

ATEX INSPECTS
PROFESSIONAL REAL ESTATE INSPECTIONS
ROBERT WELCH, PRI
YOUR PREFERRED HOUSTON PROPERTY INSPECTOR
281-216-1171 **TREC LICENSE # 9292**
robert@atexinspects.com www.atexinspects.com



**ALL REFERENCES TO THE PROPERTY ARE ORIENTATED AS ONE
WOULD FACE THE FRONT DOOR**

INSPECTION DATE	Saturday, July 17, 2010
CLIENT'S NAME	ATEX Inspects Client
PROPERTY ADDRESS	Your Street, Houston, TX
REPORT IDENTIFICATION	7152010223
CLIENTS PHONE NUMBER	On File

A-TEX INSPECTS

RECEIPT

YOUR HOUSTON HOME & COMMERCIAL INSPECTOR

Robert Welch Trec # 9292

3613 PINE VALLEY DRIVE

PEARLAND, TEXAS 77581

Phone 281-216-1171

DATE: July 17, 2010
INVOICE # 7152010223
FOR: *REAL ESTATE
INSPECTION*

Receipt For:

ATEX Inspects Client

Your Street, Houston, TX

DESCRIPTION	AMOUNT
REAL ESTATE INSPECTION AT: Your Street, Houston, TX	\$ 325.00
PAID IN FULL Thank You For Your Business	
TOTAL	\$ 325.00

If you have any questions concerning your inspection, contact Robert Welch, 281-216-1171

www.atexinspects.com

robert@atexinspects.com

THE GREATEST COMPLIMENT A CLIENT CAN GIVE
IS THE REFERRAL OF OUR SERVICES
TO A FRIEND OR FAMILY MEMBER OR BUSINESS ASSOCIATE
THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Prepared For: ATEX Inspects Client
(Name of Client)

Concerning: Your Street, Houston, TX
(Address or Other Identification of Inspected Property)

By: ROBERT WELCH TREC # 9292 | 7/17/2010 21:10
(Name and License Number of Inspector) (Date)

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Year Built -	<u>2010</u>	Property Type -	<u>Single Family</u>
Sq Footage -	<u>3950</u>	Design -	<u>Split Level</u>
		Orientation -	<u>North</u>
Weather -	<u>Clear and Dry</u>		
Temperature -	<u>90 Degrees</u>	Utilities -	<u>All On</u>
Attending -	<u>Client(s)</u>	Occupied -	<u>No</u>
	<u></u>		
	<u></u>		
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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 of the Texas Real Estate Commission ("TREC"), which can be found at: www.trec.state.tx.us

The TREC Standards of Practice (Sections 535.227-535.231 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1. This property inspection is not an 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 action, 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-1 (10/2008)

Important: You Must Read All of this Report

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked with an explanation if necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

Scope of Inspection

THE SCOPE OF THIS INSPECTION IS TO REPORT THE GENERAL CONDITION OF THE VISIBLE PORTIONS OF PRIMARY BUILDINGS ON THE PROPERTY AND TO INFORM THE "CLIENT" OF VISIBLE DEFICIENCIES THE INSPECTOR DEEMS TO BE IN NEED OF REPAIR AS THEY EXIST ON THE DATE OF THE INSPECTION.

THE INSPECTION AND REPORT THEREON IS NOT A WARRANTY, GUARANTEE, INSURANCE POLICY OR SUBSTITUTE FOR ANY DISCLOSURE STATEMENT WHETHER OR NOT IT IS REQUIRED BY LAW.

The inspection will be performed in accordance with the Standards of Practice set forth by the Texas Real Estate Commission. Copies of these standards will be provided upon request.

The inspection to be performed is a visual inspection only and does not contemplate or involve the dismantling or moving of and object or portion of the premises. Latent and concealed defects and deficiencies are excluded from the inspection.

No representation is made as to how long any equipment will continue to function. The "Client" should be aware that any equipment, even new equipment, can fail at any time, including the day following the inspection. This inspection is limited to the real property and does not include personal property unless so indicated in this inspection report.

The Following Are Outside The Scope Of This Inspection

1. Detached ancillary buildings (with the exception of the parking structures)
2. Conditions that are located in concealed or inaccessible portions of the premises, such as items that are underground or contained within fixtures, walls, or within other closed portions of the building, or concealed by furnishings, personal property or vegetation.
3. Termites, dry rot, fungus, other pests, organisms, or rodents. By law, only a licensed pest control operator can inspect for these conditions.
4. Structural, geological, and hydrological stability or soils conditions; wave action reporting; any form of engineering analysis. Note: Only licensed engineers can conduct such evaluations.
5. Technically complex systems or devices such self cleaning ovens, heat exchangers, radiant heating or components, alarm systems, fire detection systems, solar systems, air quality control systems, radio or computer controlled devices, automatic timer controls, elevators and dumbwaiters; satellite dishes.
6. Low voltage electrical systems, including but not limited to TV antenna, TV signal cables, telephones, intercoms, security speaker wires, automated equipment, landscape lighting.
7. Easements, right of way, boundaries, condition of title, zoning, previous use or occupancy determination, verification that existing structures and/or repairs were completed in accordance with local code requirements or that they were completed with a building permit, requirements of Americans with Disabilities Act (A.D.A.)
8. Environmental hazards, including but not limited to, asbestos, lead, radon gas, formaldehyde, electro-magnetic fields, underground storage tanks, PCB's or other toxins.
9. Notification of product recalls.
10. Private water quality test or related equipment, such as sewage pumps, water softeners, water purifications systems.
11. Building or property measurement and value appraisal: determination of life expectancy; cost estimates for corrective work
12. Unique systems with which the "INSPECTOR" is unfamiliar or any component that is specifically listed as not inspected on the inspection report.

Confidentiality of Report

The inspection report is for the exclusive private use of the "CLIENT". This report is confidential and is not to be copied or disseminated to any other party without the expressed written consent of the "INSPECTOR". Use of all disclosures contained in the report is specifically restricted to the transaction for which the inspection was performed. Use of/or reliance upon the report by other parties, or for other transactions, is strictly prohibited.

Limits of Inspection

"Client" understands that the "INSPECTOR" is a generalist, that the "GENERALIST" type of inspection and report is an UNBIASED OPINION BASED UPON the experience of the individual "GENERALIST" "INSPECTOR", and that the inspector is not an EXPERT IN ANY CRAFT OR PROFESSION.

"CLIENT" AGREES TO ASSUME ALL THE RISK FOR CONDITIONS WHICH ARE CONCEALED FROM VIEW OR INACCESSIBLE BY THE "INSPECTOR" AT THE INSPECTION.

Additional Information

Re-Inspections or "*How do I know if they really fixed this?*"

As a courtesy service to our Clients, we offer a re-inspection service. Our re-inspection services covers only items listed on the inspection report as "In need of Repair". Also, we will only re-inspect items on the report that have been repaired by a licensed (if required) contractor or a legitimate contractor that has filled out an invoice describing the repairs in details and have signed off on all repairs. In the case of a pre-existing home, the seller should be able to provide this invoice with the detailed repairs.

