



Your inspection report is below

Please Scroll Down

This repair summary was created exclusively for Your name here



1306 Timber Ridge
Weatherford Tx. 76088
Professional TREC # 8726
randall@alertinspector.com

Prepared for: New Client

Concerning: Your new home address

By, Randall C. Wooten Professional TREC # 8726

Date: Wednesday, January 29, 2020

REPAIR SUMMARY

This summary is provided as an additional service for you. It does not replace the main inspection report which is necessary for you to get a full understanding of the status of your inspection. The main report has photos, comments and other details that this summary doesn't contain.

I. Structural Systems

A. Foundations

B. Grading and Drainage

Exterior: Soil level too high around areas with brick siding. Common industry practice requires a clearance of 4 inches from bottom of brick veneer to soil. High soil level near brick siding promotes water penetration and possible termites.

Exterior: There is an area on the northeast side of the house that appears to be holding water due to the grading in that area. This far enough away from exterior of home that it should not affect the long term foundation performance.

C. Roof Covering Materials

D. Roof Structure and Attic

Attic: Insulation not properly positioned/missing in small area by media room. Looks like a past repair and change of light fixture.

E. Walls (Interior and Exterior)

Upstairs bedroom 1: There is a small damaged spot in the wall behind the bedroom entry door from the door knob hitting the wall.

Interior: Normal settlement cracking observed on areas of the sheetrock walls. Settlement cracking is common on sheetrock walls as the house ages.

Interior: Nail pops observed on wall. These are typically caused by the studs behind the drywall shrinking.

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F. Ceilings and Floors

Dining room: Flooring at the entry to dining room has a gap. Looks like flooring has been changed.

Interior: Normal settlement cracking observed on areas of the sheetrock ceiling. Settlement cracking is common on sheetrock ceilings as the house ages.

Game Room: A texture tape joint is cracked in corner of the sheet rock ceiling. This is a common finding with this type of ceiling.

Interior: Crown molding transition to ceiling has separated and should be caulked.

G. Doors (Interior and Exterior)

Game Room: The door ball latch on top of the door is missing and should be replaced in order latch door while closed.

Garage: The weather-strip at the garage walkthrough door is deteriorated or damaged. Recommend replacing this weather-strip, pet damage noted.

Garage: The water heater closet door ball latch on top of the door to the needs to be adjusted so that it hits the strike plate.

Interior: The door stops are missing and damaged on various doors.

H. Windows

Game Room: The window sash near the wet bar would not open.

Dining room: Window does not align properly at meeting-rail (where top sash and bottom sash meet).

Needs repair in order to lock the window.

Exterior: There should be weep holes above all metal lintels, this is to allow water to run off the steel and not pool behind bricks. (Typical for the age of home)

Interior: Windows are difficult to operate due to some foundation elevation and lack of use. Recommend adjustment for proper operation and safety.

Exterior: Screen(s) in one or more windows are missing. Recommend installing screens where missing.

I. Stairways (Interior and Exterior)

Interior: Small areas of missing grout noted on the rise of the stairs it does not affect the function

J. Fireplace/Chimney

Living room: The fireplace damper lacks a damper stop (C-Clamp) that would prevent the damper from being completely closed. A safety stop is recommended when there are gas logs present to prevent the accidental introduction of carbon monoxide into the house.

K. Porches, Balconies, Decks, and Carports

Exterior: Typical cracks noted in balcony concrete

Exterior: Driveway failure noted small area, has collapsed.

L. Other (cabinets and countertops)

II. Electrical Systems

A. Service Entrance and Panels

Garage: White wires within the service panel that are used as "hot" conductors should be identified. This is commonly done by black tape or marker on the insulation of white wires on both ends.

Garage: The breakers (overcurrent devices) within the main panel are not properly labeled but should be so that the appropriate load calculations and breaker sizes can be determined.

Attic: The sub panel is not properly configured the neutral bus bar and the ground bus bar are connected. By modern standards these should float and not be bonded.

This repair summary was created exclusively for Your name here

B. Branch Circuits, Connected Devices, and Fixtures

Exterior: The balcony ceiling fan wobbles. Recommend adjustments for efficient operation and to prolong service life.

Interior: Light bulbs in closet areas are exposed or not enclosed by a cover. This can be a potential fire hazard and can be improved by installing modern fixtures. Care should be taken to not place items close to the exposed bulbs.

Exterior: Junction box is missing the cover plate. They are intended to contain fire and prevent electric shock from exposed wires. Recommend installing cover plates over junction boxes where they are missing.

C. Smoke detectors

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Attic: The flexible gas lines are not allowed by current industry standards to pass into a metal cabinet of a gas heating unit due to vibration from the unit can rub a hole in the gas line. Rigid metal pipe should extend outside cabinet a minimum of 2 inches. System near media room, currently has a red tag from gas company.

B. Cooling Equipment

Exterior: Unit #1 - Condenser unit coils are dirty or damaged and should be cleared for maximum cooling efficiency. This heat exchange area is what dissipates the heat recovered from the interior of the home; and must be clean for maximum efficiency and function

C. Duct Systems, Chases, and Vents

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Master bathroom: The water supply faucet to the tub is loose at the floor mounting and needs to be tightened.

Game Room wet bar: Aerator on faucet spout is partially clogged and creating over-spray on countertop.

Bathroom 2: Cracks are present in the corners of the tiled shower area, this should be repaired by sealing with grout or silicone caulk to prevent water entry behind the tiles.

