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**"We are dedicated to your satisfaction before,
during and after the inspection. We offer
peace of mind on your piece of the
American Dream."**

The A-Action Team
Your Home Consultant's For Life

PROPERTY INSPECTION REPORT

Prepared For: Client's Name Here
(Name of Client)

Concerning: Property Address Here
(Address or Other Identification of Inspected Property)

By: Inspector's Name Here Date of Inspection
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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 relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the 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

(Continues at the end of this inspection report)

Additional attachments provided by A-Action Home Inspection Group that make this inspection report complete are listed but not limited to the following: Service Contract, Outside the Scope of Inspection and Home Maintenance & Care Guide.

The Client, by accepting the Property Inspection Report, or relying upon it in any way, expressly agrees to the Limitations, Departures and Disclaimers attached at the end of this inspection report.

Please read the report in its entirety. Remember this is a cursory limited visual inspection and does not warrant or guarantee all defects to be found. If you have questions or are unclear regarding our findings, please feel free to call before you buy the property.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property. **This report is not intended to be used for determining insurability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability.**
This report is not to be used by or for any property and/or home warranty company.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

Report Identification: **Property Address Here**

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	NI	NP	R	

I. STRUCTURAL SYSTEMS

A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Comments (An opinion on performance is mandatory.):

Pier and Beam – Type of supporting piers in place: *Concrete,*

Method of Inspection: Entered Crawl Space Inspected from Crawl space Opening

Crawl Space Accessible? Yes No Partial

Foundation Performance Opinion:

Some of the pier and beam foundation structure components appear to have deficiencies that are beyond normal. The Buyer should have the cause and remedy investigated by a foundation repair company familiar with pier and beam structures. The observations made to support the rendering of this opinion are listed but not limited to the following:

- Some sill plate deterioration and/or damage was observed from the crawl space under the family room east wall with the adjacent high soil line.
- Floor joist(s) deterioration and/or damage was observed from the crawl space under the master bedroom closet area.
- The floors are not level in some areas of the house.
- There are water leaks in the crawl space area that need to be corrected.
- There is some sub-floor deterioration and/or damage under the hall bathroom area and master bathroom area.
- Obstructed crawl space wall vents should be cleared and/or opened.
- **Note:** Visible evidence of rodent activity was observed in the crawl space area. It is recommended to have a Certified Pest Control Operator further evaluate this condition and make corrections as necessary.

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

Notice: Watering your foundation is very important in this region. Please refer to the foundation-watering program in the home maintenance guide.

Notice: Highly plastic clay soils, as are typically found in this region, exhibit a great amount of expansion and contraction with varying moisture contents. With this type of expansion and contraction of the soils, slab on grade homes and traditional/modern pier and beams homes will experience some degree of foundation distress. You should expect to see deflection cracks in the exterior brick veneer, sheetrock cracks and floor tile cracks.

Notice: The inspection of the foundation may show it to be functioning as intended or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation, but is a visual and cursory observation of the conditions and circumstances at the time of the inspection. The Inspector is not a structural engineer. This inspection is not an engineering report, and should not be considered one. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer.

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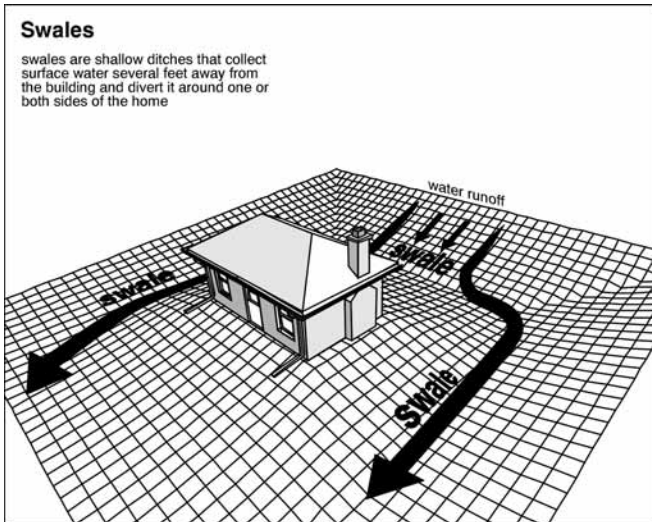
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B. Grading & Drainage

Comments:

Grading & Drainage

- Poor to negative site drainage was observed on the north and northwest sides of the house. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.
- The soil line is too high on the east side of the house. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer.



