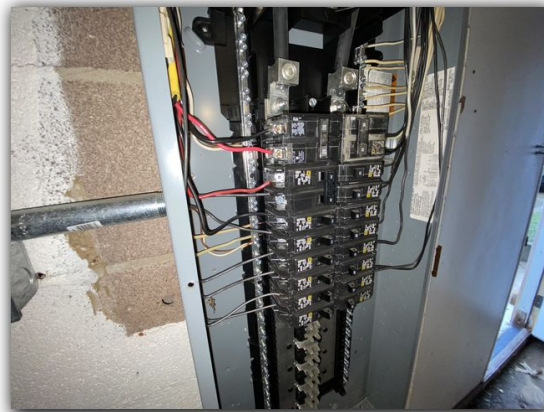
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

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

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

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

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum

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

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

Outlet, switches, and electrical concerns

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I observed where door bell button missing on home at time of inspection.



I observed where house has 2 and 3 prong ungrounded receptacles at time of inspection. Ungrounded 2/3 -prong electrical outlets do not provide an effective pathway for equipment grounding procedures. While acceptable, this older wiring method may limit the use of some modern appliances such as refrigerators, washing machines, computers, etc., that require a grounding conductor. Surge protector(s) may be recommendation for various applications.

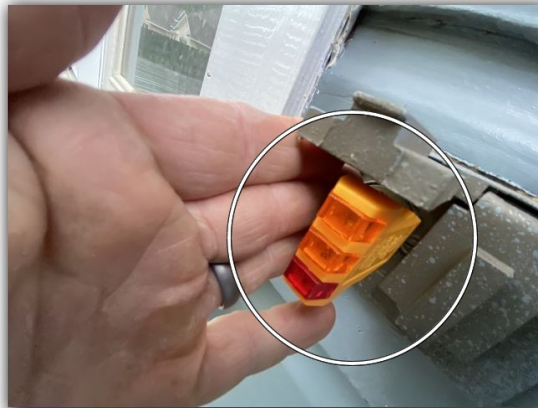
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NI=Not Inspected

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Exterior of home



Interior of home

I observed where exterior receptacle on back porch area did not present with power at time of inspection. Note: receptacle on interior wall adjacent to exterior receptacle found without power as well. Recommend evaluation for repairs allowing home receptacles to work as should.



I observed where ceiling fan in front left bedroom out of balance with operating at time of inspection. Noted 'wobble' very obvious. Possible that fan blades may need to be tightened or adjusted to allow for normal use.

I=Inspected

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NP=Not Present

D=Deficient

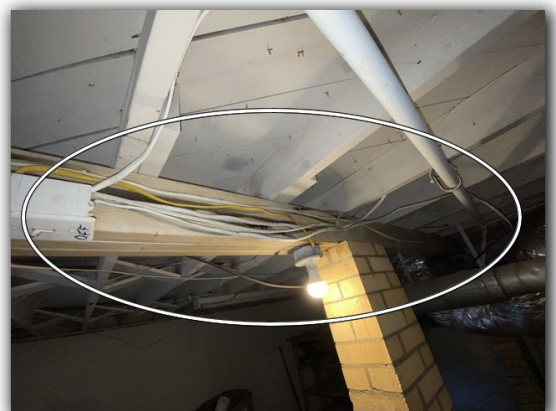
I	NI	NP	D
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I observed where dryer receptacle does not appear to be working at time of inspection. Note: power on to dryer receptacle on panel. Recommend evaluation for repairs allowing receptacle to work as should.



I observed various areas in attic presenting with open junction boxes and/or inappropriate splices made to wiring at time of inspection. Areas noted should be made up in approved or appropriate junction boxes. Recommend evaluation for repairs.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



- Wires are "exposed" in basement and should be protected. Romex is fine when it is inside a wall/ceiling/floor because it is protected from puncture/cuts/etc.

I observed various areas with exposed electrical wiring at time of inspection. Romex is designed to be used inside walls, attics, and/or in conduit. Exposed wiring is subject to physical damage and should be protected. Recommend evaluation for enclosing noted wires in some fashion of conduit for added safety.



Front middle bedroom light kit would not turn on with 4 bulbs in place



Track light in dining room would not turn on with attempts

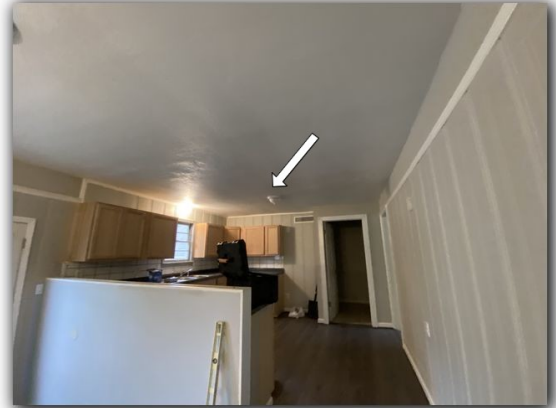
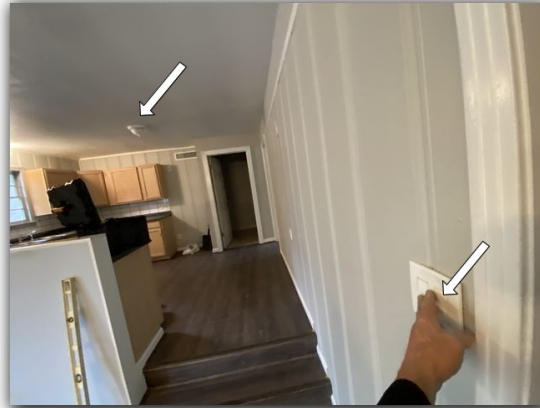
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Kitchen light would not turn on with attempts



Hallway light would not turn on with attempts

I observed where various light fixtures / light kits would not turn on with attempts at time of inspection. Possible that bulbs / lamps may be burnt out but the number of fixtures not working may allow for reasons to think issues could be electrical.