We urge all of our clients to get invoices from legitimate businesses that have the repairs outlined on the invoice. "Client" must realize that re-inspections take up time we could be serving other Clients and thus we have to charge for the time to come back out. Our re-inspection fee's start at \$100.

A word about Repair Companies

You should only use reputable, competent and qualified contractors to repair any item on the report that is listed as in need of repair. Some repairs such as the ones to electrical, plumbing or HVAC systems will require a licensed professional. Under no circumstances should an unlicensed professional be used to make repairs in these areas. If the "Specialist" you or the seller chose to make the repairs has to call us to ask how to make a repair or repairs on an item listed in the report, chances are very good they are not qualified to make these repairs, find another professional who is. Any qualified professional will know how to find and make repairs listed in this report.

This report is not complete without the cover page, the disclaimer page, the TREC page, additional report pages and any attachments.

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For purposes of this report, all directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the building or object and facing it. Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

I= Inspected	NI= Not Inspected	NP= Not Present	D= Deficiency	
I	NI	NP	D	Inspection Item

I. STRUCTURAL SYSTEMS

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A. Foundations (If all crawl space areas are not inspected, provide an explanation)
Comments (An opinion on performance is mandatory.)

Foundation Type: Slab on grade - Post Tension
Floor Structure: Concrete
Crawlspace Insp Method: Not Present

OVERVIEW

A home's foundation is typically comprised of poured concrete and/or lumber and is often built in a slab or pier and beam configuration. Regardless of its construction, the primary purpose of the foundation is to provide a stable base to support the entire structure of the building and its contents, and to transfer that weight to the ground. Any improper movement of the foundation, especially differential movement, can have a detrimental impact to all of the home's structural systems.

Note: The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Houston Texas area is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.

Note: Proper draining is critical to the future performance of the foundation. Trees and shrubs around foundation can affect soil moisture content and thus the foundation. Experts recommend that trees and shrubs be planted away from foundations, or that good root barriers be installed to prevent roots from getting under slab. Poor drainage away from slab, or ponding against it, can also affect foundation performance. If for any reason water ponds at any location near the foundation for any extended period of time (24 hours or more) drainage corrections will have to be made.

- ☐ See Structural addendum pages for additional comments.
- ☒ Foundation appears satisfactory at the time of inspection - Defects, cracks, etc may exist but have no significant impact or are cosmetic.
- ☐ Moderate structure settlement noted, but the foundation is supporting the structure at this time. It is impossible to determine how this settlement will affect the support of the structure in the future.
- ☐ Significant settlement noted - Suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

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B. Grading and Drainage

Overview:
Proper grading and drainage is important to maintaining proper foundation performance, preventing water penetration, avoiding wood rot and preventing conditions which are conducive to wood destroying insect intrusion and mold growth.

Method of Inspection:
Inspection of the home grading and drainage is done via visual observation of the site

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around the structure, including surface grade, retaining walls, rain gutters and leaders, etc. Any visible conditions or symptoms that may indicate a situation which may adversely affect the foundation or indicate water penetration are reported. No soil, topographical or flood plain studies are performed.

Note: Client is urged to keep soil levels a minimum of 3-4 inches below top of slab and graded to promote positive drainage and to prevent water from ponding around foundation. Proper soil levels will also help detect insects should they try to enter the home from the outside. High soil levels are considered a conducive condition for Wood Destroying Insects and prevents a visual inspection of the foundation in these areas.

☒ See Structural addendum pages for additional comments.

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C. Roof Covering & Materials (If the roof is inaccessible, the method used to inspect.)

Overview:

The roof is a complex system comprised of many components that must work well together to provide weather protection for the house. The major elements in this system include the roofing or roof covering (shingles, tile, membrane), the underlayment (impregnated felt or paper, ice and water shield), metal flashing (lead, copper, aluminum, galvanized steel), sheathing (plywood, OSB, dimensional lumber boards), and the roof rafters themselves.

Limitations:

Roof inspections are limited to visual observation of accessible surfaces. The roof is inspected from the roof level, only if it can be done safely and without damaging the roof. Certain types of damage and/or poor workmanship (e.g., improper fastening, manufacturer defects, etc.) may not be apparent during a visual inspection. As such, the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering. If defects are reported and/or you have concerns about remaining life expectancy, insurability or potential for future problems, we recommend consulting with a qualified roofing specialist.

☒ See Structural addendum pages for additional comments.

Viewed From Walked

Type of Covering: Asphalt Shingles

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D. Roof Structure & Attic (If the attic is inaccessible, the method used to inspect.)

☒ See Structural addendum pages for additional comments.

Roof & Ceiling Structure: Conventional Framing

Viewed From Entered - (inspection limited due to obstructions, framing, equipment, insulation, etc.)

Approx. Insulation Depth: Average 9 to 11"

Approx. Thickness of Vertical Insulation Average 3" to 5"

Overview:

In this climate, the three most important factors affecting energy efficiency are conduction, radiant solar heat gain, and infiltration gains and losses. Conduction (or direct heat gain or loss through the walls and ceiling) is primarily controlled by insulation. Infiltration loss or gain (drafts or air leakage) is controlled by caulking and weather stripping. Solar heat gain is controlled by the external shading of windows exposed to the sun or reflected sun.

The attic space in a home in Texas is the most important area for insulation. Attic floor insulation should be at least R-19, however for best energy efficiency R-30 is preferable

The inspection of the roof structure and attic is limited due to access, insulation, equipment, attic temperate, etc. Insulation is not moved, mobility may be limited. Vapor barriers may not be visible during the inspection.

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E. Walls (Interior and Exterior)

Method of Inspection:

Inspection of interior and exterior walls focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic

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of other problems. Areas enclosed within finished walls and concealed flashing details (e.g., doors, windows, brick ledges, etc.) are not accessible and beyond scope of the inspection. Home furnishings, artwork, personal items, heavy foliage, etc. can obscure damage, water stains, prior repairs etc., and preclude assessment of these conditions.

Limitations:

No moisture, mold and /or indoor air quality (IAQ) tests were performed, The inspector is not qualified or certified for such evaluations. The client should be aware that various fungi, molds and mildew can flourish in environments provided by water intrusion events and areas of excessively moist conditions. A growing concern for some clients includes the possible adverse effect on indoor air quality and the potential for related health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

☒ See Structural addendum pages for additional comments.

Type of Structure: Framed
Type of Wall Cladding: Combination of Hardy Siding and Brick
Type of Columns: Framed

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

I	NI	NP	D	Inspection Item
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F. Ceilings and Floors**Method of Inspection:**

Inspection of ceilings and floors focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas concealed within finished spaces are not accessible and beyond scope of the inspection. Home furnishings, artwork, personal items, etc. can obscure damage, water stains, prior repairs etc., and prevent assessment of these conditions.

☒ See Structural addendum pages for additional comments.