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

Comments:

Method used to Inspect Roof:

- Walked on roof Inspected from ground level
 Inspected from drip edge with ladder

OBSERVATIONS:

Composition Roofing Material in Place

You are strongly encouraged to have your Insurance Company and/or properly certified roofing contractor to physically inspect the roof, *prior to closing*, to fully evaluate the insurability and condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

- The roof covering over the carport area is in poor condition and is leaking. The roofing material will need to be replaced.
- The roofing material observed to have impact damage in various locations. The impact damage may have been caused by a previous hailstorm and should be further evaluated.
- Roof fasteners (nails and/or staples) observed to be exposed and should be properly sealed at the ridge caps and flashing areas.
- Damaged shingle tabs were observed on the north, east and south sides of the roof structure.
- High shingle fasteners (staples and/or nails) observed in various locations.
- Some discoloration of the roofing material was observed at the time of this inspection.
- There are some defects and/or raised spots in the roofing material on the north side of the roof structure.



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Inspection Item



Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot, does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks.

Notice: The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, *prior to closing*, to fully evaluate the insurability of the roof.

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

Comments:

Description of Roof Structure:

- Rafter Assembly Truss Assembly

Attic Accessible? Yes/ No/ Partial/ Observed from attic access only.

Description of Attic Insulation:

Insulation Depth: 0-3"/ 4"-6"/ 7"-9"/ 10"-13"/ 13+"

(Note: Recommended depth of insulation is 10+" to achieve a R30 rating.)

Insulation Type: Loose Fill Batt or Blanket Foam

OBSERVATIONS:

Roof Structure

- The carport roof structure is in poor condition and is in need of repair at this time.
- The soffit is sagging and/or pulling loose over the carport area.
- Some separation in the diagonal splice of the hip ridge board was observed over the garage conversion. The diagonal splice in the hip ridge board needs to be supported over the garage area.
- **Note:** Visible evidence of rodent activity was observed in the attic area. It is recommended to have a Certified Pest Control Operator further evaluate this condition and make corrections as necessary.
- **Note:** The roof structure purlin(s) are not properly sized to the rafters they support and the purlin(s) are not properly supported. *This item met building standards at the time the home was built. The building standards have changed and Per TREC standards of practice we are required to note this item as in need of repair.* Under current building standards, the purlin(s) should be the same size as the rafters they support and supported by 2 x 4 braces installed to load-baring walls at a slope not less than 45 degrees from the horizontal.

Attic Power Vents

- The attic power ventilator appears to be inoperative.

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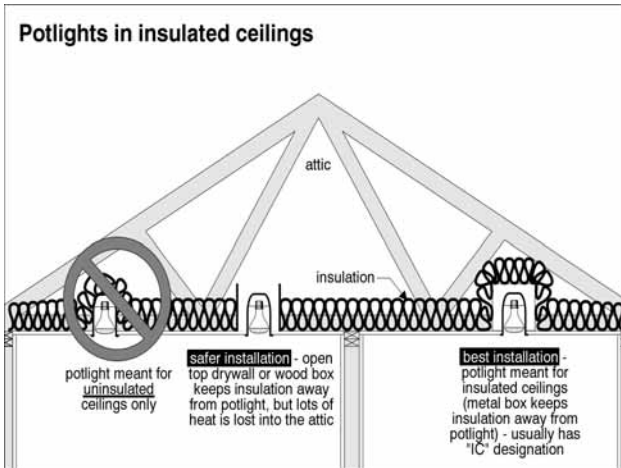
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Attic Insulation

- Attic insulation observed to be covering recessed lights. The insulation should be moved away from all recessed lights.
- The skylight sidewall insulation was observed to be pulling loose and/or missing in the attic area. This condition should be further evaluated and corrected as necessary.