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 N/A Basement: Yes No Partial

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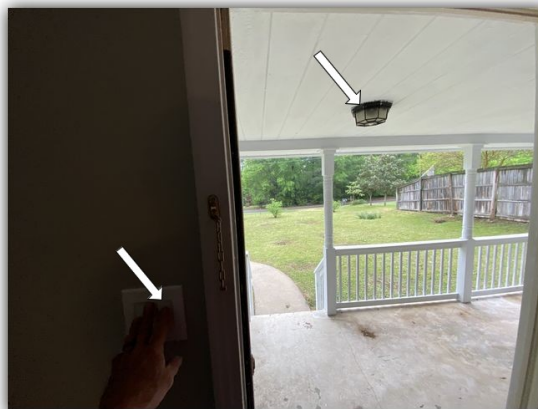
I NI NP D



Missing GFCI protection in kitchen area



Missing GFCI protection in basement area



Front porch light would not turn on with attempts

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 • Crawlspc (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=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Fixtures

Ceiling fans and light fixtures appear to be in good condition at time of inspection



Smoke and Fire Alarms

No smoke or co detectors found in home at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- Smoke alarms are not present in each sleeping area
- Smoke alarms are recommended in the following area(s):
 - On every level of your home, including finished attics and basements.
 - Inside every bedroom, especially if people sleep with the door partly or completely closed.
 - In the hall near every sleeping area. If your home has multiple sleeping areas, install a unit in each. If a hall is more than 40 feet long (12 meters), install a unit at each end.
 - At the top of the first-to-second floor stairway, and at the bottom of the basement stairway.
- A recommendation for a CO detector is always prudent when gas-fired appliances are supplied or vented from the interior of a building.

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 could not be assessed due to gas off to home at time of inspection.

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

Return / room air temperature

Supply air / differential

Views



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

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

-
-
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B. Cooling Equipment

Type of System: Central - Air Conditioner

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



I observed where outside unit sitting on pieces of cement block(s) at time of inspection. Noted condition could allow for movement over time which could cause harm to outside unit. Typically outside condenser unit placed on solid flat surface or pad.

UNIT: - 1
Cooling System Brand: Amana
Outdoor Unit Model #: ASX140361KD
Outdoor Unit Serial #: 1810266012
Cooling System Capacity: 3 ton

TEMPERATURE DROP BETWEEN SUPPLY AND RETURN AIR WAS: **18 degrees** -OK- Normal temperature drop is between 14-23 degrees. AC system allowed to run for over an hour taking differential as close to air handler as possible.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

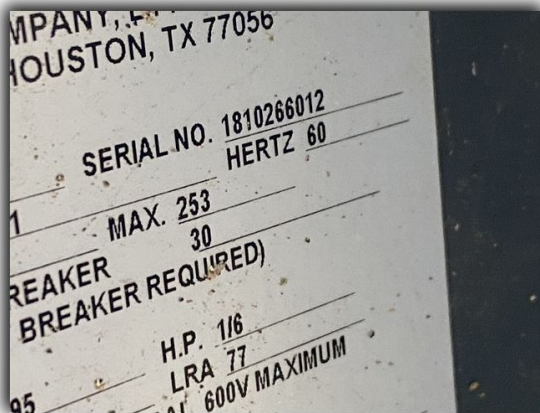
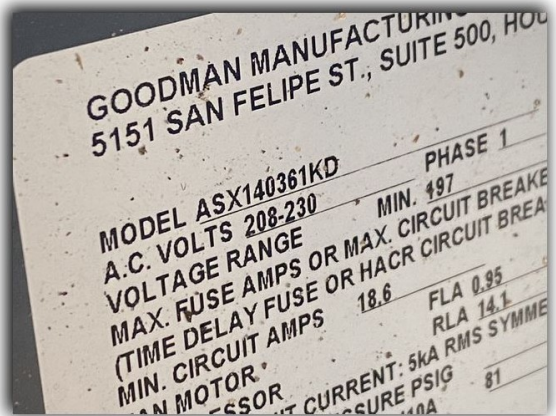


Return / room air temperature



Supply air / differential

Views



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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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C. Duct Systems, Chases, and Vents

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

Type of Duct: Flex Metal



I observed an area in attic where it appears that outer shell of covering insulation has separated from metal ductwork at time of inspection. Areas such as this allow hot / cold duct in an unconditioned attic to possible create moisture / condensation. Recommend evaluation for repairs allowing home to work as efficiently as possible.

Views



IV. PLUMBING SYSTEMS

-

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of property

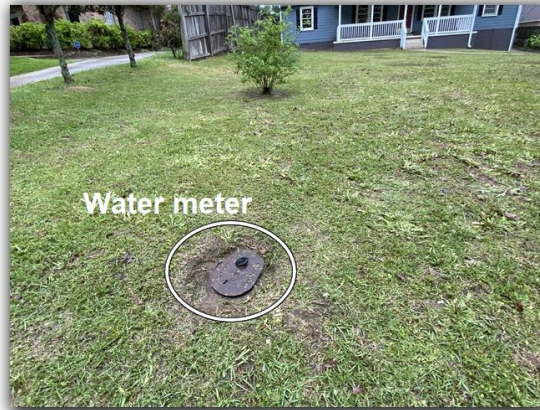
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



General Information:

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

The water supply distribution material is copper / PEX

The Waste Lines & Vent Material is Cast Iron / PVC



I observed where water lines under home were without adequate insulation at time of inspection. Areas such as this crawlspace could be exposed to freezing temperatures creating conducive conditions for possible pipes to burst. Recommend evaluation for appropriate

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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installation of insulation over noted exposed main water lines keeping home working as efficiently as possible.

Views of all water fixtures in home while in use

Kitchen Sink

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



Master Bathroom

Sink

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I observed where master bathroom sink drain stop was not installed appropriately at time of inspection. Recommend evaluation for installing drain stop per manufacturer specifications allowing drain stop to work as should.



Shower

comments: Shower working well at time of inspection



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Commode

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



- Most codes require at least 15 inches (measured from the center of the toilet) from any side wall or obstruction and not closer than 30 inches center to center to any other sanitary fixture.



