

A-TEX INSPECTS

PROFESSIONAL REAL ESTATE INSPECTIONS

ROBERT WELCH, PRI

3613 PINE VALLEY DRIVE, PEARLAND, TX 77581

281-216-1171

TREC LICENSE # 9292

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www.atexinspects.com



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

INSPECTION DATE

Tuesday, November 18, 2014

CLIENT'S NAME

Atex Inspects Client

PROPERTY ADDRESS

123 My Street, Houston, TX 77054

REPORT IDENTIFICATION

12302008332R

CLIENTS PHONE NUMBER

On File

A-TEX INSPECTS

RECEIPT

YOUR HOME TOWN INSPECTOR

Robert Welch Trec # 9292
3613 PINE VALLEY DRIVE
PEARLAND, TEXAS 77581
Phone 281-216-1171

DATE: November 18, 2014
INVOICE # 12302008332R
FOR: REAL ESTATE
INSPECTION

Bill To:

Atex Inspects Client
123 My Street, Houston, TX 77054
On File

| DESCRIPTION | AMOUNT |
|--|------------------|
| REAL ESTATE INSPECTION AT: 123 My Street, Houston, TX 77054 | \$ 250.00 |
| PAID IN FULL Thank You For Your Business | |
| TOTAL | \$ 250.00 |

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: 123 My Street, Houston, TX 77054
(Address or Other Identification of Inspected Property)

By: ROBERT WELCH TREC # 9292 | 11/18/2014 23:08
(Name and License Number of Inspector) (Date)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC). The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification. It is recommended that you obtain as much history as is available concerning this property.

This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by client (s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

| | | | |
|---------------|----------------------|-----------------|----------------------|
| Year Built - | <u>1979</u> | Property Type - | <u>Single Family</u> |
| Sq Footage - | <u>1850</u> | Design - | <u>One Story</u> |
| | | Orientation - | <u>Southwest</u> |
| Weather - | <u>Clear and Dry</u> | Utilities - | <u>All On</u> |
| Temperature - | <u>65 Degrees</u> | Occupied - | <u>Yes</u> |
| Attending - | <u>Client(s)</u> | | |
| | <u></u> | | |
| | <u></u> | | |
| | <u></u> | | |

This report contains addendum pages and pictures that are required to remain with the TREC format pages in order to constitute a complete inspection report. The report remains the property of the documented client and the inspection company. The information herein is not transferable and shall not be released to unauthorized personnel without the expressed approval of the inspection company. Further information on the scope of the inspection and limits of liability can be found in the Inspection Contract.

Any and all limitations can be found in the "Inspection Authorization and Service Agreement" that was signed prior to the inspection. When an item is noted as not functioning or in need of repair, replacement or for further evaluation by a specialist, the purchaser agrees to contact a qualified specialist to make further evaluations of the item before purchasing this home. This report is good only for the day that it was performed as the condition of a structure and its components can change from one day to the next, especially if the home is currently inhabited. If there are any questions or concerns associated with this inspection report, the client agrees to get in touch with the inspector as soon as possible.

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-0

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 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.

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

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|---|----|----|---|-----------------|
|---|----|----|---|-----------------|

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

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

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.

☒ ☐ ☐ ☒

B. Grading and Drainage

Comments

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.

☒ ☐ ☐ ☒

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

- ☒ See Structural addendum pages for additional comments.

Method of Inspection: Walked

Type of Covering: Asphalt Shingles

Report Identification:

12302008332R

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

Comments

☒ See Structural addendum pages for additional comments.**Roof & Ceiling Structure:** Conventional Framing**Method of inspection:** Entered - (inspection limited due to obstructions, framing, equipment, insulation, etc.)**Insulation Type:** Fiberglass**Approx. Insulation Depth:** Average 5" to 7"☒ **Vapor barrier Observed:** Felt paper

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.