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E. Walls (Interior & Exterior)

Comments:

Description of Exterior Cladding:

- Wood Type Veneer Brick Veneer Stone Masonry Veneer
 Fiber Cement Board Vinyl Siding Metal Siding
 Stucco EIFS (Exterior Insulation & Finish System) Log Home

OBSERVATIONS:

Interior Walls & Surfaces

- Wall sheetrock joint cracks observed in various locations.
- Evidence of painting and patching to the interior finish and prior sheetrock repairs were observed.

Exterior Walls & Surfaces

- Caulking improvements are recommended for the area between the exterior veneer and the window frames.
- The wood veneer has some deterioration and/or damage on the west side of the house.
- The roof level chimney structures brick veneer has some deterioration and/or damaged.



Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

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F. Ceilings & Floors

Comments:

Floors

- The floor covering was observed to be damaged in various locations throughout the house.

Ceilings

- Ceiling sheetrock joint cracks were observed in the garage conversion.

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

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G. Doors (Interior & Exterior)
Comments:

Exterior Doors(s)

- Weather-stripping improvements are recommended for exterior doors.
- The garage French doors are painted shut at the time of this inspection.

Interior Door(s)

- Door sticking to the master bedroom and master bathroom.

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

H. Windows
Comments:

Window Screens

- One or more of the window screens were observed to be damaged at the time of this inspection.

Windows

- Window guide was observed to be damaged and the window will not staying in the open position in the front middle bedroom and family room.
- One or more of the thermal pane windows observed to have lost their seals. This has resulted in condensation and/or a fog like film to developing between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and are in need of repair. The windows that have noticeably lost their seals are listed but may not be limited to the following: front porch sunroom 7.

(Total 7).

Special Notice: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity change. Some windows with lost seals may not be evident at the time of this inspection. Windows are only checked for obvious fogging. If some lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to closing.

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

I. Fireplace/Chimney
Comments:

Family Room Fireplace / Chimney

- The gas service was turned off to the home at the time of this inspection. I was unable to check the gas operation of this component at this time.
- Firebox was dirty at the time of this inspection and was unable to view the floor of the firebox.
- The chimney flue needs to be cleaned by a Qualified Chimney Sweep. A creosote / soot build-up was observed in the visible flue area.
- The roof level chimney mortar cap/crown is in need of improvement.

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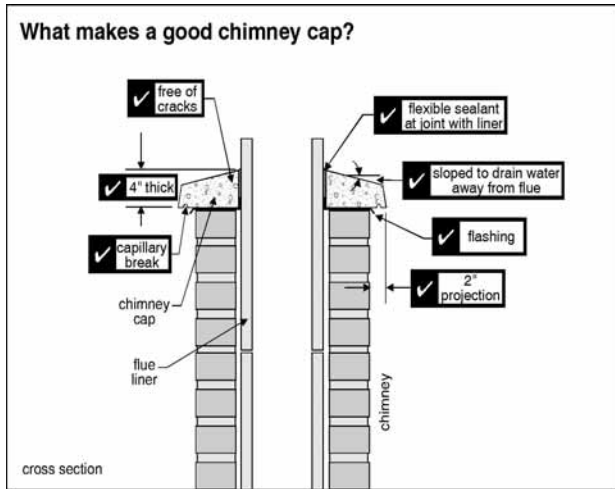
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Living Area Fireplace / Chimney

- The gas was turned off at the time of this inspection. I was unable to check the gas operation of this component at this time.
- The chimney flue needs to be cleaned by a Qualified Chimney Sweep. A creosote / soot build-up was observed in the visible flue area.
- The roof level chimney mortar cap/crown is in need of improvement.



Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

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J. Porches, Decks and Carports (Attached)

Comments:

The carport roof structure is in poor condition and replacement and/or repair is needed.

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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

Panel Box

Branch Circuit Conductor (wiring) Type: **Copper**
 Box Rating and/or Main Disconnect Rating: **100 amps**
 Box Location: **Interior Clothes Closet**

The service to the home is 100-amps. This service may be undersized with all of the addition to the home. This condition should be further evaluated and corrected as necessary.