Hallway Bathroom

Sink

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I observed where hallway bathroom sink drain stop was not installed appropriately at time of inspection. Recommend evaluation for installing drain stop per manufacturer specifications allowing drain stop to work as should.



Shower

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I observed where hallway bathroom tub drain stop was not installed appropriately at time of inspection. Recommend evaluation for installing drain stop per manufacturer specifications allowing drain stop to work as should.



I observed areas of minor separation between shower / tub fixtures and surround. Noted areas allowing for conducive conditions for water entry under the right conditions. Recommend evaluation for sealing noted separations allowing shower / tub to work as efficiently as possible.



Commode

comments: Commode working well at time of inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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 80 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.*

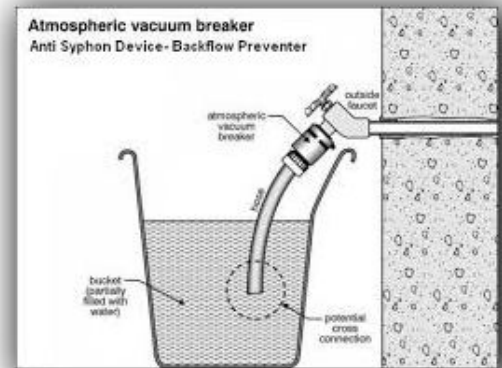
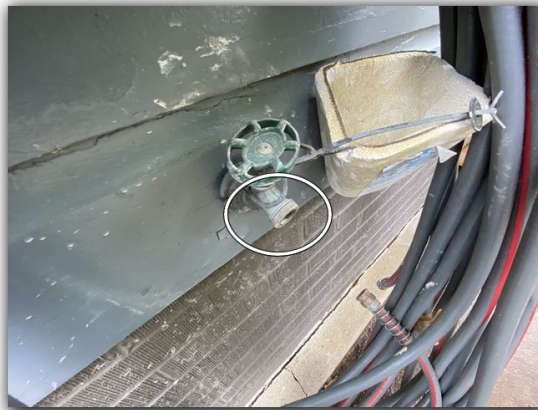
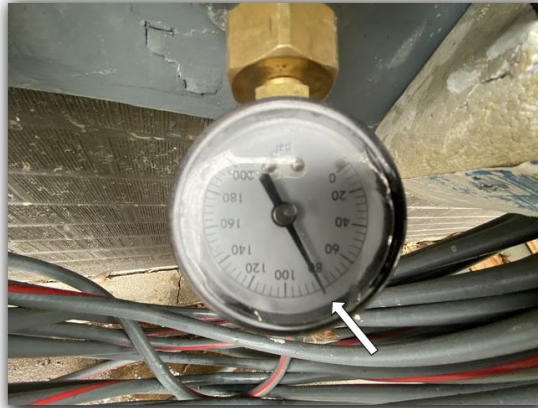
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NP=Not Present

D=Deficient

I NI NP D



Example back flow preventer

- Missing back flow preventer. The back flow preventer keeps contaminated water from entering potable (drinking) water.

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I observed an obvious leak under master bathroom shower drain line at time of inspection. Inspector performs volume test in home running water for approximately 30 minutes. Obvious water under master bathroom shower and on ground. Recommend evaluation for repairs allowing shower drain to work as should.



Water flowing from cut vent stack



Basement area

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Roof area

I observed where basement found with pooled water on floor at beginning of inspection. Further evaluation did not find any obvious reason for water entry near walls and/or entry door. Area has presented with rain for 2 days including day of inspection. Inspector noted where plumbing vent stack / drain for kitchen sink appears to have been cut with kitchen drain replaced leaving old vent stack / drain line in place. Inspector got on roof area and poured water into plumbing vent stack on roof with water free flowing into basement area from cut drain line. Recommend evaluation for covering roof top vent stack cover or removing keeping water from flowing into basement.



Kitchen sink



Washing machine drain

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Basement area



Crawlspace area

I observed where kitchen sink and laundry drain missing plumbing vent stacks at time of inspection. Sink and drainage lines need a vent because the pressure put on the drain pipe when water flows down the drain pipe needs to equalize. Recommend evaluation from qualified contractor for needed repairs allowing sink to drain as should.

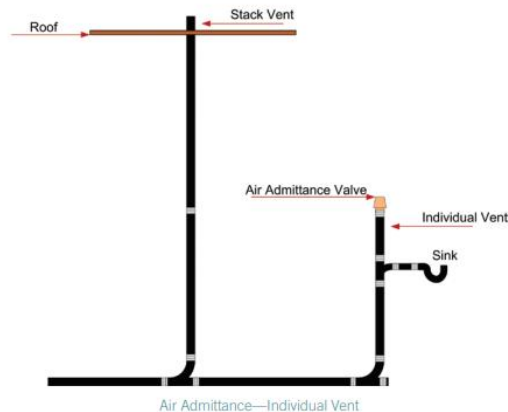
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NI=Not Inspected

NP=Not Present

D=Deficient

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Example of vent stack

I observed long runs from various drainage fixtures in home to plumbing vent stacks at time of inspection. Fixtures include washing machine drainage and kitchen sink. Plumbing vent stack for kitchen sink appears to have been cut running newer drain lines under home. This is good news but the run to plumbing vent stack is approximately 35 feet terminating into master bathroom vent stack. Span chart may vary but rule of thumb is the distance between your trap and the vent should be no more than 6 feet. In other words, for the vent to work properly, it needs to feed into the drain line within 6 feet of the trap-ways that connect to it.



I observed where plumbing vent stack found in basement area with foil tape covering covering opening at time of inspection. This may not be appropriate and could deteriorate over time allowing unpleasant fumes to make entry into basement area.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

washing machine drain during assessment.

C. Water Heating Equipment

Unit 1

Energy Source: Gas

Capacity: 50 gallon water heater

Comments: Gas off to home at time of inspection. Unable to verify water heater performance.