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

Comments

☒ See Structural addendum pages for additional comments.**Type of Structure:** Framed**Type of Wall Cladding:** Combination of Stucco, Wood and Brick**Type of Columns:** Framed

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**F. Ceilings and Floors**

Comments

☒ See Structural addendum pages for additional comments.**G. Doors (Interior and Exterior)**

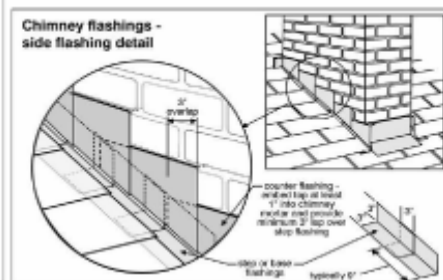
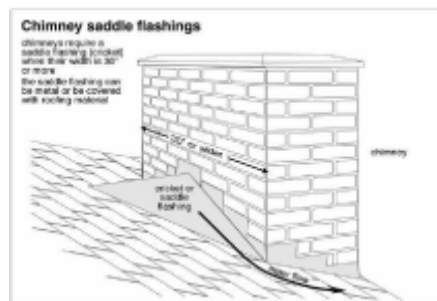
Comments

☒ See Structural addendum pages for additional comments.**H. Windows**

Comments

☒ See Structural addendum pages for additional comments.**Window Type:** Single Pane**I. Fireplace/Chimney**

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

☒ See Structural addendum pages for additional comments.

Report Identification: 12302008332R

☒ ☐ ☐ ☒

J. Porches, Decks and Carports (Attached)

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

☒ See Structural addendum pages for additional comments.

☒ ☐ ☐ ☐

K. Other

Comments

- ☐ See Structural addendum pages for additional comments.
☐ Cabinets & Countertops
☐ Walkways
☐ Driveways
☐ Fences/Gates
☐ Stairwell, Railing & Landings

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

☒ ☐ ☐ ☒

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.

☒ See Electrical addendum pages for additional comments.

Amps: 200 Amps
Service and Voltage Type: Overhead 120/240 volts
Service Conductor Type: Copper
Main Panel Location: Exterior
Sub Panel Location: ☒ HVAC ☐ Select Other Locations
☐ Select Other Locations ☐ Select Other Locations

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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.):

Comments

☒ See Electrical addendum pages for additional comments.

Distribution Wire Type: Copper

- ☒ Romex ☐ Knob and Tube ☐ Emt / Rigid Conduit Type
☐ Cloth Wrapped ☐ BX ☐ Flexible Conduit Type
☐ Other

☐ Aluminum Branch Wiring Observed

☒ 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 Tub Fountains, Pools, crawl spaces and outdoors be upgraded to the ground fault circuit interrupter type. This should be done by a qualified, licensed electrician.

Report Identification:

12302008332R

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

☒ ☐ ☐ ☐

A. Heating Equipment

Comments

Type and Energy Source:

☐ Electric
☒ Gas

☐ Oil
☐ Other

☒ Forced Air
☐ Radiant
☐ Other

☐ Hydronic
☐ Heat Pump

☐ Baseboard
☐ Geo-thermo

☐ See Heating/Cooling addendum pages for additional comments.

☒ Attic

☐ Additional Locations

☐ Additional Locations

☐ Additional Locations

☐ Additional Locations

☐ Additional Locations

☒ ☐ ☐ ☐

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.

Type and Energy Source:

☒ Electric
☐ Gas

☐ Other

☒ Electric
☐ Evaporative

☐ Heat Pump
☐ Window

☐ Geo-thermo
☐ Other

☐ See Heating/Cooling addendum pages for additional comments.

☒ Exterior

☐ Additional Locations

☐ Additional Locations

☐ Additional Locations

☐ Additional Locations

☐ Additional Locations

☒ ☐ ☐ ☒

B. Ducts and Vents

Comments - Filters should be replaced monthly.

☒ See Heating/Cooling addendum pages for additional comments.

Filter Location: Ceiling

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.

☒ See Plumbing addendum pages for additional comments.

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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.

Type of Supply Lines: Plastic
 Distribution Lines Type: Plastic & Copper
 Shutoff Valve Location: Exterior

**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.

Drain/Waste/Vent Type: Plastic

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

Energy Source: Gas
Size: 40 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.

☒ See Plumbing addendum pages for additional comments.

**D. Hydro-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 Hood**

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

☒ See Appliances addendum pages for additional comments.

**D. Ranges/Ovens/Cook tops**

Comments

☐ See Appliances addendum pages for additional comments.

**E. Microwave Cooking Equipment**

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.