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G. Doors (Interior and Exterior)**Method of Inspection:**

Interior and exterior doors are inspected for proper functioning, including latches and locking mechanisms. Garage doors are inspected for proper operation, including safety devices on automatic openers.

☒ See Structural addendum pages for additional comments.

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H. Windows**Method of Inspection:**

Windows, where accessible, are inspected for proper functioning, including latches and locking mechanisms. Broken panes, broken thermal seals, missing or damaged screens and caulking deficiencies are noted. Safety issues including lack of safety glass in required locations and egress issues in sleeping areas are also noted.

☒ See Structural addendum pages for additional comments.

Window Type: Multi Pane

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I. Stairways (Interior & Exterior)

Comments - Stairs, rails, balusters, threads and risers are covered in this section.

☒ See Structural addendum pages for additional comments.

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J. Fireplace/Chimney

Comments - Due to liability concerns, gas logs are not ignited during test.

Limitations:

We strongly recommend that prior to using any wood burning fireplace or appliance that the client first has the unit thoroughly inspected, and if necessary cleaned, by a qualified, licensed chimney sweep.

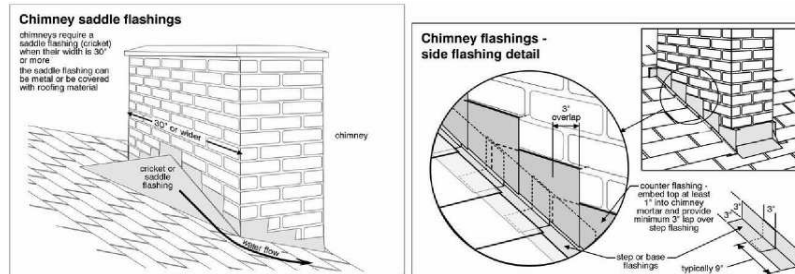
Method of Inspection:

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Inspection of fireplaces and chimneys focuses on observation of visible and accessible components of the firebox, hearth extension, fuel source, combustion air source, doors, circulating fan, lintel, damper, flue, fire blocking at attic penetration, chimney crown, cap and spark arrester. Defects observed in the visible portions of these components are noted in the report. No testing of the draft performance is performed.

☒ See Structural addendum pages for additional comments.



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K. Porches, Balconies, Decks and Garages

Comments: Patios, Stairs and Garage Fire Separation are included in this section

Method of Inspection:

Porches, decks and carports are visually inspected for structural defects and safety deficiencies. Outbuildings and detached structures are not inspected.

☒ See Structural addendum pages for additional comments.

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L. Other

Comments

☒ See Structural addendum pages for additional comments.

☒ Cabinets, Closets & Countertops

☒ Walkways

☐ Driveways

☐ Fences/Gates

Wood Destroying Insects:

Note: I recommend a semi-annual inspection of this property by a qualified and licensed pest control company for wood destroying insects. Having regular inspections can alert you to the presence of these insects before considerable damage can be done. Wood destroying insects can and do show up without warning. Many pest control company's will often perform these inspections for free. You can locate a pest control company in your phone book or by searching the internet.

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments

If the home's power supply is shut-off, the inspector will be unable to fully inspect the home's electrical system or any appliances that are dependant upon electricity supply.

Overview:

A typical electrical system consists of two distinct components: (1) the electric service entrance, and (2) the branch circuits. The service entrance determines the capacity of the electric power available to the home. The electric circuits distribute the power throughout the home.

Electrical devices in a home typically use either 120 or 240 voltage electricity. The major appliances such as clothes dryers, kitchen ranges, water heaters, air conditioners, and electric heating units require 240 volts. General-purpose circuits (lighting, outlets, etc.) require 120 volts.

Limitations:

Inspection of the electrical service system is limited to visible and accessible components of the entrance cable, meter box, service panel and the visible portions of the wiring. A large portion of the electrical system is hidden behind walls and ceilings and not all the conditions relating to these inaccessible areas can be known. Where possible, the cover of the service panel is removed to investigate the conditions

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in it. While some deficiencies in an electrical system are readily discernible, not all conditions that can lead to the interruption of electrical service, or that may be hazardous, can be identified though a visual inspection. Auxiliary electrical systems such as generators are not inspected. No assessment as to the adequacy of the service capacity relative to current or future consumption is performed. No assertion as to the insurability of the property is made.

☒ See Electrical addendum pages for additional comments.

Amps: 200 Amps
Service and Voltage Type: Underground 120/240 volts
Service Conductor Type: Copper
Main Panel Location: Exterior

I= Inspected NI= Not Inspected NP= Not Present D= Deficiency				
I	NI	NP	D	Inspection Item

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B. Branch circuits - Connected devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Limitations:
Inspection of the electrical distribution system is limited to the visible and accessible components of the distribution wiring, outlets, switches and connected devices. The absence of GFCI and AFI protection devices in required locations is reported. A large portion of the electrical system is hidden behind walls and ceilings and not all the conditions relating to these inaccessible areas can be known. While some deficiencies in an electrical system are readily discernible, not all conditions that can lead to the interruption of electrical service, or that may be hazardous, can be identified though a visual inspection. Low voltage and ancillary electrical systems such as low voltage lighting systems, landscape lighting, generators, etc. are not inspected.

Smoke Detectors and Alarms:
Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.

We suggest that home buyers spend some time with the current owner or builder to further understand the operation of this system and, if possible, to obtain all manufacturer's literature. Also, keep in mind that most of these systems do require regular maintenance to assure proper and dependable operation.

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can

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result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSCPUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

☒ See Electrical addendum pages for additional comments.

Distribution Wire Type: Copper

<input checked="" type="checkbox"/> Romex	<input type="checkbox"/> Knob and Tube	<input type="checkbox"/> Emt / Rigid Conduit Type
<input type="checkbox"/> Cloth Wrapped	<input type="checkbox"/> BX	<input type="checkbox"/> Flexible Conduit Type
<input type="checkbox"/> Other		

☐ Aluminum Branch Wiring Observed
☐ AFCI's or GFCI's not installed at current required locations

FYI: GFCI's (Ground Fault Circuit Interrupters) are modern electrical devices, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. GFCI's are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located in the Kitchen, Baths, Garage, at Spas, Hot Tubs, Fountains, Pools, crawl spaces and outdoors be upgraded to the ground fault circuit interrupter type. This should be done by a qualified, licensed electrician.

FYI: GFCI's should be tested monthly, as some are known to deteriorate and lock in the hot position. Faulty and/or malfunctioning GFCI breakers and receptacles should be replaced immediately. Appliances such as refrigerators should not be put on GFCI's, as a nuisance trip of the device will cause the loss of food.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Overview:

During the hot summer months, the compressor/condensing unit, in conjunction with the evaporator coil, extracts heat from the house and transfers it to the outside. During the cooler winter months, the furnace heats the inside air. For both the heating and cooling processes, the air handler circulates air through the house.