Bathroom: Toilet is loose at floor mounting and should be repaired. Loose toilets could cause leaking and floor damage.

Bathroom: Cracks are present in the corners of the tiled shower area, this should be repaired by sealing with grout or silicone caulk to prevent water entry behind the tiles.

Master bathroom: Cracks are present in the corners of the tiled shower area, this should be repaired by sealing with grout or silicone caulk to prevent water entry behind the tiles.

Exterior: I recommend installing vacuum breakers on exterior hose bibs (water faucets). Hose Bib Vacuum Breakers are simple, low-cost devices that should be used to help prevent backflow of water when engaging in the use of water hoses.

B. Drains, Wastes, and Vents

Upstairs hall bathroom: The drain stopper is not attached the tub drain.

Master bathroom: The sink drain stopper does not properly engage.

C. Water Heating Equipment

D. Hydro-Massage Therapy Equipment

E. Gas Supply Systems

Attic: There is not a sediment trap located near the gas fueled appliances. Sediment traps are intentionally installed to help prevent sediment in the gas piping from getting into the gas valves or burner area of an appliance and clogging the ports or increasing the pressure at outlet.

Attic: Gas flexible lines yellow CSST (corrugated stainless steel tubing) requires proper electrical bonding in order to reduce risks associated with lightning strikes. I could not verify proper bonding and/or grounding. I suggest you take a look at www.csstsafety.com I recommend contacting a licensed electrician to ensure this product has been installed per Mfg. requirements. All CSST manufacturers expressly added the bonding and grounding procedure to their installation requirements in August 2006.

Exterior: The pool fire bowls would cycle, looks like the thermocouple may be going out and must get hot enough to keep fire going.

V. Appliances

A. Dishwasher

Kitchen: The dishwasher unit is not properly secured to the cabinet, it rocks forward when the door is opened.

B. Food Waste Disposer

C. Range hoods and exhaust systems

D. Electric or gas ranges, cooktops, and ovens

E. Microwave Oven

F. Mechanical exhaust systems and bathroom heaters

G. Garage Door Operator(s)

Garage: The spring is missing where the control arm connects to the drive for the overhead garage door, not allowing the mechanism to raise or lower the door

Garage: Locks should be made non-operational on garage doors equipped with openers.

H. Dryer Exhaust systems

Attic: The dryer exhaust duct is not being vented to the exterior, but is instead being vented to a soffit vent. This configuration is no longer allowed by standards. This is a recent install as there is lint on insulation in attic.

VI. Optional Systems

A. Landscape Irrigation (Sprinkler) Systems

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Exterior: Due to the presence of a pool, the gate should be fitted with hardware to make it self closing and latching. This is a child safety and liability issue. Suggest installing specialized alarms (available at pool supply) on all exterior doors that provide access to pool.

This repair summary was created exclusively for Your name here

C. Outbuildings

D. Private Water Wells

Exterior: The well equipment was not tested. I suggest check with seller to find out what is connected to well. The seller stated the property is served by both a public and private water supply system. If these two systems are joined together in some manner, you must have check valve between them. Private and public water supplies must be separate from one another.

E. Private Sewage Disposal (Septic) Systems

Exterior: The chlorine tablet refill tube located at the aerobic system was observed to be empty and should be re-filled with approved aerobic system chlorine tablets to help eliminate all odors from the clear water.

Exterior: Some cracking was observed on initial tank lid.

F. Other Built-in Appliances

Exterior: The gate opener was not functional and failed to respond to the manual test button. The sellers also had gate blocked by rock.



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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

HOW TO READ THIS REPORT:

- Items noted in **BLUE** are suggested maintenance activities.
- Items noted in **RED** are issues that are safety related and/or a recommendation to utilize a licensed company/technician to inspect and make necessary repairs.
- Items noted in **BLACK BOLD** type are issues that required repair.
- Items noted in regular type are observations made at the time of the inspection and require no action.
- Alert Home Inspections DOES NOT inspect for the presence mold, fungus, mildew, or organic growth. Alert DOES NOT inspect for presence of Chinese Drywall.



(Directional references based on front of house)



February 16, 2020

General Comments and Conditions

Present at inspection: clients and realtor

Water: on

Electric: on

Temperature: in 40's

Precipitation: dry



PROPERTY INSPECTION REPORT

Prepared For: Your name here

Concerning: Your new home address

By: Randall C. Wooten - TREC# 8726

Date: Wednesday, January 29, 2020

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

Report Identification: Your new home address

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, bathrooms, 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; and
- Lack of electrical bonding and grounding.
- 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 require 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.

PLEASE NOTE

This report is paid for by and prepared for the client named above. This report is not transferable

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.

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I. Structural Systems

A. Foundations

This inspector is NOT a structural engineer. If any concern exists about the potential for future movement, Client should have a professional engineer, licensed by the State of Texas, perform an evaluation and advise you concerning his or her findings. The foundation was assessed using the following criteria (lack or presence of): Separation at frieze board corners - Separation of brick veneer around windows and doors - Separation of brick veneer at garage door trim - Multiple and large cracks in brick veneer / mortar - Upheaval in flatwork / floors (i.e. garage floor, sidewalks, driveway, patios, interior tile floors) - Interior cracks in sheetrock radiating from door / window corners - Doors not operating properly (i.e. hanging on jambs) - Doors out of square - Separation / cracking of framing members in attic FYI: Soils in North Texas Highly plastic clay soils, typically found in the North Texas area, expand and contract with varying rain amounts and watering patterns. With this alternating expansion and contraction of the soils, residences and other structures will predictably experience some degree of foundation distress. . The inspection of the foundation may report it to be functioning as designed, and/or to be in need of evaluation and/or repairs at the time of the inspection. The opinion rendered by the Inspector does not warrant or guarantee the future performance or failure of the foundation. It is a required opinion, based upon a visual and cursory observation of the circumstances and condition at the time of the inspection. If crawl space areas are not inspected, provide an explanation.