Report Identification: 12302008332R

☐ ☐ ☒ ☐

F. Trash Compactor

Comments

☐ See Appliances addendum pages for additional comments.

Report Identification:

12302008332R

☒ ☐ ☐ ☒

G. Bathroom Exhaust Fans and/or Heaters

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

☒ See Appliances addendum pages for additional comments.

☐ ☐ ☒ ☐

H. Whole House Vacuum Systems

Comments

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☒

I. 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.

☒ ☐ ☐ ☒

J. Door Bell and Chimes

Comments

☒ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☐

K. Dryer Vents

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

☐ See Appliances addendum pages for additional comments.

☐ ☐ ☒ ☐

L. 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 Sprinklers

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.

☐ See Optional Systems addendum pages for additional comments.

☐ ☐ ☒ ☐

C. Outbuildings

Comments

☐ See Optional Systems addendum pages for additional comments.

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☐ ☐ ☒ ☐

D. Outdoor Cooking Equipment

Energy Source: Select Energy Source

Comments

☐ See Optional Systems addendum pages for additional comments.

☒ ☐ ☐ ☒

E. Gas Lines

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.

Report Identification:

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☐ ☐ ☒ ☐

F. 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. Septic Systems

Comments

☐ See Optional Systems addendum pages for additional comments.

☐ ☒ ☐ ☐

H. Security Systems

Comments - Recommend a full evaluation by a licensed home security expert.

☐ See Optional Systems addendum pages for additional comments.

☐ ☐ ☒ ☐

I. Fire Protection Equipment

Comments

☐ See Optional Systems addendum pages for additional comments.

☒ ☐ ☐ ☒

J. Laundry Area

Comments

Note: The dryer duct and vent hood should be cleaned every 6 months or sooner if necessary.

Dirty ducts and lint buildup can become fire hazards and reduce the efficiency of your dryer.

Dryer Connection Type: 240 volt electric

☒ 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.

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.

Report Identification:

12302008332R

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.
- ☐ 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.

I. STRUCTURAL SYSTEMS ADDENDUM PAGES

Report Identification 12302008332R

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 | Parch coating on slab face in numerous areas hides foundation flaws | 5 | |
| 2 | High soil levels along the front foundation face | 6 | |
| 3 | | 7 | |
| 4 | | 8 | |

B. - GRADING, DRAINAGE & GUTTERS:

| | | | |
|---|--|---|--|
| 1 | The soil levels are high along the front wall | 4 | |
| 2 | The front of the homes gutter system is disassembled | 5 | |
| 3 | | 6 | |

C. - ROOF COVERING:

| | | | |
|----|--|----|---|
| 1 | Seal all gaps and repaint front porch wall and roof eave boards | 12 | The rear garage roof eave furring strip is missing |
| 2 | Decay noted on portions of the rear corners fascia boards | 13 | Repair missing shingles on garage rear roof slope |
| 3 | Wet rot and decay noted on the rear porch roof rafters | 14 | The garage roof has exposed nail heads on the rear roof slope |
| 4 | Damaged eave shingles on the left corner of the garage roof | 15 | There are damaged rear and right roof soffit vent covers |
| 5 | Carport roof is damaged at rear | 16 | Debris on front roof slope |
| 6 | Repair cut or torn drip edge around roof eave corners - water penetration will occur | 17 | Damaged roof eave shingles on the right side of the home (master bedroom) |
| 7 | Cut tree limbs from contacting the right side roof covering | 18 | Repair damaged soffit vent cover on right roof eave |
| 8 | Seal all ridge tab exposed nail heads | 19 | Repair breaks in chimney flashing sealant |
| 9 | Replace missing shingles and seal exposed nail heads on the master bedroom ridge vent | 20 | The master bedroom ridge vent has an open gap into the attic space |
| 10 | All plumbing and roof vent flashing roof sealants are cracked and not sealed | 21 | Repair damaged shingles at garage ridge where it meets the rear patio roof covering |
| 11 | Some of the nail heads have pushed through the shingles along the main roof ridge beam | 22 | Exposed gaps in the roof vent sealant |