Sub Panel A

Box Location: **Interior Clothes Closet**

- The breakers (overcurrent devices) in the panel box are not properly labeled.
- All blank spaces in the panel box cover plate (dead front) and /or cabinet need fillers.
- The wires entering the panel box are not protected from the sharp edges of the cabinet.
- The sub-panel does not appear to have a four-wire service. Although the sub-panel is functional, it does not meet current National Electrical Code standards.
- The ground wires and the neutral wires are not properly separated in the sub-panel box. The neutral wires should be on there own isolated bar and the ground wires should be connected to the sub-panel cabinet. Although the sub-panel is functional, it does not meet current National Electrical Code standards.
- The sub-panel is located in a clothes closet. *Under current building standards, this is no longer an accepted practice. Per TREC standards of practice we are required to note this item as in need of repair.*

Sub Panel B

Box Location: **Interior Clothes Closet**

- The sub-panel is located in a clothes closet. *Under current building standards, this is no longer an accepted practice. Per TREC standards of practice we are required to note this item as in need of repair.*
- The ground wires and the neutral wires are not properly separated in the sub-panel box. The neutral wires should be on there own isolated bar and the ground wires should be connected to the sub-panel cabinet. Although the sub-panel is functional, it does not meet current National Electrical Code standards.
- The sub-panel does not appear to have a four-wire service. Although the sub-panel is functional, it does not meet current National Electrical Code standards.
- The breakers (overcurrent devices) in the panel box are not properly labeled.

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Sub Panel

Box Location: **Garage Conversion**

- The breakers (overcurrent devices) in the panel box are not properly labeled.
- Panel box cover plate should be mounted with blunt tip screws and not sharp wood type screws for reasons of safety.
- All blank spaces in the panel box cover plate (dead front) and /or cabinet need fillers.
- The sub-panel box cabinet should not be bonded to the neutral bar.
- The sub-panel does not appear to have a four-wire service. Although the sub-panel is functional, it does not meet current National Electrical Code standards.
- The ground wires and the neutral wires are not properly separated in the sub-panel box. The neutral wires should be on there own isolated bar and the ground wires should be connected to the sub-panel cabinet. Although the sub-panel is functional, it does not meet current National Electrical Code standards.
- It is recommended that a rigid conduit protect the feed wire to the sub panel.

Distribution Wiring

- Open electrical junction box(es) were observed in the attic area. All open junction box(es) in the attic should be properly enclosed. Open junction box(es) were located over the garage area.
- Spliced electrical wires were observed in the attic area. Spliced wires in the attic should be properly enclosed in junction box(es) and secured to the ceiling joist. Spliced wires were located over the kitchen area.
- Open electrical junction box(es) were observed in the crawl space area. All open junction box(es) in the crawl space should be properly enclosed.
- Spliced electrical wires were observed in the crawl space area. Spliced wires in the crawl space should be properly enclosed in junction box(es) and secured to the floor joist or girder.



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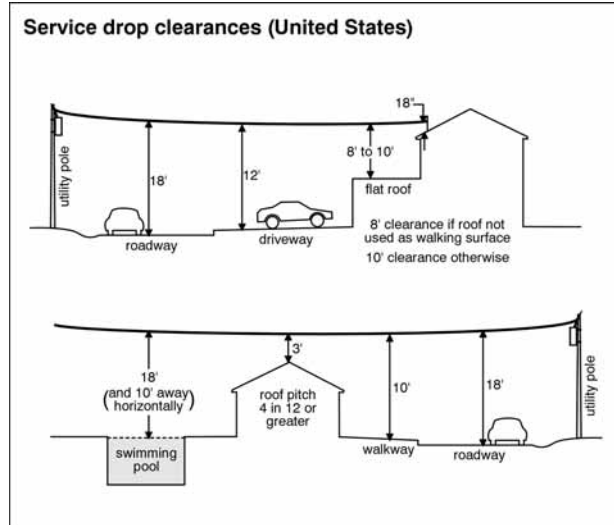
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Service/Entrance

- The electrical service wires hang to low across the back yard area. The electrical service wires from the service pole to the house should clear the ground and/or deck by ten (10) feet.