Comments:

- Foundation Type - Slab on Grade; this includes post tension and floating slabs
- Structure faces: north
- See report from specialist from Integrity Foundation who was on site during inspection. The realtor states there is also a report from Engineer available.
- It is the opinion of this inspector that the foundation appears to be performing its intended function. Due to having previous foundation work, I recommend buyer review paper work regarding scope of work done and steps necessary to transfer warranty if any.

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B. Grading and Drainage

The evaluation of the site drainage patterns, vegetation and retaining walls that are likely to adversely affect the structure will be performed by site visual inspections only. A survey will not be conducted; the opinion may not be dependable during times of heavy rains.

Comments:

- Exterior: The grading and drainage within six feet of the home appear adequate. The roof mounted gutters are in good condition; without water in the gutters I could not determine if the pitch toward the drains is correct.
- Exterior: Underground yard drainage system not checked / inspected. Did not verify yard drains operate properly and that there are no collapsed or clogged areas.

Deficiencies:

- Exterior: Soil level too high around areas with brick siding. Common industry practice requires a clearance of 4 inches from bottom of brick veneer to soil. High soil level near brick siding promotes water penetration and possible termites.



- Exterior: There is an area on the northeast side of the house that appears to be holding water due to the grading in that area. This far enough away from exterior of home that it should not affect the long term foundation performance.



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C. Roof Covering Materials

The inspector will evaluate the roof covering, flashings, skylights and roof penetrations. An opinion on the condition of the roof covering is not a warranty against future leaks or damage from leaks. Active leaks may not be visible when there is no rain, All areas of the attic may not be accessible. The inspector relies on seeing signs of active or previous water penetration. To avoid reducing the life of the roof coverings, keep tree branches from contacting the roof and avoid all foot traffic. If any concern exists about the roof coverings life expectancy or the potential for future problems, a roofing specialist should be consulted during the option period. The inspector will identify the manner the roof was viewed from. **ALERT INSPECTIONS DOES NOT INSPECT ROOFS FOR INSURANCE COMPANY INSURABILITY.** You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof Notice: Life expectancy of the roofing material is not covered by this property inspection report.

Comments:

- The roof was inspected by walking on it.
- The roof coverings are in average condition. No areas were discovered that are in need of immediate repairs.



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D. Roof Structure and Attic

This inspection covers the roof structure and sheathing as well depth of insulation. The attic space will be observed from the solid walk surface only. The inspector is not required to inspect areas that in the inspectors reasonable judgment can not be inspected due to safety concerns or potential damage to structure. The attic area is accessible from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is not less than 30 inches. (If the attic is inaccessible, report the method used to inspect) (Notice: Generally recommended depth of attic floor insulation is approximately 10+ inches, to achieve R30 rating.)

Comments:

- Attic: Attic was inspected by entering it and inspecting from the decked surfaces. Some areas were not visible from decking. These areas are specifically excluded from inspection report.
- Attic: The attic power fans for ventilation are not connected to a power source. Looks like they have switched to solar powered fans. I could not test the function due to cold temps.



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- Attic: Attic framing members are wood 2x6 both the joist and the roof rafters. There is no radiant barrier on bottom of roof decking. The visible portions of the conventional house roof framing (roof rafters, ceiling joists and plywood sheathing) appeared in acceptable condition.



- Attic: Insulation Type: Predominately 9" to 12" of Loose Fill Insulation (approximate depth only)

Deficiencies:

- Attic: Insulation not properly positioned/missing in small area by media room. Looks like a past repair and change of light fixture.



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E. Walls (Interior and Exterior)

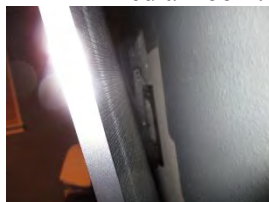
This inspection covers the deficiencies of the interior and exterior walls, visible surface; the visible flashing and trim; related to structural performance and water penetration. Where accessible the eaves, soffits and fascia will be inspected from the ground. Foliage that is likely to affect the structure will be specifically mentioned as a deficiency. Occupied homes will have various locations that will not be able to be visualized due to stored items; included but not limited to behind installed systems; furniture, rain gutters and/or wall coverings.

Comments:

- Exterior: Exterior wall cladding is painted brick veneer, this coating hides cracks so you should monitor after foundation adjustment.
- Jack and Jill Bathroom: Some grout was still on the wall, looks like it was not properly cleaned off during installation.



- Media Room: Small area behind the television was not painted.

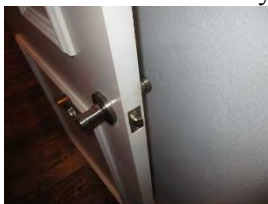


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- Interior: Residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets. The interior walls are painted sheetrock.
- Exterior: Exterior walls appear to be in reasonably good condition.

Deficiencies:

- Upstairs bedroom 1: There is a small damaged spot in the wall behind the bedroom entry door from the door knob hitting the wall.