D. - ROOF STRUCTURE & ATTIC

| | | | |
|---|---|----|--|
| 1 | Minor roof deflection noted | 6 | |
| 2 | Some of the roof rafters have pulled away slightly from the main ridge beam | 7 | |
| 3 | Bowing from stress is noted in some of the roof collar ties | 8 | |
| 4 | Several of the main roof ridge beam braces are bowed | 9 | |
| 5 | The attic door right hinge is damaged | 10 | |

| E. - WALLS (Interior and Exterior) | | | |
|------------------------------------|---|---|--|
| | INTERIOR WALLS | | EXTERIOR WALLS |
| 1 | Repairs needed to interior walls of the garage | 1 | Recommend sealing all gaps around front wall exterior decorative trim boards |
| 2 | Damage garage ceiling sheet rock joints | 2 | Seal all gaps and repaint front porch wall and roof eave boards |
| 3 | Minor blemishes noted in home's interior walls | 3 | Water damage and missing sheet rock in the left garage wall area |
| 4 | Water damage to master bedroom closet wall that backs up to master shower | 4 | Repair decayed garage door exterior trim boards |
| 5 | | 5 | The carport privacy lattice is damaged |
| 6 | | 6 | Remove heavy vegetation from rear home wall |

| F. - CEILINGS AND FLOORS | | | |
|--------------------------|---|---|---|
| | FLOORS | | CEILINGS |
| 1 | The carpeted areas of the home has uneven padding or sub-flooring | 1 | Sheet rock repair needed in the garage ceiling |
| 2 | | 2 | Minor settlement cracks at the kitchen ceiling outside corner |
| 3 | | 3 | Minor blemishes noted in home's interior ceilings |
| 4 | | 4 | Stress cracks noted in right front bedroom ceiling near closet door |
| 5 | | 5 | Stress noted in the bathroom corner wall joint |
| 6 | | 6 | |

| G. - DOORS (Interior and Exterior) | | | |
|------------------------------------|---|---|---|
| | INTERIOR DOORS | | EXTERIOR DOORS |
| 1 | Several pocket doors 1/4 round trim are missing | 1 | Seal all gaps around exterior front door trim |
| 2 | Door stops are missing throughout the home - some wall damage noted | 2 | Exterior front door finish is in need of repair. |
| 3 | | 3 | Door to the garage is damaged and separating |
| 4 | | 4 | The right garage door is bent at the upper center portion |
| 5 | | 5 | The front door weather stripping does not seal properly |
| 6 | | 6 | The rear door dead bolt does not function properly |

| H. - WINDOWS | | | |
|--------------|--|---|--|
| | INTERIOR SIDE OF WINDOWS | | EXTERIOR SIDE OF WINDOWS |
| 1 | Caulk repair needed to fill all gaps around the exterior and interior window framing | 1 | Caulk repair needed to fill all gaps around the exterior and interior window framing |
| 2 | Some of the window locks are missing or do not function | 2 | No window screens found on the windows |
| 3 | | 3 | |
| 4 | | 4 | |

| I. - FIREPLACE, CHIMNEY, HEARTH & MANTLE | | | |
|--|--|----|--|
| 1 | Repair breaks in chimney flashing sealant | 6 | |
| 2 | Mortar is missing from the rear chimney brick veneer as seen from the roof level | 7 | |
| 3 | | 8 | |
| 4 | | 9 | |
| 5 | | 10 | |

| J. - PORCHES, DECKS AND CARPORTS (Attached & Detached) | | | |
|--|--|---|--|
| | PORCHES & DECKS | | CARPORTS AND GARAGES |
| 1 | Minor settlement cracks may be noted, but the structure's base, columns and walls are found to be sealed, intact and functional. | 1 | Carports or garage foundation, walls, columns, roof decking and roof covering is founded to be intact and free of major faults or significant errors. The roof covering is found to be intact, but the actual roof covering lifespan is unknown. |
| 2 | | 2 | |
| 3 | | 3 | |
| 4 | | 4 | |
| 5 | | 5 | |
| 6 | | 6 | |

| K. - OTHER | | | |
|------------|---|---|--|
| | FENCING / GATES | | DRIVEWAYS / WALKWAYS |
| 1 | All gates, fences and privacy dividers are functional and in good working order. | 1 | Minor settlement cracks may be noted, but structures are functioning as intended and no current hazards appear to exist. |
| 2 | | 2 | |
| 3 | | 3 | |
| | CABINETS & COUNTERTOPS | | STEPS, RAILS, THREADS & RISERS |
| 1 | Cabinets and counter tops are correctly mounted, seams sealed, level and without significant visible errors or flaws. The base cabinets are free of major water or other damages. | 1 | None |
| 2 | | 2 | |
| 3 | | 3 | |

REMARKS:

See numerous repair items listed above. Note roof covering, attic, and other structural repair items and issues listed above. There are signs inside interior cabinets and closet ceilings that could be from past wood destroying insect infestation.