- Water heater sitting on basement floor without any drainage found for emergency catch pan or TP drain line. If heater were to fail water could fill basement area.
- I observed where the water heater drain pan did not drain appropriately at time of inspection. Water heater and Temperature Pressure Relief drain line terminate into pan with no way for water to drain as should. The drain should terminate into a suitably located indirect waste receptor, floor drain, extend to the exterior of the building, and/or suitable location. Recommend evaluation for repairs allowing water heater to have appropriate protection.
- I observed where Temperature / Pressure Relief Valve drain line missing at time of inspection. Temperature/pressure-relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. TPRs are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels. Noted drain lines should be installed so as to drain by flow of gravity. Recommend evaluation for appropriate repairs.

Note: this is not a pitch to sell a product. Just a really great way to fix found issue

<https://www.youtube.com/watch?v=R7UEziul1PE>

Link to youtube to see how it actually works.

Note: With water heater such as this one that is located in center of home without any easy fix for allowing water to drain to exterior or actual drain, a flood stop system would help significantly.

Example:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



FloodStop kits automatically shut off the water supply to the Water Heater and sounds an alarm, leaving all other household fixtures and appliances operational. Powered by AC Adaptor/Transformer or Batteries. Output contacts available, which allow the Controller to connect with Alarm, Home Automation or Auto-Dialer systems if desired. Easily installed in fifteen minutes.



I observed where water heater draft hood appears to be displaced at time of inspection. Noted area obviously allowing conducive conditions for water heater exhaust to discharge into heater closet which could create possible fire hazard. Discharge into also creating conducive conditions for possible down draft without appropriate atmospheric pressure moving gasses to exterior allowing for possible elevated Carbon Monoxide build up. Recommend evaluation for obvious repairs allowing water heater to perform as safely as possible.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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



I observed where water heater flue in contact with AC duct in area above water heater at time of inspection. Note: temperatures of the vent pipe could transferred to the surrounding area (screws / paper / duct covering) and all the materials that are in the vent pipe vicinity. Air ducts can be incredibly dangerous. Not only is the dust collected highly flammable, but air ducts themselves provide a place where a fire can smolder and spread. 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

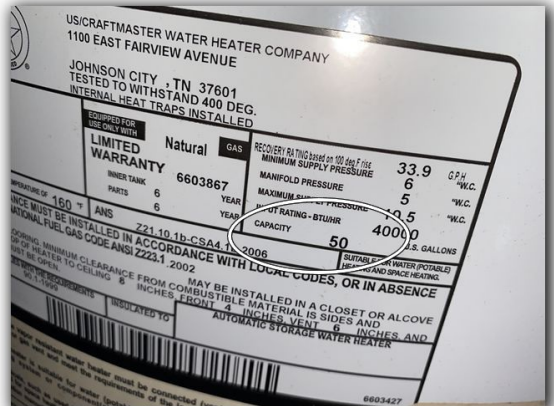
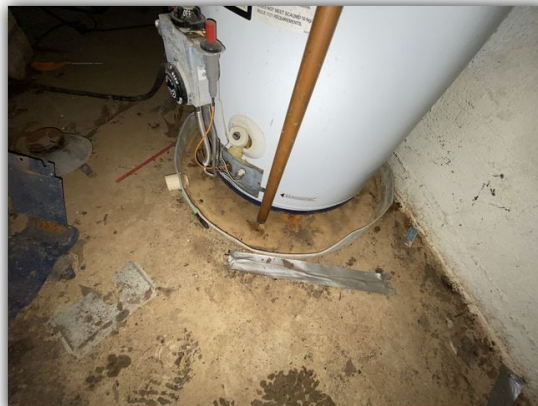
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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: Manufacturers 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.

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D. Hydro-Massage Therapy Equipment

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

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



I observed where master bathroom missing an exhaust fan at time of inspection. Typically bathrooms are recommended to have an exhaust fan installed unless having access to or an operational window. Recommend evaluation for possible fan installation.

G. Garage Door Operators

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

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



I observed where dryer receptacle does not appear to be working at time of inspection. Note: power on to dryer receptacle on panel. Recommend evaluation for repairs allowing receptacle to work as should.

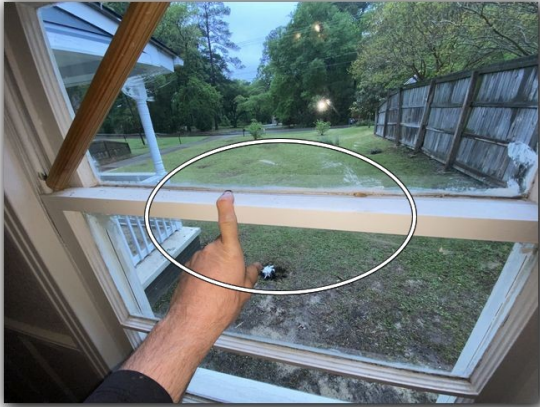
Views



Dryer not connected at time of inspection.

Summary

Safety and Electrical Repairs and / or Concerns





I observed various windows in home with damaged / missing window locks at time of inspection. Noted 'stick' placed in window for lock. Recommend evaluation for repairs allowing windows to lock securely as should.



I observed where wood pane cased windows found to be painted shut at time of assessment. Windows in bedrooms / sleeping rooms should open allowing for functional emergency escape and rescue openings. Recommend evaluation for possible repairs if needed allowing for normal / safe function.



I observed where some of the exterior stairs do not have a hand rail on either side at time of inspection. Typically on any interior or exterior flight of stairs having more than 4 risers they should have a hand rail on one side of the stair. Would consider adding appropriate hand rail for safety purposes.

Main Disconnect Panel

Service Entrance and Panels Comments: Electrical Service Panel

Location: Basement area

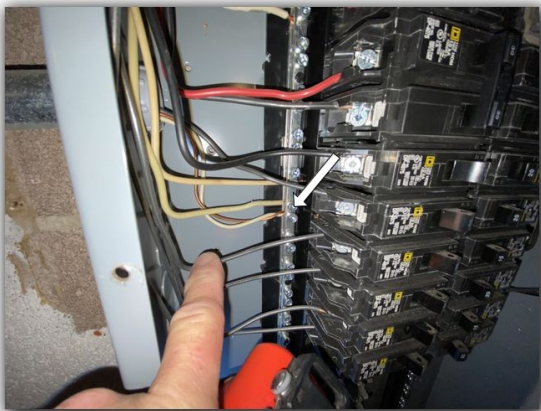
Service Entrance Conductor: Copper

Box Rating and/or Main Disconnect Rating appears to be: 100 amp service running to home

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



I observed where panel cover screws do not hold panel cover in place as should. It appears that securing screws are too small for cover. Attempts to screw in allowed screws 'pop out' when installed. Recommend evaluation for repairs allowing load center panel cover to be covered as should.