Type and Energy Source:

<input type="checkbox"/> Electric	<input type="checkbox"/> Oil
<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Forced Air	<input type="checkbox"/> Baseboard
<input type="checkbox"/> Radiant	<input type="checkbox"/> Geo-thermo
<input type="checkbox"/> Other	
<input type="checkbox"/> Hydronic	
<input type="checkbox"/> Heat Pump	

☒ See Heating/Cooling addendum pages for additional comments.

<input checked="" type="checkbox"/> Attic	<input type="checkbox"/> Additional Locations	<input type="checkbox"/> Additional Locations
<input type="checkbox"/> Additional Locations	<input type="checkbox"/> Additional Locations	<input type="checkbox"/> Additional Locations

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B. Cooling Equipment:

Comments - Exterior HVAC coils should be cleaned ever 2-3 months with a mild detergent and water solution and rinsed with clean water. The unit should be off when cleaned.

Overview:

The average life of an air conditioner compressor/condenser is approximately 12 to 15 years. It should be determined from the present owner if any compressor/condensing system components have been recently repaired or replaced.

This heating and cooling equipment should be cleaned, serviced and adjusted each year prior to the start of the heating and cooling seasons. This servicing should include the compressor, motor-blower units, filters, and any other component, included electrical controls and devices for starting and operating, etc.

We strongly recommend cleaning and/or changing of filters every 6 to 8 weeks in the heating

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and cooling seasons. This will help keep the units running efficiently. Filters are usually located at the return air vents or inside the air handlers.

Limitations:

Our visual inspection of the air conditioning system does not check for proper refrigerant charge or test for leaks in the system. The evaporator coil needs cleaning and maintenance periodically. The coil should be cleaned, serviced and inspected if the owner's records do not indicate that this service has been performed within the last year.

Type and Energy Source: ☒ Electric ☐ Other
☐ Gas

☒ Electric ☐ Heat Pump ☐ Geo-thermo
☐ Evaporative ☐ Window ☐ Other

☒ See Heating/Cooling addendum pages for additional comments.

☒ Exterior ☐ Additional Locations ☐ Additional Locations
☐ Additional Locations ☐ Additional Locations ☐ Additional Locations

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C. Ducts and Vents

Overview:

Ventilation is very important for all buildings. Attic ventilation will reduce the amount of moisture that can develop in insulated attics and can increase roof shingle life by reducing heat and condensation. Good ventilation yields a healthier living environment as well, as it reduces the accumulation of offensive and/or toxic fumes. Interior ventilation and circulation can be significantly improved by keeping interior doors open whenever possible.

Limitations:

Indoor air quality is a growing concern. Mold and mildew, fostered by moisture accumulation, can lead to respiratory discomfort and aggravate allergies and other respiratory conditions for some people. While we may comment on readily visible evidence of possible mold infestations this inspection and report should not be considered a mold investigation of any kind. Such an investigation, if desired, should be undertaken by individuals specifically trained and qualified for such work.

☐ See Heating/Cooling addendum pages for additional comments.

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒

A. Water Supply System and Fixtures

Comments - The home inspector will be unable to turn on the home's water supply if the water supply is shut-off at the main meter or at the home's water shut-off valve. Therefore the inspector will be unable to fully inspect the water supply and distribution systems. Nor will the inspector be able to fully inspect fixtures or water related appliances during the inspection procedures.

Overview:

A plumbing system consists of three major components, the supply piping, the waste and vent piping, and the fixtures. The supply piping brings the water to the fixture from a private well or public water main. The supply piping is smaller diameter piping that operates under pressure. These pipes must be watertight. The waste piping carries the water from the fixture to a private septic system or to a public sewer line. The drain or waste piping does not operate under pressure, instead typically uses gravity to drain the water from the fixture to the septic tank or sewer. Thus, these pipes must slope in order to work properly.

Limitations:

While some water was run down the drains, this cannot simulate the waste flow characteristic of full occupancy. There may be partial blockage of the sanitary drain lines from debris, broken pipes or tree roots that cannot be detected at the time of the inspection. Examination of such partial blockage is beyond the scope of this inspection.

☒ See Plumbing addendum pages for additional comments.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

The following describes the types of supply and distribution piping observed during the inspection process. Other piping may exist that was not visible at the time of the inspection.

Location of Water Meter	Exterior
Location of Main Water Supply	Exterior
Static Water Pressure Reading	55 PSI

☒ ☐ ☐ ☐

B. Drains, Wastes, Vents

Comments - The home inspector will be unable to turn on the home's water supply if the water supply is shut-off at the main meter or at the home's water shut-off valve. Therefore the inspector will be unable to fully inspect the home's drain, waste and vent systems.

☐ See Plumbing addendum pages for additional comments.

The following describes the types of Drain/Waste/Vent piping observed during the inspection process. Other piping may exist that was not visible at the time of the inspection.

☒ ☐ ☐ ☒

C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules)

Energy Source: Gas
Capacity: 2 - 50 GAL

Comments - The home inspector will be unable to turn on the home's water supply if the water supply is shut-off at the main meter or at the home's water shut-off valve. Therefore the inspector will be unable to fully inspect the home's water heater systems.

Overview:

Water heaters should be flushed every year or as recommended by the manufacturer to remove sediments that collect at the bottom of the tank. This is done by attaching a hose to the drain valve at the bottom of the heater, directing the discharge to a safe location and turning on the valve (be careful as the discharge water will be hot!). When the water coming out of the hose turns clear then the process is complete.

☒ See Plumbing addendum pages for additional comments.

☒ ☐ ☐ ☒

D. Hydro-Massage Therapy Equipment

Comments

FYI: Environmental testing of the whirlpool equipment is not included as part of this inspection. Health problems have been directly linked to bacterial growth in the distribution lines of the tub equipment. I recommend that you consult the manufacture of the equipment for additional maintenance information and cleaning instructions prior to using the tub. More information can be found on the Internet at www.whirlpoolcouncil.com

☒ See Plumbing addendum pages for additional comments.

V. APPLIANCES

☒ ☐ ☐ ☐

A. Dishwasher

Comments

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☐

B. Food Waste Disposer

Comments

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☒

C. Range Exhaust Vent

Comments - Exhaust vents should be cleaned on a regular basis.

☒ See Appliances addendum pages for additional comments.

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☒ ☐ ☐ ☐

D. Ranges, Cook Tops and Ovens

Comments

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☐

E. Microwave Oven

Comments - Microwave vent-hood filters should be cleaned to remove grease and debris as needed to prevent fire hazards.

☐ See Appliances addendum pages for additional comments.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

☐ ☐ ☒ ☐

F. Trash Compactor

Comments

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☐

G. Exhaust Vents and Bathroom Heaters

Comments - Exhaust fan vents should be cleaned on a regular basis.

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☐

H. Garage Door Operators

Comments - Safety reverse mechanism should be inspected on a regular basis.
Buyer should obtain all remote controls from seller before closing along with any special operating instructions these doors require.

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☒

I. Doorbell and Chimes

Comments

☒ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☒

J. Dryer Vents

Comments - Dryer vent hoses or flex tubing should be as short as possible.

☒ See Appliances addendum pages for additional comments.