II. ELECTRICAL SYSTEMS ADDENDUM PAGES

Report Identification 12302008332R

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, the mast & weather head (if equipped) are in sound condition and functional. | 1 | Some of the homes neutral wires are double tapped in the main panel |
| 2 | | 2 | The main panel inner cover is missing its fastener screws |
| 3 | | 3 | When conductors are spliced in order to lengthen them, or to relieve a "double tap," it is acceptable - the conductors are still being served by the breakers or panel components, which is the purpose of the panel. When conductors enter the panel and are spliced to conductors which exit the panel, this is generally not acceptable. In this case, the conductors are not being served by components of the panel, and the panel is being used as a junction box for those conductors. |
| 4 | | 4 | Seal around the top and sides of all panels and sub-panels to prevent water penetration from the rear of the panels |
| 5 | | 5 | |
| 6 | | 6 | |
| 7 | | 7 | |
| Sub Panels: | | | |
| 1 | Seal around the top and sides of all panels and sub-panels to prevent water penetration from the rear of the 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 | The front porch light is open through the top |
| 2 | | 2 | Recommend sealing around the top and sides of all exterior electrical outlet covers |
| 3 | | 3 | Rear patio exterior electrical box knock out plug is missing |
| 4 | | 4 | |
| 5 | | 5 | |
| 6 | | 6 | |
| 7 | | 7 | |
| 8 | | 8 | |

| Interior Electrical | | Misc. Equipment | |
|---------------------|--|-----------------|--|
| 1 | Electrical wire splice under kitchen sink is not inside a junction box | 1 | Although the home phone, cable and other IT connections and connectors (when present) are not normally inspected, these devices and connections appear to be intact and installed as directed. |
| 2 | The kitchen, wet bar and bathroom outlets are not GFCI protected. | 2 | |
| 3 | | 3 | |
| 4 | | 4 | |
| 5 | | 5 | |
| 6 | | 6 | |
| 7 | | 7 | |
| 8 | | 8 | |
| 9 | | 9 | |
| 10 | | 10 | |

| Smoke Detectors: | | | |
|------------------|---|---|--|
| 1 | Detectors are old, but functional, recommend upgrading to newer models. | 3 | |
| 2 | | 4 | |

REMARKS:

See electrical repair items needed above. Note main panel and GFCI outlet protection issues.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS ADDENDUM PAGES

Report Identification 12302008332R

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 heating system, burners and gas lines are functional and without any visible significant defects. | 6 | |
| 2 | | 7 | |
| 3 | | 8 | |
| 4 | | 9 | |
| 5 | | 10 | |

B. - COOLING EQUIPMENT:

| | | | |
|---|---|----|--|
| 1 | Recommend cleaning the interior HVAC evaporator coils | 6 | |
| 2 | | 7 | |
| 3 | | 8 | |
| 4 | | 9 | |
| 5 | | 10 | |

C. - DUCTS AND VENTS:

| | | | |
|---|---|---|--|
| 1 | There are several gaps and air leaks on the HVAC attic distribution plenums | 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 HVAC filter is dirty |
| 2 | | 2 | |
| 3 | | 3 | |
| 4 | | 4 | |
| 5 | | 5 | |

REMARKS:

See repair items in need of repair listed above. Pay special attention to evaporator coil and filter issues.