- Only 1 double tapped neutral / ground noted.

☑ I observed where ground bar has neutral and grounds double tapped at the time of inspection. Under today's code each grounded conductor should terminate within the panel board in an individual terminal that is not also used for another conductor. When the neutral is disconnected, the objective is to still have the equipment ground solidly connected to the grounding electrode. If both the neutral and grounded conductor is under the same terminal, this cannot be accomplished.



Exterior of home



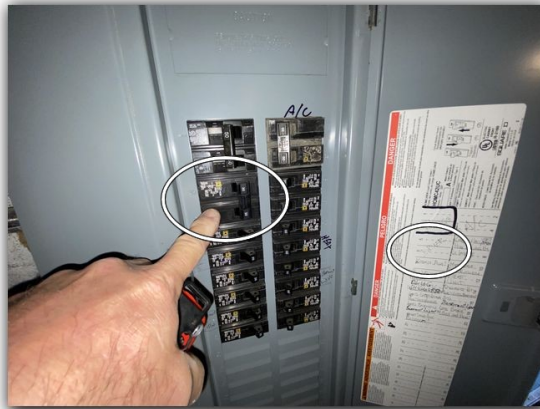
Interior of home

☑ I observed where exterior receptacle on back porch area did not present with power at time of inspection. Note: receptacle on interior wall adjacent to exterior receptacle found without power as well. Recommend evaluation for repairs allowing home receptacles to work as should.



☑ I observed where ceiling fan in front left bedroom out of balance with operating at time of inspection. Noted 'wobble'

very obvious. Possible that fan blades may need to be tightened or adjusted to allow for normal use.

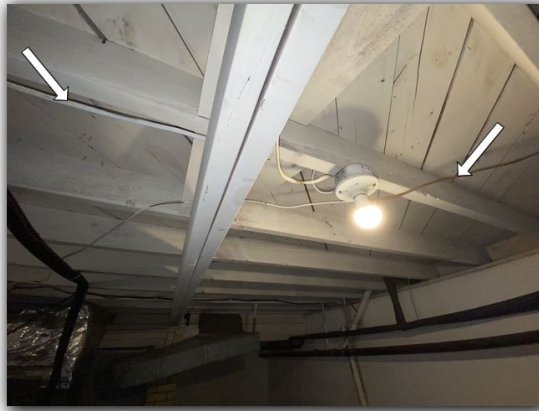


I observed where dryer receptacle does not appear to be working at time of inspection. Note: power on to dryer receptacle on panel. Recommend evaluation for repairs allowing receptacle to work as should.



I observed various areas in attic presenting with open junction boxes and/or inappropriate splices made to wiring at time of inspection. Areas noted should be made up in approved or appropriate junction boxes. Recommend evaluation for repairs.





- Wires are "exposed" in basement and should be protected. Romex is fine when it is inside a wall/ceiling/floor because it is protected from puncture/cuts/etc.

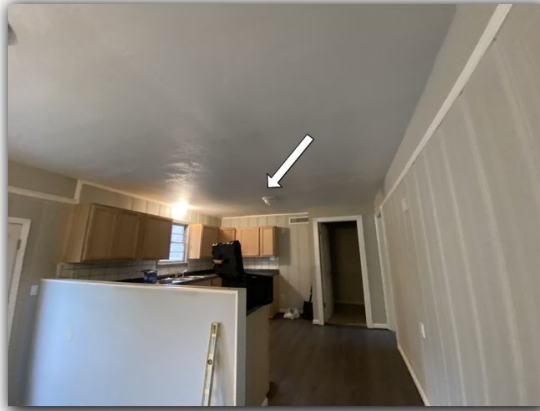
I observed various areas with exposed electrical wiring at time of inspection. Romex is designed to be used inside walls, attics, and/or in conduit. Exposed wiring is subject to physical damage and should be protected. Recommend evaluation for enclosing noted wires in some fashion of conduit for added safety.



Front middle bedroom light kit would not turn on with 4 bulbs in place



Track light in dining room would not turn on with attempts



Kitchen light would not turn on with attempts



Hallway light would not turn on with attempts

I observed where various light fixtures / light kits would not turn on with attempts at time of inspection. Possible that bulbs / lamps may be burnt out but the number of fixtures not working may allow for reasons to think issues could be electrical.

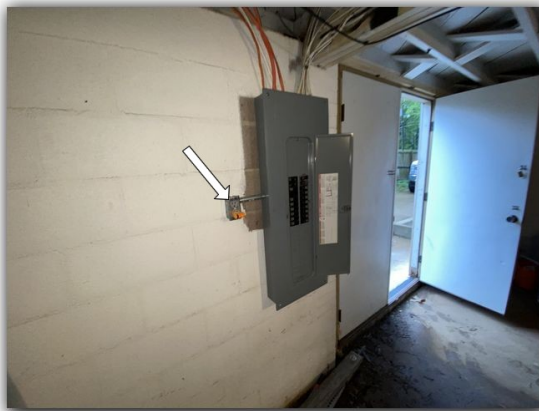
Note: This should not be considered an all-inclusive or exhaustive list of deficiencies in the electrical system and many of these items may be technical deficiencies without real need for repair. A qualified, licensed electrical contractor should be selected to address these conditions and any noted 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 N/A Basement: Yes No Partial



Missing GFCI protection in kitchen area



Missing GFCI protection in basement area



Front porch light would not turn on with attempts

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 is now deemed necessary. GFCI protection may not have been required at the time the home was built, but for safety reasons it is recommended that GFCI protection be installed at all the following locations: • Bathrooms • Exterior • Garages • Crawlspace (at or below grade) • Unfinished basements • Kitchens • Laundry rooms • Within 6 feet of all plumbing fixtures. Recommend evaluation for possible repairs and / or replacement of deficient receptacles for added safety.