☐ ☐ ☒ ☐

K. Other Built-In Appliances

Comments - Refrigerator that stay with the home will be inspected here.

☐ See Appliances addendum pages for additional comments.

VI. OPTIONAL SYSTEMS

☐ ☐ ☒ ☐

A. Lawn and Garden Sprinklers Systems

Comments

☐ See Optional Systems addendum pages for additional comments.

☐ ☐ ☒ ☐

B. Swimming Pools, Spas and Equipment

Comments - Inspection includes structural aspects, equipment function, and water quality.

Type of Construction:

☐ See Optional Systems addendum pages for additional comments.

☐ ☐ ☒ ☐

C. Outbuildings

Comments

☐ See Optional Systems addendum pages for additional comments.

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

I	NI	NP	D	Inspection Item
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☐ ☐ ☒ ☐

D. Outdoor Cooking Equipment

Energy Source: Select Energy Source

Comments

☐ See Optional Systems addendum pages for additional comments.

☒ ☐ ☐ ☐

E. Gas Supply Systems

Comments

If the home's gas supply is off at the main meter during the inspection, the inspector will be unable to inspect any gas supplied appliances such as the hot water heater, furnace and gas ovens & range tops.

☐ See Optional Systems addendum pages for additional comments.

☐ ☐ ☒ ☐

F. Private Water Wells (A coliform analysis is recommended.)

Type of Pump: Select Type of Pump

Type of Storage Equipment : Select Type of Storage Equipment

Comments

☐ See Optional Systems addendum pages for additional comments.

☐ ☒ ☐ ☐

G. Private Sewage (Septic) Systems

Type of System Aerobic

Location of Drain Field None

Comments

☐ See Optional Systems addendum pages for additional comments.

☐ ☒ ☐ ☐

H. Whole-House Vacuum System

Comments - Recommend a full evaluation by a licensed expert.

☐ See Optional Systems addendum pages for additional comments.

ADDENDUM: Maintenance Advice

The Scope of the Inspection

All components designated for inspection in accordance with the rules of the Texas Real Estate Commission (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" are inspected, for items not inspected may be included in the body of the text of this Report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Addendum: Foundation Maintenance

The following information is taken from the Post Tensioning Institute textbook describing the Design and Construction of Post Tensioned Slab-on-Ground foundation systems. The article refers to Post-Construction conditions. Slab on ground foundations with steel reinforcement will perform similarly to a post tensioned system. The information is also helpful in maintaining all residential foundations.

Planting flower beds or shrubs next to the foundation and keeping these areas flooded will generally cause a net increase in soil moisture content and result in soil expansion around the foundation perimeter in that vicinity. Planting shade trees closer to the structure than a distance equal to half the mature height of the tree will allow the tree roots to penetrate beneath the foundation and withdraw moisture from the soil; the result will be a soil shrinkage in the region of the roots. Redirecting surface runoff channels or swales by the owner can result in improper drainage as detailed above. To minimize movement in soils due to post construction factors that are not climate related, the following homeowners maintenance procedures are recommended.

Initial landscaping should be done on all sides adjacent to the foundation and drainage away from the foundation should be provided and maintained.

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Watering should be done in a uniform, systematic manner equally as possible on all sides of the foundation to keep the soil moist. Areas of soil that do not have ground cover may require more moisture, as they are more susceptible to evaporation.

Ponding or trapping of water in localized areas adjacent to the foundations can cause differential moisture levels in subsurface soils.

Studies have shown that trees within 20 feet of foundations have caused differential movements in foundations. These trees will require more water in periods of drought and in some cases a root injection system may be required to maintain moisture equilibrium.

During extreme hot and dry periods, close observations should be made around foundations to insure that adequate watering is being provided to keep soil from separating and pulling back from the foundations.

Before You Move In

- ☐ Change the locks on all exterior entrances, for improved security.
- ☐ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows. Consideration could also be given to a security system.
- ☐ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ☐ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ☐ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ☐ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ☐ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ☐ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ☐ Install rain caps and vermin screens on all chimney flues, as necessary.
- ☐ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

Regular Maintenance

Every Month

- ☐ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ☐ Examine heating/cooling air filters and replace or clean as necessary.
- ☐ Inspect and clean humidifiers and electronic air cleaners.
- ☐ If the house has hot water heating, bleed radiator valves.
- ☐ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ☐ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ☐ Repair or replace leaking faucets or shower heads.
- ☐ Secure loose toilets, or repair flush mechanisms that become troublesome.

Spring and Fall

- ☐ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ☐ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ☐ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ☐ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ☐ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ☐ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ☐ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- ☐ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ☐ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- ☐ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ☐ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ☐ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.

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- ☐ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ☐ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ☐ Replace or clean exhaust hood filters.
- ☐ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

Annually

- ☐ Replace smoke detector batteries or as required.
- ☐ Have the heating, cooling and water heater systems cleaned and serviced.
- ☐ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ☐ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all Components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ☐ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ☐ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure."

Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home.

Enjoy your home!

I. STRUCTURAL SYSTEMS ADDENDUM PAGES

Report Identification 7152010223

The inspection is of visible portions of the structural systems at the time of the inspection. The inspection may be limited by vegetation, possessions, floor coverings, limited access, etc. Basement and crawlspace inspections are limited due to obstructions, clearances and installed equipment. Flood potential and soil stability determinations are not part of this inspection. The roof inspection depicts what was visible and accessible to the inspector. It is not a warranty or a guarantee of whether the roof system is water tight or how long it may remain water tight. Past or present leaks are not determined. If conditions are listed a qualified roofing contractor should correct conditions and evaluate the roof system. Ventilation fans, gutters/downspouts are not tested. Standard inspections cover only attached garages and carports. They are not considered habitable, and conditions reported accordingly. Fire separation refers to the walls, doors and ceilings separating the attached garage from the living area of the structure. Fire doors, walls and ceilings are inspected for their safety aspects only in this section. Insure bedroom egress windows remain clear and perform evacuation drills regularly. A representative number of windows are operated, inspection may be limited by window treatments or accessibility. We always recommend re-keying doors for added security. We recommend all chimneys/flues be thoroughly inspected and cleaned by a qualified technician before use. Fireplaces or wood stoves are not ignited during the inspection. If any conditions / defects are noted it is always advisable to have a licensed qualified technician review and or correct the discrepancy.