IV. PLUMBING SYSTEM

Report Identification 12302008332R

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 home's water main shut off handle is damaged | 6 |
| 2 | The water supply pipes in the attic are not insulated | 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 clothes dryer gas line is not in use and is not capped or plugged |
| 2 | | 2 The washing machine shut off valves are corroded and should be replaced |
| 3 | | 3 |
| 4 | | 4 |
| 5 | | 5 |
| Master Bathroom Fixtures (Sinks / Toilets / Tubs) | | |
| 1 | There is an excessive and unsealed gap at the master bath tub spout | 6 |
| 2 | The master shower faucet valve handle is loose | 7 |
| 3 | Seal gap at floor and base of master bath tub joint | 8 |
| 4 | | 9 |
| 5 | | 10 |
| Other Bathroom(s) Fixtures (Sinks / Toilets / Tubs) | | |
| 1 | Grout repair needed in the guest bathroom corner tile joints | 8 |
| 2 | | 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 | Active leak at the wet bar sink |
| 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 | The water supply pipes in the attic are not insulated | 6 | |
| 2 | The hot water heater setting is set at a higher than normal setting | 7 | |
| 3 | The hot water heater vent flue is not sealed atop the unit | 8 | |
| 4 | Excessive corrosion at the hot water heater supply shut off valve | 9 | |
| 5 | | 10 | |

| D. HYDRO-THERAPY EQUIPMENT | | | |
|----------------------------|------|---|--|
| 1 | None | 5 | |
| 2 | | 6 | |
| 3 | | 7 | |
| 4 | | 8 | |

REMARKS:

See plumbing items in need of repair listed above. Pay special note to corrosion issues.

V. APPLIANCES

Report Identification 12302008332R

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 HOOD:

| | | | |
|---|--|---|--|
| 1 | The kitchen range hood vent exhausts into the attic and has a tear in the duct | 4 | |
| 2 | Old range exhaust vent hole is sealed with duct tape and a cloth | 5 | |
| 3 | | 6 | |

D. RANGE/OVENS/COOK TOPS

| | | | |
|---|--|---|--|
| 1 | The range cook top and oven temperature is within the desired range of 350 degrees when tested | 5 | |
| 2 | | 6 | |
| 3 | | 7 | |
| 4 | | 8 | |

E. MICROWAVE COOKING EQUIPMENT

| | | | |
|---|---|---|--|
| 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. BATHROOM EXHAUST FANS AND/OR HEATERS

| | | | |
|---|---|---|--|
| 1 | The guest bathroom exhaust fan does not function | 5 | |
| 2 | The bathroom exhaust fans vent into the attic space | 6 | |
| 3 | | 7 | |
| 4 | | 8 | |

| I. GARAGE DOOR OPERATORS | | | |
|--------------------------|--|---|--|
| 1 | The garage door opener should have its own dedicated electrical outlet | 4 | |
| 2 | The garage door cables are damaged | 5 | |
| 3 | The opener did not function when tested | 6 | |

| J. DOOR BELL AND CHIMES | | | |
|-------------------------|---------------------------------------|---|--|
| 1 | The home's door bell button is broken | 4 | |
| 2 | | 5 | |
| 3 | | 6 | |

| K. DRYER VENTS | | | |
|----------------|---|---|--|
| 1 | The dryer vent is clean, fairly lint free and mounted securely. | 4 | |
| 2 | | 5 | |
| 3 | | 6 | |

| L. OTHER BUILT-IN APPLIANCES | | | |
|------------------------------|------|---|--|
| 1 | NONE | 5 | |
| 2 | | 6 | |
| 3 | | 7 | |
| 4 | | 8 | |

REMARKS:

See appliances listed as in need of repair above. Note attic exhaust issues.

VI. OPTIONAL SYSTEMS

Report Identification 12302008332R

Evaluations of irrigation system and components may be limited. Limited to visual/accessible portions of the system. Due to the variety of timers/controls, operation procedures should be reviewed before closing. Pools and spas leak testing will not be assessed during this inspection. Underground piping leak and pressure tests are not performed during this inspection. Light refraction from the water in the pool or spa does limit a thorough visual inspection of the walls and bottom of the unit. Water clarity also restricts the overall view of the pool bottom. Pool heaters are inspected for general condition and functionality. Dismantling and/or extensive inspection of internal components is beyond the scope of this report. Heater size or adequacy are not determined during this inspection. GFCI protection is recommended for all pool / spa installations. Diving boards can be a liability & safety problem, recommend removing diving boards. If a well supplies the primary drinking water a water quality test is recommended. Fire Sprinklers and Septic Systems should be checked by a certified contractor.