Smoke and Fire Alarms

No smoke or co detectors found in home at time of inspection.

Smoke alarms are not present in each sleeping area

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

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

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



I observed where water heater draft hood appears to be displaced at time of inspection. Noted area obviously allowing conducive conditions for water heater exhaust to discharge into heater closet which could create possible fire hazard. Discharge into also creating conducive conditions for possible down draft without appropriate atmospheric pressure moving gasses to exterior allowing for possible elevated Carbon Monoxide build up. Recommend evaluation for obvious repairs allowing water heater to perform as safely as possible.



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



☑ I observed where water heater flue in contact with AC duct in area above water heater at time of inspection. Note: temperatures of the vent pipe could transferred to the surrounding area (screws / paper / duct covering) and all the materials that are in the vent pipe vicinity. Air ducts can be incredibly dangerous. Not only is the dust collected highly flammable, but air ducts themselves provide a place where a fire can smolder and spread. 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



☑ I observed an obvious leak under master bathroom shower drain line at time of inspection. Inspector performs volume test in home running water for approximately 30 minutes. Obvious water under master bathroom shower and on ground. Recommend evaluation for repairs allowing shower drain to work as should.



Water flowing from cut vent stack



Basement area



Roof area

I observed where basement found with pooled water on floor at beginning of inspection. Further evaluation did not find any obvious reason for water entry near walls and/or entry door. Area has presented with rain for 2 days including day of inspection. Inspector noted where plumbing vent stack / drain for kitchen sink appears to have been cut with kitchen drain replaced leaving old vent stack / drain line in place. Inspector got on roof area and poured water into plumbing vent stack on roof with water free flowing into basement area from cut drain line. Recommend evaluation for covering roof top vent stack cover or removing keeping water from flowing into basement.



Kitchen sink



Washing machine drain

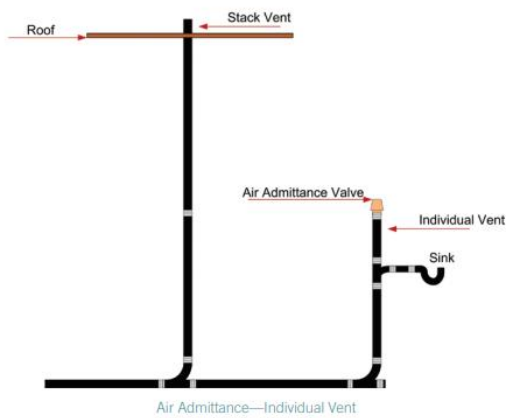


Basement area



Crawlspace area

I observed where kitchen sink and laundry drain missing plumbing vent stacks at time of inspection. Sink and drainage lines need a vent because the pressure put on the drain pipe when water flows down the drain pipe needs to equalize. Recommend evaluation from qualified contractor for needed repairs allowing sink to drain as should.



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Example of vent stack

I observed long runs from various drainage fixtures in home to plumbing vent stacks at time of inspection. Fixtures include washing machine drainage and kitchen sink. Plumbing vent stack for kitchen sink appears to have been cut running newer drain lines under home. This is good news but the run to plumbing vent stack is approximately 35 feet terminating into master bathroom vent stack. Span chart may vary but rule of thumb is the distance between your trap and the vent should be no more than 6 feet. In other words, for the vent to work properly, it needs to feed into the drain line within 6 feet of the trap-ways that connect to it.



☑ I observed where plumbing vent stack found in basement area with foil tape covering covering opening at time of inspection. This may not be appropriate and could deteriorate over time allowing unpleasant fumes to make entry into basement area.

Unit 1

Energy Source: Gas

Capacity: 50 gallon water heater

Comments: Gas off to home at time of inspection. Unable to verify water heater performance.



- Water heater sitting on basement floor without any drainage found for emergency catch pan or TP drain line. If heater were to fail water could fill basement area.

☑ I observed where the water heater drain pan did not drain appropriately at time of inspection. Water heater and Temperature Pressure Relief drain line terminate into pan with no way for water to drain as should. The drain should terminate into a suitably located indirect waste receptor, floor drain, extend to the exterior of the building, and/or suitable location. Recommend evaluation for repairs allowing water heater to have appropriate protection.

☑ I observed where Temperature / Pressure Relief Valve drain line missing at time of inspection. Temperature/pressure-relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. TPRs are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels. Noted drain lines should be installed so as to drain by flow of gravity. Recommend evaluation for appropriate repairs.

Note: this is not a pitch to sell a product. Just a really great way to fix found issue

<https://www.youtube.com/watch?v=R7UEziul1PE>

Link to youtube to see how it actually works.

Note: With water heater such as this one that is located in center of home without any easy fix for allowing water to drain

to exterior or actual drain, a flood stop system would help significantly.

Example:



FloodStop kits automatically shut off the water supply to the Water Heater and sounds an alarm, leaving all other household fixtures and appliances operational. Powered by AC Adaptor/Transformer or Batteries. Output contacts available, which allow the Controller to connect with Alarm, Home Automation or Auto-Dialer systems if desired. Easily installed in fifteen minutes.

Minor Repairs and / or Concerns



No ventilation in basement area



I observed where home presented with inadequate ventilation by *today's standards* for new construction. Typically a

good rule of thumb would recommend ventilation openings of not less than 1 square foot for each 150 square feet of crawl space. Noted conditions found with little ventilation openings with minor horizontal air flow noted. Recommend evaluation for adding appropriate ventilation into crawlspace allowing home to work as efficiently as possible. *Note: a great addition would be a possible moisture barrier placed on ground under home preventing unwanted moisture from making access to exposed areas of crawl space.*



- Crawlspace vent noted near grade level.

I observed an area of pooled water under master bedroom area at time of inspection. It appears that water can make entry near left rear corner of home through crawl space vent that is ground / grade level. Recommend evaluations for repairs allowing water to move away from home as should.



I observed where foliage found to be too 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.