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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:

Receptacles

- The receptacle cover plate is missing to the dryer outlet.
- All exterior receptacles should have weather tight covers. Receptacle cover plate is damaged and/or missing at the east and west soffits.
- The receptacles in the wet/damp areas do not appear to have ground fault circuit interrupter (GFCI) protection. This device may not have been required at the time the home was built. Under current electrical standards all of the exterior receptacles, all kitchen counter top receptacles, all bathroom receptacles, wet bar countertop receptacles, laundry room sink countertop receptacles, garage non-appliance dedicated receptacles and pool lighting should have GFCI protection.
- Most three-prong receptacles are ungrounded. This is an older two-wire system.
Note: Placing three prong receptacles on an older two-wire system does not meet current National Electrical Code standards.

Switches

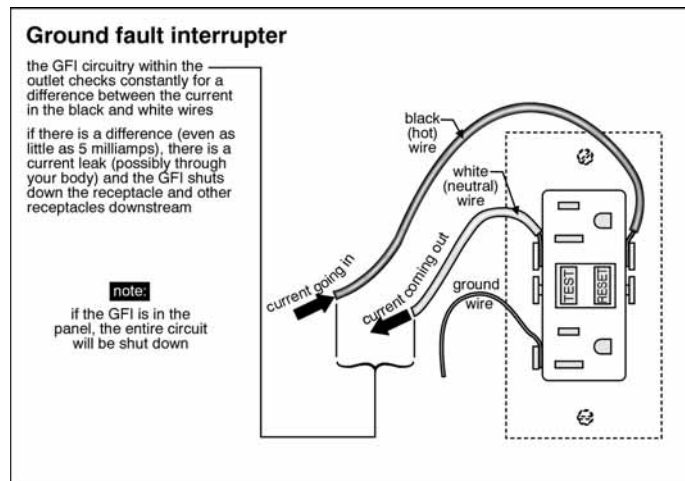
- The 3-way switch is not functioning properly in the bedroom hallway.
- The switch cover is missing to the rear corner bedroom.

Fixtures

- The light fixtures are inoperative in various locations. The cause and remedy should be further evaluated.
- The kitchen sink light is loose at the ceiling mount.
- Ceiling fan is not balanced properly and wobbles when operated in the rear corner bedroom and family room.

Smoke Alarms

- Smoke alarms did not respond properly when tested in all of the bedrooms.



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type And Energy Source:

Comments:

Central Heating System – Energy Source: Gas

Heating unit needs to be checked and serviced by a Qualified Heating Company. The observations made to support the rendering of this opinion are listed but not limited to the following:

- The gas service was turned off to the home at the time of this inspection. I was unable to check the gas operation of this component at this time.
- Scaling, soot build-up and/or debris were observed on or around the burner.

Note: When R (R=Not Functioning or In Need of Repair) is marked. It is recommended that this item be fully investigated by a Qualified Licensed Heating Technician, prior to closing, to fully evaluate the integrity of the heating equipment.

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

B. Cooling Equipment

Type And Energy Source:

Comments:

Central Cooling System – Energy Source: Electric

- Appears to be cooling as intended at the time of this inspection.

Additional Observation and/or Comments:

- The dirty air filter should be replaced.
- Damaged and/or missing insulation on refrigerant lines in the attic area should be repaired or replaced as necessary.
- Damaged and/or missing insulation on refrigerant lines should be repaired or replaced at the outside condenser.
- The emergency condensate drain pan under the coil housing is under sized for the unit and should be corrected as necessary.
- The emergency condensate drain pan under the coil housing should be free of all debris. The debris in the pan could clog the drain line and cause water to leak to the interior of the house.
- The outdoor unit of the air conditioning system is out of level. This should be improved.
- The outdoor unit of the air conditioning system requires cleaning.

Note: When R (R=Not Functioning or In Need of Repair) is marked. It is recommended that this item be fully investigated by a Qualified Licensed Cooling Technician, prior to closing, to fully evaluate the integrity of the cooling equipment.

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F. total difference between the return air and supply air. Unusual

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conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

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C. Ducts and Vents

Comments:

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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:

Water Supply System

- There is a questionable water line attached to the front yard water hose bib. It also appears that this water line is leaking. This condition should be further evaluated and corrected as necessary.

Exterior Faucets/Fixtures

- One or more of the exterior water hose bibs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers). **Note:** This is not uncommon to observe with a home of this age.