A. LAWN SPRINKLERS

| | | | |
|---|---|---|--|
| 1 | If present, not inspected unless requested by client prior to inspection and additional charge is paid. | 4 | |
| 2 | | 5 | |
| 3 | | 6 | |

B. SWIMMING POOLS, SPAS AND EQUIPMENT

| General Conditions | | Interior Structure | |
|----------------------------------|------|--------------------|------|
| 1 | NONE | 1 | NONE |
| 2 | | 2 | |
| 3 | | 3 | |
| 4 | | 4 | |
| 5 | | 5 | |
| 6 | | 6 | |
| 7 | | 7 | |
| Filters, Skimmers & Pool Cleaner | | Deck Surfaces | |
| 1 | NONE | 1 | NONE |
| 2 | | 2 | |
| 3 | | 3 | |
| 4 | | 4 | |
| 5 | | 5 | |
| 6 | | 6 | |
| Pipes & Valves | | Pumps & Blowers | |
| 1 | NONE | 1 | NONE |
| 2 | | 2 | |
| 3 | | 3 | |
| 4 | | 4 | |
| 5 | | 5 | |
| 6 | | 6 | |
| Electrical | | Heater | |
| 1 | NONE | 1 | NONE |
| 2 | | 2 | |
| 3 | | 3 | |
| 4 | | 4 | |
| 5 | | 5 | |
| 6 | | 6 | |

D. OUTDOOR COOKING EQUIPMENT

| | | | |
|---|------|---|--|
| 1 | NONE | 4 | |
| 2 | | 5 | |
| 3 | | 6 | |

| E. GAS LINES | | |
|--------------|---|---|
| 1 | The clothes dryer gas line is not in use and is not capped or plugged | 5 |
| 2 | | 6 |
| 3 | | 7 |
| 4 | | 8 |

| F. WATER WELLS | | |
|----------------|------|---|
| 1 | NONE | 5 |
| 2 | | 6 |
| 3 | | 7 |
| 4 | | 8 |

| G. SEPTIC SYSTEMS | | |
|-------------------|------|---|
| 1 | NONE | 4 |
| 2 | | 5 |
| 3 | | 6 |

| H. SECURITY SYSTEMS | | |
|---------------------|---|---|
| 1 | If present, not inspected under standard home inspection procedures. Please have your home's security system reviewed by a licensed home security expert. | 4 |
| 2 | | 5 |
| 3 | | 6 |

| I. FIRE SPRINKLERS | | |
|--------------------|--|---|
| 1 | If present, not inspected under standard home inspection procedures. Please have your home's fire safety system reviewed by a licensed home security expert. | 4 |
| 2 | | 5 |
| 3 | | 6 |

| J. LAUNDRY AREA | | |
|-----------------|---|----|
| 1 | The washing machine shut off valves are corroded and should be replaced | 6 |
| 2 | | 7 |
| 3 | | 8 |
| 4 | | 9 |
| 5 | | 10 |

REMARKS:

Optional systems if identified prior to inspection will be cover under this section. Note repair needs in the laundry plumbing and dryer gas valve plug issues.

123 My Street, Houston, TX 77054

Report Identification

12302008332R

PHOTO PAGE 1

The home's door bell button is broken



Seal all gaps around exterior front door trim



The front porch light is open through the top



Recommend sealing all gaps around front wall exterior decorative trim boards



The soil levels are high along the front wall



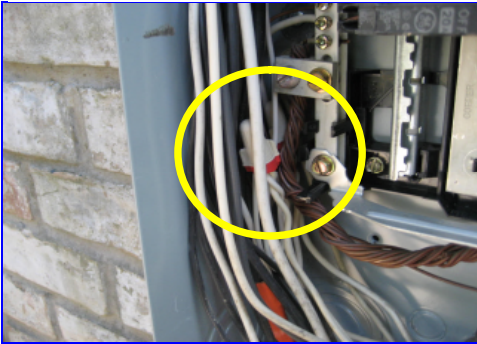
Seal all gaps and repaint front porch wall and roof eave boards