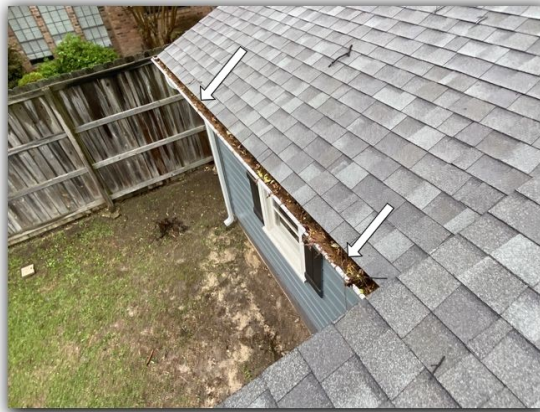
Gutters / down spouts found draining too close to the structure at the time of inspection. Water terminating near slab / veneer underpinning can create conducive conditions for possible undermining. Recommend termination point at least 16-24 inches from foundation. Recommend installing extensions onto gutters or adding splash blocks allowing water to move away from home efficiently.



I observed an area near back left corner of home where down spout for home gutter appears to be missing at time of inspection. Recommend evaluation for repairs allowing water to run away from home as should.



I observed an area of roof with damage from past limb strike at time of inspection. Noted area of damage to gutter as well.



I observed where gutters filled with areas of debris at time of inspection. Debris in gutters are create conducive conditions for water penetrations and / or mechanical failure due to extreme water/debris weight or possible water leaking into living space / soffit areas. Recommend cleaning of gutters allowing water to flow / terminate from roof area as should.



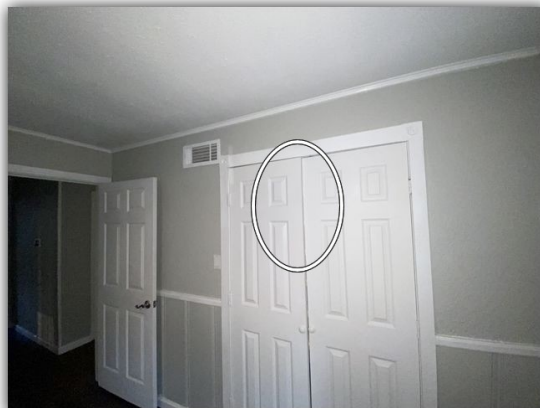
I observed roof area with moderate amounts of debris buildup at time of inspection. Debris buildup on roof area is conducive for water penetrations. Recommend cleaning roof area.



☑ I observed an area over kitchen / dining room area where insulation appears to have been removed at time of inspection. Area noted has only sheet rock separating home living area from a possibly very hot or very cold attic. Recommend evaluation for replacing missing insulation allowing home to work as efficiently as possible.



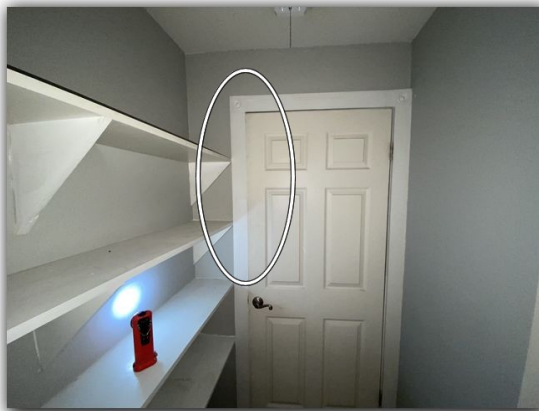
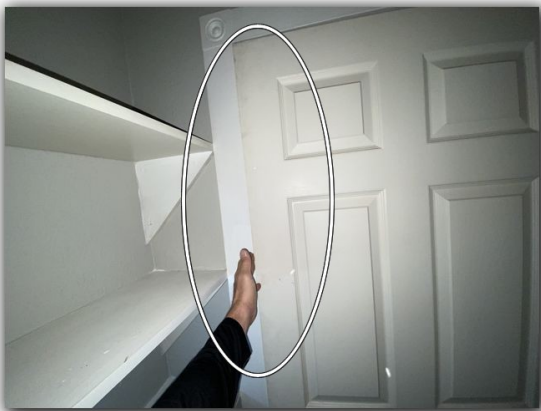
☑ I observed various areas on exterior brick veneer underpinning with minor openings noted at time of inspection. Areas noted create possible conducive conditions for water entry under the right conditions. Recommend evaluation for sealing noted gaps / separations with some fashion of water proofing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



- Front left bedroom double closet doors



- Front middle bedroom entry door



- Utility / laundry room door

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

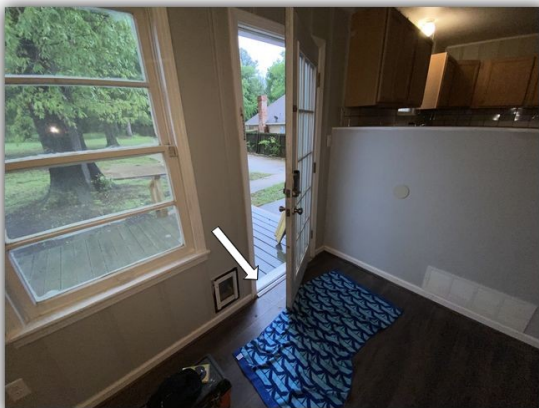
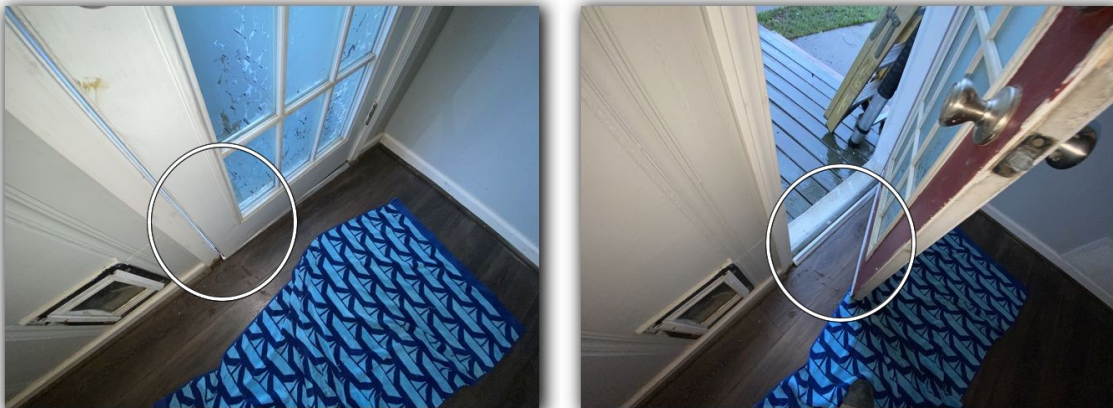


- Basement double doors have had door jams cut and replaced leaving areas of exposed wood.