- Interior: Normal settlement cracking observed on areas of the sheetrock walls. Settlement cracking is common on sheetrock walls as the house ages.



- Interior: Nail pops observed on wall. These are typically caused by the studs behind the drywall shrinking.



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F. Ceilings and Floors

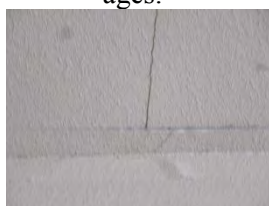
This inspection covers deficiencies of the ceilings, floors, and stairways related to structural performance or water penetration. Normal wear and tear will not be noted in report.

Comments:

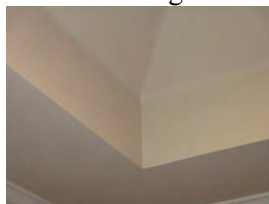
Deficiencies:



- Dining room: Flooring at the entry to dining room has a gap. Looks like flooring has been changed.
- Interior: Normal settlement cracking observed on areas of the sheetrock ceiling. Settlement cracking is common on sheetrock ceilings as the house ages.



- Game Room: A texture tape joint is cracked in corner of the sheet rock ceiling. This is a common finding with this type of ceiling.



- Interior: Crown molding transition to ceiling has separated and should be caulked.



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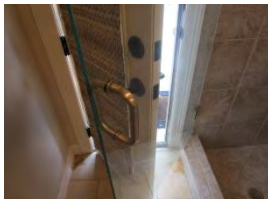
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G. Doors (Interior and Exterior)

This inspection covers the condition and operation of interior and exterior doors (including the overhead garage doors).

Comments:

- Bathroom: The shower door opens into the exterior walkthrough door. Caution should be used to prevent possible injuries.

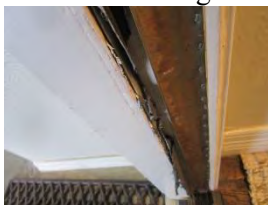


Deficiencies:

- Game Room: The door ball latch on top of the door is missing and should be replaced in order latch door while closed.



- Garage: The weather-strip at the garage walkthrough door is deteriorated or damaged. Recommend replacing this weather-strip, pet damage noted.



- Garage: The water heater closet door ball latch on top of the door to the needs to be adjusted so that it hits the strike plate.



- Interior: The door stops are missing and damaged on various doors.

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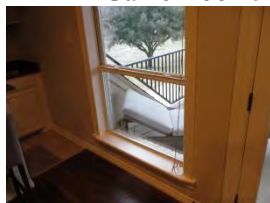
H. Windows

This inspection covers the presence and condition of window and door screens. All of the accessible windows and locks will be operated. Storm windows will not be functioned. Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity change. Some windows with lost seals may not be evident at the time of this inspection. Windows are only checked for obvious fogging. If some lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further

Comments:

Deficiencies:

- Game Room: The window sash near the wet bar would not open.



- Dining room: Window does not align properly at meeting-rail (where top sash and bottom sash meet). Needs repair in order to lock the window.



- Exterior: There should be weep holes above all metal lintels, this is to allow water to run off the steel and not pool behind bricks. (Typical for the age of home)



- Interior: Windows are difficult to operate due to some foundation elevation and lack of use. Recommend adjustment for proper operation and safety.
- Exterior: Screen(s) in one or more windows are missing. Recommend installing screens where missing.

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I. Stairways (Interior and Exterior)

The inspection will cover the stairs and the hand rails.

Comments:

- Garage: All components of the attic stairway are intact, with no visible defects observed.



Deficiencies:

- Interior: Small areas of missing grout noted on the rise of the stairs it does not affect the function



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J. Fireplace/Chimney

This inspection covers inspect the visible components and structure of the fireplace and chimney.

Comments:

- Living room: Fireplace Type - Masonry with gas logs



- Living room: Chimney Type - Masonry
- Living room: A thorough interior examination of the chimney and flue is beyond the scope of a normal home inspection. This report identifies and comments on those items that were able to be inspected.
- Living room: Leak checked fireplace - no gas leaks detected during inspection. The gas cut off is located below the insert
- Living room: Due to the pilot light not being lit, the fireplace log set was not tested for its ability to operate.

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Deficiencies:

- Living room: The fireplace damper lacks a damper stop (C-Clamp) that would prevent the damper from being completely closed. A safety stop is recommended when there are gas logs present to prevent the accidental introduction of carbon monoxide into the house.



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K. Porches, Balconies, Decks, and Carports

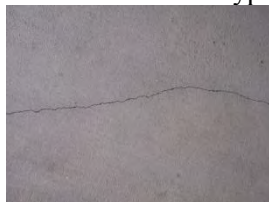
The inspection covers the visible components and structure of the porches, balconies, stoops and associated railings, adjacent walkways and driveways. Elevated decks should not be overloaded, it is impossible to determine how this system will respond to multiple live loads as it ages.

Comments:

- Exterior: Both the front and rear porch/patios are in acceptable condition.

Deficiencies:

- Exterior: Typical cracks noted in balcony concrete



- Exterior: Driveway failure noted small area, has collapsed.



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L. Other (cabinets and countertops)

Inspection will include a representative number of installed cabinets

Comments:

- Kitchen: While the inspection was limited due to the nature of stored items. The kitchen cabinets and counter tops were in acceptable condition with typical defects consistent with the age of the home.