Master Bathroom

Commode / Toilet

- The commode tank water level was slow to recover after flushing.

Shower

- Cracked, deteriorated and/or missing shower stall grout and/or caulk should be repaired or replaced as necessary.

Garage Conversion Bathroom

Lavatory / Sink

- The faucet has a slow leak, when off.
- The drain leaks into the cabinet.

Shower

- Shower spout is leaking at the neck connection.

Commode / Toilet

- The water is turned off to the commode at the time of this inspection.
- Commode lid is chipped and/or cracked.

Hall Bathroom

Bathtub

- The bathtub drain is leaking water into crawl space.
- Cracked, deteriorated and/or missing bathtub enclosure grout and/or caulk should be repaired or replaced as necessary.
- Stopper is not functioning properly.

Lavatory / Sink

- Lavatory has some surface damage.
- Stopper is not functioning properly.
- Some corrosion observed on the metal p-trap under the sink. This item should be closely monitored and replaced as necessary.

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B. Drains, Wastes, Vents
Comments:

- The waste pipe under the garage conversion is damaged and leaking water into the crawl space area.
- The air conditioner condensate drain line is leaking water into the crawl space area.
- The kitchen sink drain line connection to the main waste pipe is damaged and leaking water into the crawl space area.

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

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

Water Heater – Energy Source: Gas
Location: Interior Closet
Approximate Capacity: 50 Gallons

- The gas service was turned off to the home at the time of this inspection. I was unable to check the gas operation of this component at this time.
- The lower drain plug on the water heater was observed to be leaking at the time of this inspection.
- The supply piping shows evidence of corrosion where it meets the water heater.
- The water heater flue (vent pipe) has inadequate clearance from combustible materials. Double walled vent pipes should have at least one-inch (1”) of clearance and single walled vent pipes should have at least six-inches (6”) of clearance from combustible material.
- The water heater exhaust flue pipe that passes through the ceiling was observed to be an older single wall pipe. Under current building standards, the exhaust flue pipe that passes through the ceiling should be double walled and have at least one inch (1”) of clearance around the vent pipe.



Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

Special Notice: Manufactures of all Temperature and Pressure Relief (TPR) Valves state that the Temperature and Pressure Relief (TPR) Valve should be replaced every two years. If the date code

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on the TPR is over two years old, you are strongly recommended to replace the TPR for reasons of safety.

Notice: Water heater closets should not be used for any additional storage of any kind.

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D. Hydro-Therapy Equipment

Comments:

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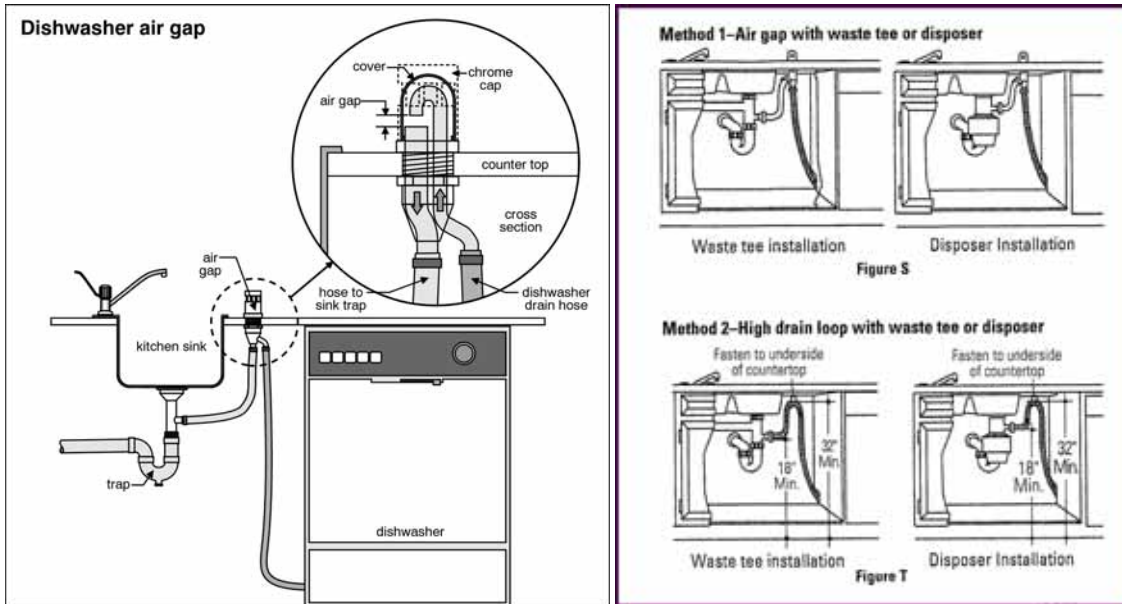
V. APPLIANCES