A. - FOUNDATION:

1	Foundation is determined to be functional and supporting the structure as intended. Minor settlement cracks may be visible, but the home is overall free of significant visible defects at the time of the inspection.	5	
2		6	
3		7	
4		8	

B. - GRADING, DRAINAGE & GUTTERS:

1	Correct erosion at front sidewalk - recommend French drain on inside portion	4	
2	Yard should be swept with metal sweeper magnet to pick up all nails & screws	5	
3		6	

C. - ROOF COVERING & MATERIALS:

1	Paint all areas around the exterior that have been caulked	6	Remove all nails from the roof surfaces
2	Paint all silver exposed surfaces of the roof flashing	7	There are damage shingles along the front roof slope near the center
3	Seal around the vent pipes at the collars of all roof vents	8	
4	Seal all roof vent flashing nail heads	9	
5	Paint all flashing and seal all exposed flashing nail heads	10	

D. - ROOF STRUCTURE & ATTIC

1	Seal around and re-paint the surface of the front roof vent	6	
2	Insulate around the attic door frame on the attic side	7	
3	Repair loose insulation along the game room rear wall in the attic	8	
4		9	
5		10	

E. - WALLS (Interior and Exterior)			
	INTERIOR WALLS		EXTERIOR WALLS
1	Several areas of the base molding have a primer paint coating or need to be repainted with the final gloss coating	1	There are gaps at the base of the front door trim boards that will allow rodents to enter inner walls
2	Repair dry wall nail bulge above vanity light of the right vanity	2	Paint all areas around the exterior that have been caulked
3		3	Seal around the HVAC covers where the lines enter the side wall
4		4	Seal the left and right wall expansion joints
5		5	Seal all exterior wall inside corner seams of the brick veneer
6		6	
7		7	
8		8	

F. - CEILINGS AND FLOORS			
	FLOORS		CEILINGS
1	Floors appear to be level, intact, free of significant discoloration, cracks or blemishes and are functioning as intended. Second level decking, if present, is found to be properly fastened and supporting the 2nd floor loads as intended.	1	Ceilings are level and without noticeable blemishes, cracks or discoloration. They are of standard building materials, installed under acceptable practices and found to be currently serving their intentional purpose.
2		2	
3		3	
4		4	
5		5	
6		6	

G. - DOORS (Interior and Exterior)			
	INTERIOR DOORS		EXTERIOR DOORS
1	There are hinge screws missing at the master closet doors	1	Paint all caulked surfaces around the exterior doors
2	The master bedroom door stop is missing	2	The front and rear door dead bolts do not lock smoothly and fully
3	The right bathroom closet door does not latch when closed	3	Finish the painting of the front door trim
4	Ensure all doors around the right bedroom and laundry room close and latch properly	4	
5		5	
6		6	

H. - WINDOWS			
	INTERIOR SIDE OF WINDOWS		EXTERIOR SIDE OF WINDOWS
1	Most of the window ledges have a base coat of paint and need the final gloss coat	1	Several of the exterior window frames are not properly sealed
2		2	The front entry side glass at the front door has condensation on the inside - replace window
3		3	
4		4	
5		5	
6		6	

I. STEP WAYS, RAILS, THREADS & RISERS			
1	The hand railing is unfinished and will be finished prior to closing	6	
2		7	
3		8	
4		9	

J. - FIREPLACE, CHIMNEY, HEARTH & MANTLE			
1	The fireplace mantle is unfinished and will be finished and painted prior to closing	6	
2	Portions of the chimney siding and vertical trim are not fully painted	7	
3		8	
4		9	
5		10	

K. - PORCHES, BALCONIES, DECKS AND CARPORTS (Attached & Detached)			
PORCHES, DECKS & BALCONIES		CARPORTS AND GARAGES	
1	There are two settlement cracks in the rear patio slab	1	Paint exterior trim of the garage doors
2		2	Seal gaps around the exterior garage door trim at the brick edge
3		3	
4		4	
5		5	
6		6	

L. - OTHER			
FENCING / GATES		DRIVEWAYS / WALKWAYS	
1	None Present	1	There is significant erosion at the front side walk - recommend installing a French drain on the inside of walk to allow water and gutter run-off to drain off
2		2	
3		3	
CABINETS, CLOSETS, COUNTERTOPS & BACKSPLASHES			
1	Repair large hole cut in the upper cabinet above the microwave exhaust	5	There is an excessive gap around the master cabinet back splash
2	The drawer below the oven does not open and close properly	6	The right guest bathroom vanity doors do not close properly
3	One of the front bedroom closet clothes rods is missing	7	
4	Several of the interior closet ceilings and walls are not fully painted - note mud dobber in master closet	8	

REMARKS:

See items listed above that are noted to be deficient and in need of repairs, replacement or further system evaluations by a licensed professional specializing in the are of needed repairs.

II. ELECTRICAL SYSTEMS ADDENDUM PAGES

Report Identification 7152010223

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed a qualified electrician should correct them. System adequacy is not determined. SEC (Service Entrance Conductor) up to and including the meter may be the responsibility of the local power company. We do not inspect or evaluate load controllers, surge suppressors or other optional items that may be incorporated into the main service. Become familiar with the Main Panel location and study the circuit location markings if any exist. Recommend installing Arc Fault Circuit Interrupter (AFCI) breakers on all bedrooms branch wiring. Auxiliary or sub panels are used to extend the system or provide a protected power source near large appliances or equipment, use the same caution as with the main panel. Grounding and Bonding systems are critical items to insure a safe electrical system, visual inspection of the system is limited. The Branch Wiring makes up the majority of the electrical system and distributes the power from the panels to outlets, switches, appliances, etc. Most is hidden by walls, insulation, etc., only the visible portions are examined. Exterior electrical components add convenience, but can also contribute to additional hazards if devices/equipment are not maintain, Ground Fault Circuit Interrupter (GFCI) outlets are recommended The inspection covers a representative number of components. If you have any doubt about any electrical discrepancies noted in this report, have it thoroughly inspected by a qualified electrician. Misc Equipment identifies equipment installed in the home that maybe tied into the electrical system. Inspection of these systems are beyond the scope of the inspection unless agreed upon, any discrepancies noted are made as a courtesy to the client.

A. - SERVICE ENTRANCE AND PANELS:

Service Entrance:		Main Panel:	
1	The service entrance, service entrance cables, cable splices, weather mast & weather head (if equipped) are in sound condition and functional.	1	It is recommended to seal the tops and sides of all main and sub-electrical panels
2		2	
3		3	
4		4	
5		5	
6		6	
Sub Panels:			
1	Ensure the HVAC sub-panels are secured to the wall and seal around the sub-panels	4	
2		5	
3		6	
Grounding and Bonding		Misc	
1	The grounding and bonding of panels, sub-panels and breakers are in good condition and found to be functional.	1	None
2		2	
3		3	
4		4	
5		5	

B. BRANCH CIRCUITS - Connected Devices and Fixtures

Distribution Wiring		Exterior Electrical	
1	The homes electrical distribution system is intact, properly wired and in good working order and found to be functioning as intended.	1	Seal around the exterior light fixture bases at the wall
2		2	All exterior electrical outlet covers should be sealed along the tops and sides
3		3	
4		4	
5		5	
6		6	
7		7	
8		8	

Interior Electrical		Misc. Equipment	
1	Some of the kitchen outlets are loose in the junction boxes - also gaps around the covers	1	Not Inspected or None Present
2		2	
3		3	
4		4	
5		5	
6		6	
7		7	
8		8	
9		9	
10		10	

Smoke Detectors:			
1	Detectors are found to located in the required areas, intact and in good condition. The detectors are found to be functional and installed correctly	3	
2		4	

REMARKS:

See items listed above that are noted to be deficient and in need of repairs, replacement or further system evaluations by a licensed professional specializing in the are of needed repairs.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS ADDENDUM PAGES

Report Identification 7152010223

The heating system is an important piece to the operation and performance of the structure as a whole. Improper maintenance may cause improper operation resulting in uncomfortable heat and excessively high fuel bills. If any conditions are listed a qualified HVAC (Heating, Ventilation and Air Conditioning) technician. Heat exchanger integrity, adequacy of heat supply, airflow analysis are beyond the scope of this inspection. Filters are essential to remove particles from the air before it enters the heating and cooling system. Never operate the system without a filter and change or clean the filter on a regular interval. Electronic filter inspection is beyond the scope of the inspection. The inspector examines only permanently installed cooling systems. Window units are considered personal property and are normally not inspected. If any conditions are listed a qualified HVAC technician should correct them. Digital programmable thermostats are recommended, they help save energy and reduces operating costs when programmed correctly. All habitable rooms require supply ducts and this aspect of the inspection will be considered satisfactory unless otherwise noted

A. - HEATING EQUIPMENT:

1	The rear furnace exhaust vent is disconnected and laying on the attic deck	6	
2	Disconnected rear HVAC furnace exhaust - the three furnace ducts are not strapped at the mid point	7	
3	The furnace vents should be supported along the mid-point of the duct	8	
4		9	
5		10	

B. - COOLING EQUIPMENT:

1	The rear HVAC unit does not have a red insulation blanket over the compressor	6	
2	Remove all insulation and trash from all HVAC and hot water heater drip pans	7	
3	The top of all evaporator plenums are not properly sealed at the upper seams	8	
4		9	
5		10	

C. - DUCTS AND VENTS:

1	The ducts, plenums and vents are clean and properly connected and sealed. The unit is distributing adequate air flow and conditioning to all required areas as intended.	5	
2		6	
3		7	
4		8	

OTHER EQUIPMENT

Thermostat		Filters	
1	The HVAC thermostat(s) are securely mounted in the correct location(s), calibrated and functional.	1	The home's filters are clean and intact. Remember to change filters & clean vent covers as directed.
2		2	
3		3	
4		4	
5		5	

REMARKS:

See items listed above that are noted to be deficient and in need of repairs, replacement or further system evaluations by a licensed professional specializing in the are of needed repairs.

IV. PLUMBING SYSTEM

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The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only visible supply and waste systems are inspected. If any conditions are listed a qualified plumber should repair them. If a well supplies the primary drinking water a water quality test is recommended. Galvanized piping has a 20 to 40 year service life. Main shutoff valve is used to shutoff the water supply to the structure. Learn where your shutoff valve is! If a supply line ruptures extensive water damage can occur rapidly. Valves are not operated. Other than documented piping may exist. Some types of plastic piping has been problematic. Waste water is the water that is disposed of from toilets, sinks and other plumbing fixtures. Older pipes like cast iron, galvanized and clay have been known to deteriorate, corrode and fail. If slow drains or backups are experienced further review by a licensed plumber is recommended. Sewer or Septic system identification and inspection is beyond the scope of this inspection. The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined. Recommend flushing tank of sediment periodically and changing the anodized rod every two to three year, some conditions may require every year.

A. WATER SUPPLY SYSTEM AND FIXTURES		
Main and Distribution System		
1	The main and distribution are correctly installed and functional at the time of this inspection without visible corrosion, rust or defects.	6
2		7
3		8
4		9
5		10
Kitchen Fixtures		Laundry Fixtures
1	The kitchen fixtures are in good condition, caulked, grouted or otherwise sealed and installed within normal building installation practices.	1 The laundry fixtures are in good condition, caulked, grouted or otherwise sealed and installed within normal building installation practices.
2		2
3		3
4		4
5		5
Master Bathroom Fixtures (Sinks / Toilets / Tubs)		
1	Seal the base of all tile and base molding in all bathrooms and near the bath tubs	6
2	Repair cracks in the grout lines of the master shower at the floor	7
3	Seal the upper seam along the top edge of the master shower wall tile	8
4	The cold water valve of the master tub strikes the tub spout when opened fully	9
5	There should be a tile strip or other protection along the vanity side behind the mater tub	10
Other Bathroom(s) Fixtures (Sinks / Toilets / Tubs)		
1	Seal around all the bathtub spouts	8
2	Seal the base of all tile and base molding in all bathrooms and near the bath tubs	9
3		10
4		11
5		12
6		13
7		14
Bar / Other Sinks		
1	NONE	5
2		6
3		7
4		8

B. DRAINS, WASTES, VENTS			
Main Wastes and Vents			
1	Main waste and vents are in sound and functional condition.	6	
2		7	
3		8	
4		9	
5		10	
Kitchen Drains		Bathroom Drains	
1	The kitchen drains are in sound condition, without visible leaks and functional at the time of the inspection.	1	The bathroom drains are in sound condition, without visible leaks and functional at the time of the inspection.
2		2	
3		3	
4		4	
5		5	
6		6	
7		7	
Laundry Drains		Bar / Other Drains	
1	The laundry drains are in sound condition, without visible leaks and functional at the time of the inspection.	1	NONE
2		2	
3		3	
4		4	
5		5	
Other Equipment - Sumps / Ejectors / Etc.			
1	NONE	4	
2		5	
3		6	

C. - WATER HEATING EQUIPMENT:			
1	Remove all insulation and trash from all HVAC and hot water heater drip pans	6	
2		7	
3		8	
4		9	
5		10	

D. HYDRO-MASSAGE THERAPY EQUIPMENT			
1	The far right corner of the master tub is cracked	5	
2		6	
3		7	
4		8	

REMARKS:

See items listed above that are noted to be deficient and in need of repairs, replacement or further system evaluations by a licensed professional specializing in the are of needed repairs.

V. APPLIANCES

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Appliances inspected with respects to functionality only. Dishwasher cleaning effectiveness and timer are not evaluated. Temperature calibration, clock and timer, self cleaning features of oven are not determined. Refrigerators are not normally inspected, if included refrigerators are inspected for operation only.

A. DISHWASHER

1	The dishwasher is securely mounted, intact, functional and without visible leak or internal defects at the time of inspection.	4	
2		5	
3		6	

B. FOOD WASTE DISPOSER

1	The food waste disposer, splash guard and electrical connections are securely mounted, intact, functional and without visible leak at the time of inspection.	4	
2		5	
3		6	

C. RANGE EXHAUST HOOD:

1	The exhaust fan cover is not installed	4	
2		5	
3		6	

D. RANGES, COOK TOPS & OVENS

1	The range tops & ovens are correctly mounted, in good working order and without visible defect.	5	
2		6	
3		7	
4		8	

E. MICROWAVE OVEN

1	The microwave is correctly mounted, in good working order and without visible defect.	4	
2		5	
3		6	

F. TRASH COMPACTOR

1	None Present	4	
2		5	
3		6	

G. MECHANICAL EXHAUST VENTS & BATHROOM HEATERS

1	The bathroom exhaust & heaters if equipped are intact and functional.	5	
2		6	
3		7	
4		8	

H. GARAGE DOOR OPERATORS			
1	The garage door openers and safety reversing mechanisms are properly installed, wired and in good working order.	4	
2		5	
3		6	

I. DOOR BELL AND CHIMES			
1	Seal around the front door bell button	4	
2		5	
3		6	

J. DRYER VENTS			
1	Seal around the dryer vent at the rear wall	4	
2		5	
3		6	

K. OTHER BUILT-IN APPLIANCES			
1	There should be a sealed flange cover around the rear patio gas line	5	
2		6	
3		7	
4		8	

REMARKS:

See items listed above that are noted to be deficient and in need of repairs, replacement or further system evaluations by a licensed professional specializing in the area of needed repairs.