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II. Electrical Systems

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A. Service Entrance and Panels

This inspection covers the service entrance wiring. The electric panels and sub-panels & wiring type found in Main and Sub Panels. Front covers will be removed unless; removal would damage the wall Or if found inaccessible or the condition makes the removal unsafe.

Comments:

- Garage: Type of electrical service- underground



- Garage: 200 amp electrical service panels. Copper is used for both the service and the branch wiring.
- Garage: Main Disconnect - Present
- Garage: Grounding Electrode Conductor - Present
- Garage: There is room for additional circuit breakers in the service panel if needed.
- Garage: The service panel conforms with standards in place at the time of construction. Arc fault protection was only present for sleeping areas.

Deficiencies:

- Garage: White wires within the service panel that are used as "hot" conductors should be identified. This is commonly done by black tape or marker on the insulation of white wires on both ends.



- Garage: The breakers (overcurrent devices) within the main panel are not properly labeled but should be so that the appropriate load calculations and breaker sizes can be determined.
- Attic: The sub panel is not properly configured the neutral bus bar and the ground bus bar are connected. By modern standards these should float and not be bonded.



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B. Branch Circuits, Connected Devices, and Fixtures

This inspection covers electrical receptacles, switches and fixtures. Open grounds, reversed polarity and lack of operation will be noted as deficient

Comments:

- Exterior: The GFCI protected receptacle is tripped and could not be reset due to television.

Deficiencies:

- Exterior: The balcony ceiling fan wobbles. Recommend adjustments for efficient operation and to prolong service life.



- Interior: Light bulbs in closet areas are exposed or not enclosed by a cover. This can be a potential fire hazard and can be improved by installing modern fixtures. Care should be taken to not place items close to the exposed bulbs.



- Exterior: Junction box is missing the cover plate. They are intended to contain fire and prevent electric shock from exposed wires. Recommend installing cover plates over junction boxes where they are missing.



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C. Smoke detectors

Inspection will identify the presence or absence of detectors in required locations.

Comments:

- Interior: The smoke detectors were located in correct locations for modern standards, each performed when tested manually.

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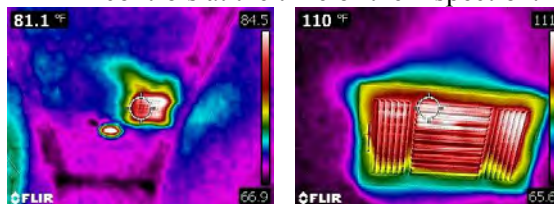
III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

The type of system will be noted in the report. It is recommended that the batteries in the thermostat be changed at move in and on an annual basis. If the system is a heat pump, it is recommended that the system be serviced twice a year prior to seasonal use by a HVAC technician. Evaluation of heating system was an operational test of the equipment. The system fans, burners and heat exchangers were not readily accessible for inspection without disassembly of the unit. Because I do not disassemble equipment the condition of the system interior is unknown. Note: If the system does not have a documented history of regular (annual) cleaning and maintenance since their installation, servicing by a licensed professional HVAC technician is highly recommended prior to expiration of the inspection contingency period.

Comments:

- Each of the gas-fired forced air heating units responded to normal user controls at the time of the inspection.



- Attic: Mfg Lennox serial # 6398B 17209 date Feb 1998 Filter size 20x25x1
- Attic: Mfg Lennox serial # 6398B 17210 date Feb 1998 Filter size 20x25x1
- Attic: Mfg Lennox serial # 6398B 17207 date Feb 1998 Filter size 20x25x1

Deficiencies:

- Attic: The flexible gas lines are not allowed by current industry standards to pass into a metal cabinet of a gas heating unit due to vibration from the unit can rub a hole in the gas line. Rigid metal pipe should extend outside cabinet a minimum of 2 inches. System near media room, currently has a red tag from gas company.



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B. Cooling Equipment

Evaluation of cooling system was an operational test of the equipment. Efficiency, age adequacy, leak testing of lines, use of pressure gauges for testing, are outside the scope of this inspection which is regulated by the Texas Real Estate Commission. The system fans, evaporator coils were not readily accessible for inspection without disassembling the unit. Because I do not disassemble equipment the condition of the system interior is unknown and specifically excluded from this inspection.

NOTE: If the system does not have a documented history of regular cleaning and maintenance since the installation. I highly , servicing by a licensed professional HVAC technician prior to expiration of the inspection contingency period

Comments:

- Due to cool exterior temperature the cooling system could not be tested under normal conditions. Running system when temps are below 60 F will not produce accurate results and may damage system. Each of the system were switched on briefly just to test the function of the compressors.
- Exterior: Number of Units - 3 The systems are charged with R 22, which is no longer being produced at previous levels. The government has changed the refrigeration standards for residential air conditioners. As the availability of R-22 declines, the price will continue to increase dramatically, causing service and maintenance costs to increase.



- Exterior: Unit #1 - Mfg. Lennox serial #5898G40994 date - July 1998
Coolant - R22



- Exterior: Unit #2 - Mfg. Lennox serial #5898G40986 date - July 1998
Coolant - R22



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- Exterior: Unit #3 - Mfg. Lennox serial #5898F28409 date - June 1998
Coolant - R22



Deficiencies:

- Exterior: Unit #1 - Condenser unit coils are dirty or damaged and should be cleared for maximum cooling efficiency. This heat exchange area is what dissipates the heat recovered from the interior of the home; and must be clean for maximum efficiency and function



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C. Duct Systems, Chases, and Vents

This inspection covers the type, condition and routing of the visible ducts, vents, fans and filters. Air ducts and registers are randomly evaluated. Unless specified, the following is not determined or inspected: register air flow velocity or capacity; air duct cleanliness or the ability of the system to heat and/or cool the house evenly.