- Back door area

I observed an areas on exterior of home found with exposed wood / door surround at time of inspection. Doors appear to be in good working condition with exposed wood / trim noted at time of assessment. Recommend evaluation for painted noted exposed wood keeping areas protected from possible moisture exposure / damage.



I observed where rear single entry / exit door near back of home found with door that appears to 'stick' when attempting to open/close at time of inspection. Recommend evaluation for possibly adjusting door(s) allowing door to work as should. Note: weather stripping near bottom of door may not be appropriate at time of inspection. Areas of weather stripping in place but inspector could still see day light near bottom of door when door closed.



I observed areas of damaged weather stripping near master bedroom exterior door area at time of inspection. Missing weather stripping may allow conducive conditions for unconditioned air to make entry into home as well as conditioned air to escape. Recommend evaluation for repairs allowing home to work as efficiently as possible.



I observed where door bell button missing on home at time of inspection.



I observed where outside unit sitting on pieces of cement block(s) at time of inspection. Noted condition could allow for movement over time which could cause harm to outside unit. Typically outside condenser unit placed on solid flat surface or pad.



I observed an area in attic where it appears that outer shell of covering insulation has separated from metal ductwork at time of inspection. Areas such as this allow hot / cold duct in an unconditioned attic to possible create moisture / condensation. Recommend evaluation for repairs allowing home to work as efficiently as possible.



I observed where water lines under home were without adequate insulation at time of inspection. Areas such as this crawlspace could be exposed to freezing temperatures creating conducive conditions for possible pipes to burst. Recommend evaluation for appropriate installation of insulation over noted exposed main water lines keeping home working as efficiently as possible.

Master Bathroom

Sink

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



I observed where master bathroom sink drain stop was not installed appropriately at time of inspection. Recommend evaluation for installing drain stop per manufacturer specifications allowing drain stop to work as should.

Hallway Bathroom

Sink

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



I observed where hallway bathroom sink drain stop was not installed appropriately at time of inspection. Recommend evaluation for installing drain stop per manufacturer specifications allowing drain stop to work as should.

Shower

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



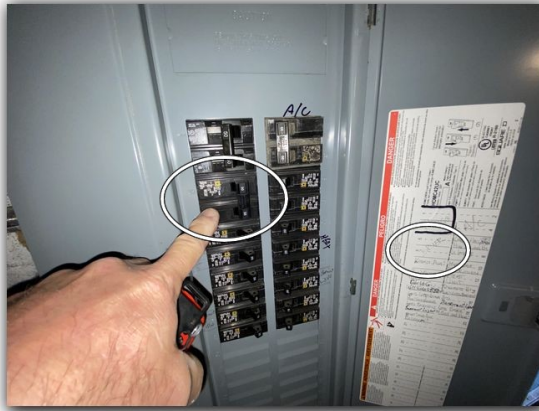
I observed where hallway bathroom tub drain stop was not installed appropriately at time of inspection. Recommend evaluation for installing drain stop per manufacturer specifications allowing drain stop to work as should.



I observed areas of minor separation between shower / tub fixtures and surround. Noted areas allowing for conducive conditions for water entry under the right conditions. Recommend evaluation for sealing noted separations allowing shower / tub to work as efficiently as possible.



I observed where master bathroom missing an exhaust fan at time of inspection. Typically bathrooms are recommended to have an exhaust fan installed unless having access to or an operational window. Recommend evaluation for possible fan installation.



I observed where dryer receptacle does not appear to be working at time of inspection. Note: power on to dryer receptacle on panel. Recommend evaluation for repairs allowing receptacle to work as should.

Monitor Items



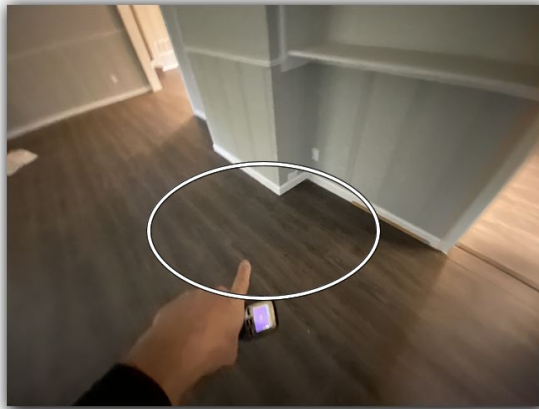
Dining room area



Hallway area



Living room area



Living room area

I observed where various areas in home presented with floors that appear to buckle or cup at time of inspection. This can be caused by any number of potential issues. Humidity, possible water leaks, installation prior to allowing floors to adjust and/or acclimate to environment, or possibly installed without allowing room for expansion. In this case it appears that thermal expansion is the culprit. The fix might be to pull quarter round or trim around the edge and see if there is adequate expansion / gap allowing for possible movement making adjustments if needed. Recommend evaluation for repairs if desired monitoring noted areas for any noticeable changes.





Laundry room



Attic above



Roof area above

I observed an area an possible moisture staining / moisture damage noted over laundry 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 with roof area finding where newer roof has been installed. Appears that roof has received possible limb strike from tree above. 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 observed where larger tree in back yard with obvious large limbs over home at time of inspection. Possible that falling limbs could come in contact with home / roof structure. Recommend possible evaluation from tree specialist / arborist to assess for possible removal of unsafe limbs if needed.

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 Drive 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: 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 unexpectedly 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.