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PHOTO PAGE 1

Seal around the front door bell button



There are gaps at the base of the front door trim boards that will allow rodents to enter inner walls



Correct erosion at front sidewalk - recommend French drain on inside portion



Yard should be swept with metal sweeper magnet to pick up all nails & screws



The perimeter should be sprayed for ants



Paint all areas around the exterior that have been caulked



Your Street, Houston, TX

PHOTO PAGE 2

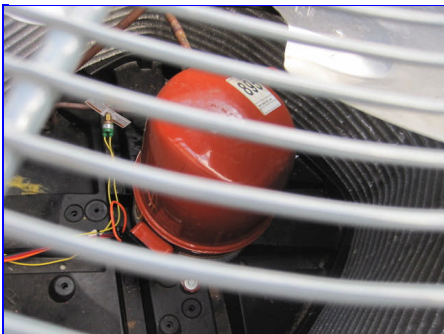
Ensure the HVAC sub-panels are secured to the wall and seal around the sub-panels



Seal around the HVAC covers where the lines enter the side wall



The rear HVAC unit does not have a red insulation blanket over the compressor



Seal the left and right wall expansion joints



Seal all exterior wall inside corner seams of the brick veneer



Several of the exterior window frames are not properly sealed



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PHOTO PAGE 3

Paint all silver exposed surfaces of the roof flashing



There are two settlement cracks in the rear patio slab



Paint all caulked surfaces around the exterior doors



There should be a sealed flange cover around the rear patio gas line



It is recommended to seal the tops and sides of all main and sub-electrical panels



Seal the right wall expansion joints



Your Street, Houston, TX

PHOTO PAGE 4

Seal around the exterior light fixture bases at the wall



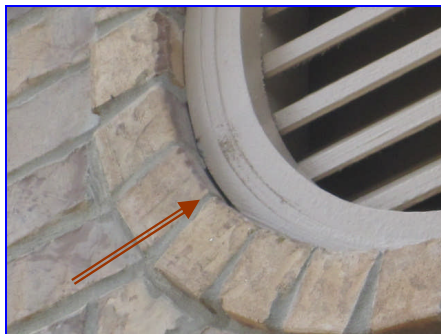
Paint exterior trim of the garage doors



Seal gaps around the exterior garage door trim at the brick edge



Seal around and re-paint the surface of the front roof vent



Re-seal all exposed nail heads on the roof surface and ridge vent shingles



Seal around the vent pipes at the collars of all roof vents



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PHOTO PAGE 5

Seal all roof vent flashing nail heads



Paint all flashing and seal all exposed flashing nail heads



Remove all nails from the roof surfaces



Portions of the chimney siding and vertical trim are not fully painted



There are damage shingles along the front roof slope near the center



Some of the kitchen outlets are loose in the junction boxes - also gaps around the covers



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PHOTO PAGE 6

Repair large hole cut in the upper cabinet above the microwave exhaust



The exhaust fan cover is not installed



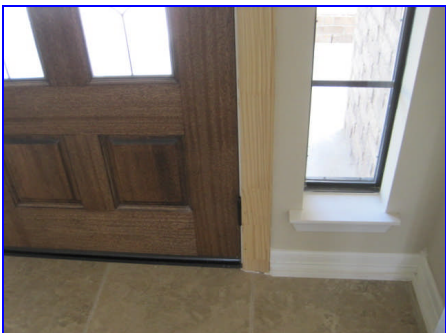
The drawer below the oven does not open and close properly



The front and rear door dead bolts do not lock smoothly and fully



Finish the painting of the front door trim



One of the front bedroom closet clothes rods is missing



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Report Identification

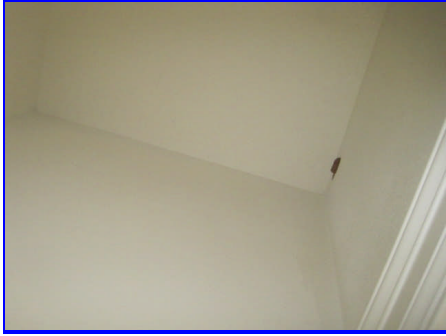
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PHOTO PAGE 7

Seal around all the bathtub spouts



Several of the interior closet ceilings and walls are not fully painted - note mud dobber in master closet



Seal the base of all tile and base molding in all bathrooms and near the bath tubs



Most of the window ledges have a base coat of paint and need the final gloss coat



There is an excessive gap around the master cabinet back splash



The far right corner of the master tub is cracked



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PHOTO PAGE 8

Repair cracks in the grout lines of the master shower at the floor



Seal the upper seam along the top edge of the master shower wall tile



There are hinge screws missing at the master closet doors



The cold water valve of the master tub strikes the tub spout when opened fully



There should be a tile strip or other protection along the vanity side behind the master tub



Repair dry wall nail bulge above vanity light of the right vanity



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PHOTO PAGE 9

The master bedroom door stop is missing



The right bathroom closet door does not latch when closed



The right guest bathroom vanity doors do not close properly



Ensure all doors around the right bedroom and laundry room close and latch properly



Seal around the dryer vent at the rear wall



The front entry side glass at the front door has condensation on the inside - replace window



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PHOTO PAGE 10

Insulate around the attic door frame on the attic side



Repair loose insulation along the game room rear wall in the attic



Remove all insulation and trash from all HVAC and hot water heater drip pans



Insulation in hot water heater drip pans



The top of all evaporator plenums are not properly sealed at the upper seams



The rear furnace exhaust vent is disconnected and laying on the attic deck



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PHOTO PAGE 11

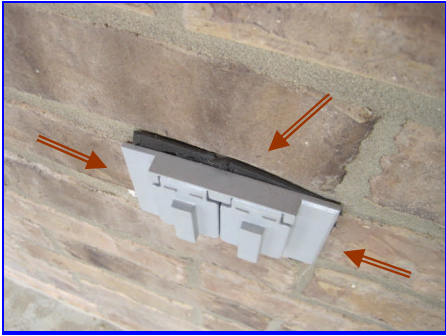
Disconnected rear HVAC furnace exhaust - the three furnace ducts are not strapped at the mid point



The furnace vents should be supported along the mid-point of the duct



All exterior electrical outlet covers should be sealed along the tops and sides



End of Report - Nothing Follows