Comments:

- Attic: All visible components of the HVAC air ducts were found to be in satisfactory condition on the day of the inspection.
- Attic: Type - Flex

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IV. Plumbing System

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A. Plumbing Supply, Distribution System and Fixtures

This inspection covers the type and condition of all accessible and visible water supply components. The inspector is not a licensed plumber, for additional information on plumbing system you should contact a plumber. Water treatment and/or softener systems will not be inspected or tested. If a water cut off is in the off position it will not be turned on by inspector.

Comments:

- Exterior: The static water pressure tested at 65 psi.

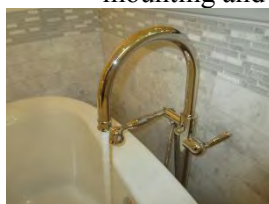


- Exterior: The house mounted exterior hose bibs were tested and found to perform as intended.
- Exterior: The water meter was observed for several minutes after inspection was completed. The pin wheel/digital read out did not move to indicate water flowing or leak on the homeowners side of meter. The location of the water meter and main water shut off is near the road in middle of front yard.



Deficiencies:

- Master bathroom: The water supply faucet to the tub is loose at the floor mounting and needs to be tightened.



- Game Room wet bar: Aerator on faucet spout is partially clogged and creating over-spray on countertop.



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- Bathroom 2: Cracks are present in the corners of the tiled shower area, this should be repaired by sealing with grout or silicone caulk to prevent water entry behind the tiles.



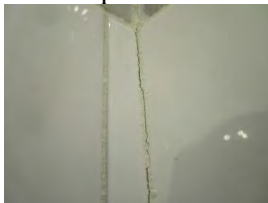
- Bathroom: Toilet is loose at floor mounting and should be repaired. Loose toilets could cause leaking and floor damage.



- Bathroom: Cracks are present in the corners of the tiled shower area, this should be repaired by sealing with grout or silicone caulk to prevent water entry behind the tiles.



- Master bathroom: Cracks are present in the corners of the tiled shower area, this should be repaired by sealing with grout or silicone caulk to prevent water entry behind the tiles.



- Exterior: I recommend installing vacuum breakers on exterior hose bibs (water faucets). Hose Bib Vacuum Breakers are simple, low-cost devices that should be used to help prevent backflow of water when engaging in the use of water hoses.

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B. Drains, Wastes, and Vents

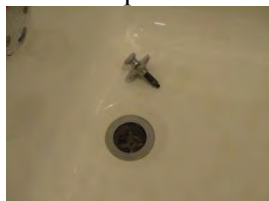
This inspection covers the performance of all visible waste-water and vent-pipes. The bath tub over flows will not be tested, due to amount of water needed and the gaskets that seal the overflow become dry over time and no longer provide a watertight seal. Underground and buried pipes are not visible and can not be evaluated; if you have any concern you should contact a licensed plumber who could run a camera down the drain lines or perform a hydro static test. Hydro static test can only be performed by Licensed Plumbers in Texas The washing machine drain line will not be tested.

Comments:

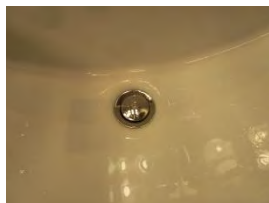
- Interior: Water was ran in sinks and showers, all toilets were flushed multiple times. No active water leaks slowdowns or stoppages were discovered when the drain system and vents were tested and inspected.
- Attic: Plumbing vents in the attic were observed to be PVC plastic.

Deficiencies:

- Upstairs hall bathroom: The drain stopper is not attached the tub drain.



- Master bathroom: The sink drain stopper does not properly engage.



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C. Water Heating Equipment

This inspection covers the water heating equipment and its temperature and pressure relief system. Water heaters greater than 10 years old are beyond the normal life expectancy. They should be replaced by a licensed plumber. Water Heaters occasionally have issues that require a recall. Please refer to the following web site <http://consumers.recall.com/> for additional information.

Comments:

- Leak checked water heaters- No gas leaks detected during inspection.
- Garage: Mfg. name - A.O. Smith 50 gallon Gas serial #1844112458439
Mfg. date- November 2018



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- Attic: Mfg. name Bradford White 30 gallon Gas serial # NH38143023 Mfg. date- Aug 2016
- Gas Shut-off Valve: Accessible
- Temperature & Pressure Relief Valve: Not Tested due to the possibility of damage to the property or individuals in the vicinity.

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D. Hydro-Massage Therapy Equipment

This inspection covers built-in hydrotherapy and whirlpool bathroom equipment.
Comments:

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E. Gas Supply Systems

The inspection of the gas line is limited to the condition of accessible and visible gas piping. This is not a pressurized gas leak inspection. If you would like a pressurized leak check you should contact a licensed plumber.

Comments:

- Exterior: The gas meter is located front of home, west of front door

Deficiencies:

- Attic: There is not a sediment trap located near the gas fueled appliances. Sediment traps are intentionally installed to help prevent sediment in the gas piping from getting into the gas valves or burner area of an appliance and clogging the ports or increasing the pressure at outlet.