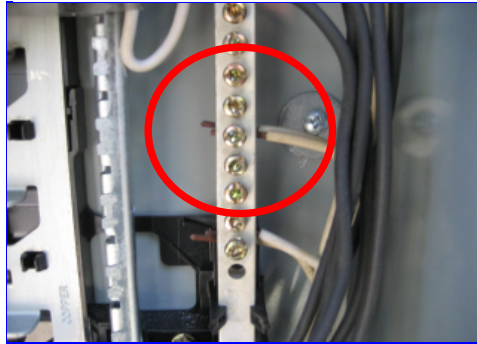
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PHOTO PAGE 2

See A3 of the Electrical Addendum for comments concerning wire nuts in main panels



Some of the homes neutral wires are double tapped in the main panel



Caulk repair needed to fill all gaps around the exterior and interior window framing



Decay noted on portions of the rear corners fascia boards



Wet rot and decay noted on the rear porch roof rafters



Repairs needed to interior walls of the garage



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PHOTO PAGE 3

Door to the garage is damaged and separating



Sheet rock repair needed in the garage ceiling



The garage door cables are damaged



The right garage door is bent at the upper center portion



Damage garage ceiling sheet rock joints



Water damage and missing sheet rock in the left garage wall area



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PHOTO PAGE 4

Repair decayed garage door exterior trim boards



Damaged eave shingles on the left corner of the garage roof



The rear garage roof eave furring strip is missing



Carport roof is damaged at rear



The carport privacy lattice is damaged



Repair missing shingles on garage rear roof slope



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PHOTO PAGE 5

The garage roof has exposed nail heads on the rear roof slope



Remove heavy vegetation from rear home wall



There are damaged rear and right roof soffit vent covers



Parch coating on slab face in numerous areas hides foundation flaws



Repair cut or torn drip edge around roof eave corners - water penetration will occur



Debris on front roof slope



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PHOTO PAGE 6

Cut tree limbs from contacting the right side roof covering



The home's water main shut off handle is damaged



Repair damaged soffit vent cover on right roof eave



Damaged roof eave shingles on the right side of the home (master bedroom)



The front of the homes gutter system is disassembled



Seal all ridge tab exposed nail heads



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PHOTO PAGE 7

All plumbing and roof vent flashing roof sealants are cracked and not sealed



Replace missing shingles and seal exposed nail heads on the master bedroom ridge vent



The master bedroom ridge vent has an open gap into the attic space



Repair breaks in chimney flashing sealant



Mortar is missing from the rear chimney brick veneer as seen from the roof level



Repair damaged shingles at garage ridge where it meets the rear patio roof covering



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PHOTO PAGE 8

Some of the nail heads have pushed through the shingles along the main roof ridge beam



More cracked or exposed roof vent flashing



Rear patio exterior electrical box knock out plug is missing



The front door weather stripping does not seal properly



The washing machine shut off valves are corroded and should be replaced



The clothes dryer gas line is not in use and is not capped or plugged



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PHOTO PAGE 9

Active leak at the wet bar sink



Several pocket doors 1/4 round trim are missing



Minor settlement cracks at the kitchen ceiling outside corner



The rear door dead bolt does not function properly



The HVAC filter is dirty



Water damage to master bedroom closet wall that backs up to master shower



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PHOTO PAGE 10

The master shower faucet valve handle is loose



There is an excessive and unsealed gap at the master bath tub spout



Seal gap at floor and base of master bath tub joint



Door stops are missing throughout the home - some wall damage noted



The guest bathroom exhaust fan does not function



Grout repair needed in the guest bathroom corner tile joints



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PHOTO PAGE 11

Stress cracks noted in right front bedroom ceiling near closet door



Stress noted in the bathroom corner wall joint



Electrical wire splice under kitchen sink is not inside a junction box



Old range exhaust vent hole is sealed with duct tape and a cloth



Some of the window locks are missing or do not function



The water supply pipes in the attic are not insulated



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PHOTO PAGE 12

The kitchen range hood vent exhausts into the attic and has a tear in the duct



Several of the main roof ridge beam braces are bowed



There are several gaps and air leaks on the HVAC attic distribution plenums



The hot water heater vent flue is not sealed atop the unit



The bathroom exhaust fans vent into the attic space



Excessive corrosion at the hot water heater supply shut off valve



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PHOTO PAGE 13

The attic door right hinge is damaged



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