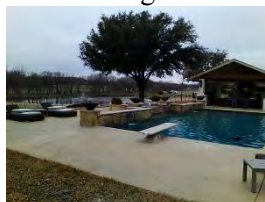


- Attic: Gas flexible lines yellow CSST (corrugated stainless steel tubing) requires proper electrical bonding in order to reduce risks associated with lightning strikes. I could not verify proper bonding and/or grounding. I suggest you take a look at www.csstsafety.com I recommend contacting a licensed electrician to ensure this product has been installed per Mfg. requirements. All CSST manufacturers expressly added the bonding and grounding procedure to their installation requirements in August 2006.



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- Exterior: The pool fire bowls would cycle, looks like the thermocouple may be going out and must get hot enough to keep fire going.



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V. Appliances

A. Dishwasher

The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser. Appliance systems occasionally have issues that require a recall. Please refer to the following web site <http://consumers.recall.com/> for additional information.

Comments:

- Kitchen: Dishwasher responded to normal user controls and ran through all of its cycles in normal mode. The dishwasher appeared to function properly at the time of inspection.

Deficiencies:

- Kitchen: The dishwasher unit is not properly secured to the cabinet, it rocks forward when the door is opened.



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B. Food Waste Disposer

The inspection covers the splashguards, grinding components, and exterior. Appliance systems occasionally have issues that require a recall. Please refer to the following web site <http://consumers.recall.com/> for additional information.

Comments:

- Kitchen: The food waste disposal tested good and performed as expected.

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C. Range hoods and exhaust systems

The inspection covers the filter, vent pipe and switches as well as operate the blower vent. Appliance systems occasionally have issues that require a recall. Please refer to the following web site <http://consumers.recall.com/> for additional information.

Comments:

- Kitchen: All components of the range hood and light were found to be in working condition on the day of the inspection.

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D. Electric or gas ranges, cooktops, and ovens

The inspection of the range / oven / cook tops covers the knobs, elements, drip pans handles, glass panels, lights or light covers, and other parts. The oven will be tested in setting. Appliance systems occasionally have issues that require a recall. Please refer to the following web site <http://consumers.recall.com/> for additional information.

Comments:

- Kitchen: Small oven tested at 350 ° F bake set point, 337 ° F was the actual reading (maximum 25 ° F variance).



- Kitchen: Large oven tested at 350 ° F bake set point, 349 ° F was the actual reading (maximum 25 ° F variance).



- Kitchen: All components of the stovetop were found to be in satisfactory condition on the day of the inspection.



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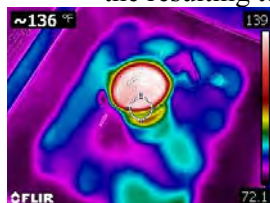
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E. Microwave Oven

The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, doors and seals. Appliance systems occasionally have issues that require a recall. Please refer to the following web site <http://consumers.recall.com/> for additional information.

Comments:

- Kitchen: The built-in microwave was tested and appeared to function properly at the time of inspection. Water was heated for one minute and the resulting temperature was 136° F.



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F. Mechanical exhaust systems and bathroom heaters

The inspection will cover the operation of the unit, observing sound, speed and vibration level.

Comments:

- Interior: All components of the exhaust fans were found to be in satisfactory condition on the day of the inspection.

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G. Garage Door Operator(s)

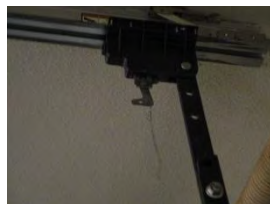
The inspection will cover the condition and operation of the garage door operator.

Comments:

- Garage: Door #1 - Automatic garage door opener contact auto reversing feature and the infrared auto reversing feature functioned satisfactorily at the time of the inspection.

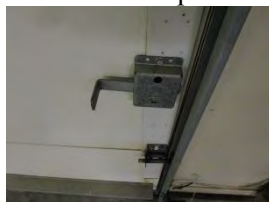
Deficiencies:

- Garage: The spring is missing where the control arm connects to the drive for the overhead garage door, not allowing the mechanism to raise or lower the door



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- Garage: Locks should be made non-operational on garage doors equipped with openers.



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H. Dryer Exhaust systems

The inspection will cover the condition and the routing of ducts (where visible and accessible.)

Comments:

- Laundry room: Dryer was attached to the vent. The condition of the vent interior is undetermined. When the house is re-occupied the vent should be cleaned as needed before the dryer is reconnected.



Deficiencies:

- Attic: The dryer exhaust duct is not being vented to the exterior, but is instead being vented to a soffit vent. This configuration is no longer allowed by standards. This is a recent install as there is lint on insulation in attic.



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VI. Optional Systems

A. Landscape Irrigation (Sprinkler) Systems

The inspection of the sprinkler system will cover manual operation of all zones and stations on the system. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or back flow devices.

Comments: The irrigation system was tested. All zones performed as expected.

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B. Swimming Pools, Spas, Hot Tubs, and Equipment

The inspection of the swimming pool and/or spa will cover the condition of pool decking, identifying visible cracks or deterioration of the surfaces and the condition of tiles, coping stones. Included in the inspection, function of lights and other equipment as well as the visible condition of drains, skimmers, and valves. The inspection will not include the underground pipes and drains or the condition of anything below the water line as these are not visible. I recommend consulting with the seller through your real estate agent to learn about the swimming pool settings and operations so that you as the buyer are able to learn how to take care of your new swimming pool properly. Pool heaters will not be checked or tested; these require a specialist for complete results.

Comments:

- Exterior: GFCS Pool Light Protection - Present



- Exterior: All components of the spa were found to be in satisfactory condition on the day of the inspection.
- Exterior: All components of the swimming pool were found to be in satisfactory condition on the day of the inspection.
- Exterior: NOTE: Diving Boards and/or Slides - The U.S. Consumer Product Safety Commission strongly recommends that all diving boards and/or slides be removed from pools for reasons of safety.
- Exterior: Leak checked pool/spa heater - no gas leaks detected during inspection.
- Exterior: NOTE: Diving Boards and/or Slides - The U.S. Consumer Product Safety Commission strongly recommends that all diving boards and/or slides be removed from pools for reasons of safety.



Deficiencies:

- Exterior: Due to the presence of a pool, the gate should be fitted with hardware to make it self closing and latching. This is a child safety and liability issue. Suggest installing specialized alarms (available at pool supply) on all exterior doors that provide access to pool.

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C. Outbuildings

The inspection of detached outbuildings if requested by client. Will cover the structural performance and water penetration, as well as the electrical, plumbing, and HVAC components. Out buildings will only be inspected with prior agreement and may involve additional charges.

Comments:

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D. Private Water Wells

The inspection of the water well will cover the pump and storage equipment, operating at least two fixtures simultaneously while observing to determine water pressure, flow and operation of pressure switches. The inspector will not open, uncover, or remove the pump, heads, screens, lines, or other component parts of the system. He will not determine water quality, the reliability of the water supply / source, locate or verify underground water leaks.

Comments:

- Exterior: Well Location - Front yard, west of driveway approximately 100` feet from septic equipment.

Deficiencies:

- Exterior: The well equipment was not tested. I suggest check with seller to find out what is connected to well. The seller stated the property is served by both a public and private water supply system. If these two systems are joined together in some manner, you must have check valve between them. Private and public water supplies must be separate from one another.

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E. Private Sewage Disposal (Septic) Systems

Based on what I was able to observe and my experience with Onsite Septic System Facilities at time of inspection. Because of numerous factors (usage, soil characteristics, previous failures, etc.) which may affect the proper operation of the System as well as the inability of the Inspector to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer. I also do not ascertaining the impact the system is having on the environment. Excavation or pumping of the system is outside the scope of our load testing procedures and survey. Septic systems are a "buried" component which is hidden from normal general visual surveys and many possible problems may not show themselves at the time of a visual survey and thus we cannot make accurate predictions of the future performance of the system or associated components. Accurate determination of location, condition, or life expectancy of the system components is not possible from any non-invasive survey. Periodic pumping is recommended to prevent costly damage to the absorption system. Pumping frequency depends on the system usage, tank size, and other factors. Specific limitations for Private Sewage Disposal (Septic) Systems The inspector is not required to: excavate or uncover the system or its components determine the size, adequacy or efficiency of the system; or Determine the type of construction.

Comments:

- Exterior: Type - Aerobic
- Exterior: Tank/Drain Field Location - east side of the home and spray heads are in backyard
- Exterior: Observed the 3 sprinkler heads operate and there was no odor from the spray.
- Exterior: I verified correct operation of system by the test switch located on control head and by lifting floats in the final tank.



Deficiencies:

- Exterior: The chlorine tablet refill tube located at the aerobic system was observed to be empty and should be re-filled with approved aerobic system chlorine tablets to help eliminate all odors from the clear water.



- Exterior: Some cracking was observed on initial tank lid.

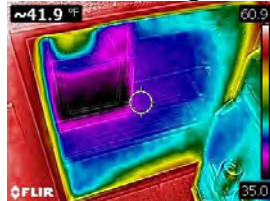
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F. Other Built-in Appliances

Comments:

- Kitchen: Refrigerated wine cooler is 49 F at time of inspection.
- Game Room wet bar: The refrigerator and built-in ice maker was working on the day of the inspection



- Exterior: The gazebo refrigerated storage is functional
- Exterior: I tested the gazebo grill all functioned as expected

Deficiencies:

- Exterior: The gate opener was not functional and failed to respond to the manual test button. The sellers also had gate blocked by rock.



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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.

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 **limited** visual survey and basic operation of the systems and components of a building using normal controls and does not require the use of specialized tools 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 parts, 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 herein;
- (ii) Elevators;
- (iii) detached structures, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed; or
- (v) 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, or solar panels;

(B) report:

- (i) past repairs that appear to be effective and workmanlike;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, capacity, reliability, marketability, operating costs, recalls, counterfeit products, life expectancy, age, energy efficiency, vapor barriers, thermostatic operation, code compliance, 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, or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; or
- (iv) types of wood or preservative treatment and fastener compatibility;

(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 part, 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 penetration(s); 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) operate recirculation or sump pumps;

Report Identification: Your new home address

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

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- (K) remedy conditions preventing inspection of any item;
- (L) apply open flame to operate any appliance;
- (M) turn on decommissioned equipment, systems, or utility services; or
- (N) Provide repair cost estimates, recommendations, or re-inspection services.

Manufacturer's recalls are outside the scope of this home inspection. For Information regarding recalled appliances, heating equipment, building materials, plumbing materials and more visit the US Consumer Product Safety Commission on the Internet at <http://www.cpsc.gov>.

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.

If occupied, this inspector may not be able to check all windows, floors and outlets in this structure.

Additional written information provided with this inspection report.

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Report Identification: Your new home address

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

I	NI	NP	D
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