-

A Dishwasher

Comments: **Checked In Normal Wash Cycle Only**

- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or hose loop be installed in the drain line.



Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

-

B. Food Waste Disposer

Comments:

All components were found to be in satisfactory condition on the day of the inspection.

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

-

C. Range Hood

Comments:

All components were found to be in satisfactory condition on the day of the inspection.


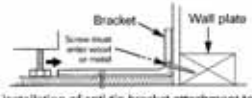
Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

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D. Ranges/Ovens/Cooktops
Comments:

Range

- The range can be easily tipped over and should be equipped with an anti-tip device, for safety.

<p>ANTI-TIP DEVICE</p> <p>⚠ WARNING — To reduce the risk of tipping, the appliance must be secured by properly installed Anti-Tip bracket packed with this appliance.</p> <p>If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.</p>  <p>⚠ WARNING —</p> <ul style="list-style-type: none"> All ranges can tip Injury to persons could result Install Anti-Tip bracket packed with range See Installation Instructions <p>If you pull the range out and away from the wall for any reason, make sure the Anti-Tip bracket is engaged when the range is pushed back against the wall.</p>	<p>9 ANTI-TIP DEVICE INSTALLATION</p> <p>An Anti-Tip bracket is supplied with instructions for installation in a variety of locations. The instructions include all necessary information to complete the installation. Read the Safety Instructions and the instructions that fit your situation before beginning installation.</p>  <p>Typical installation of anti-tip bracket attachment to wall</p> <p>⚠ WARNING:</p> <ul style="list-style-type: none"> Range must be secured by Anti-Tip bracket supplied. If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909. See instructions to install (supplied with bracket). Unless properly installed, the range could be tipped by stepping or sitting on the door. Injury may result from spilled hot liquids or from the range itself.
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Refer to Outside the Scope of Inspection & Service Contract for **Limitations, Departures and Disclaimers.**

E. Microwave Cooking Equipment
Comments:

Refer to Outside the Scope of Inspection & Service Contract for **Limitations, Departures and Disclaimers.**

F. Trash Compactor
Comments:

All components were found to be in satisfactory condition on the day of the inspection.

Refer to Outside the Scope of Inspection & Service Contract for **Limitations, Departures and Disclaimers.**

G. Bathroom Exhaust Fans and/or Heaters
Comments:

Exhaust Vent

- The interior mechanical exhaust vent(s) observed to be venting into the attic area. Under current building standards all interior mechanical exhaust vents should vent to the exterior of the structure.

Refer to Outside the Scope of Inspection & Service Contract for **Limitations, Departures and Disclaimers.**

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H. Whole House Vacuum Systems

Comments: (This item is excluded from all inspections)

I. Garage Door Operators

Comments:

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

J. Door Bell and Chimes

Comments:

- The doorbell is inoperative.

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

K. Dryer Vents

Comments:

- The dryer vent pipe is separated in the crawl space.
- The material used (plastic) for the dryer vent flue is not listed or labeled to pass through walls, floors or ceilings.

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

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VI. OPTIONAL SYSTEMS

-

A. Lawn Sprinklers

Comments:

When the system is operational all of the sprinkler equipment and associated components are inspected and operated in manual settings only.

Note: Some municipalities now require rain and freeze sensors to be installed on all new installation and pre-existing sprinkler systems. Our company does not maintain a list of municipalities that require the installation of rain / freeze sensors on sprinkler systems. Please check with your municipality for rain / freeze sensor requirements.

Sprinkler system equipped with a rain or freeze sensor Yes or No.

Total Number of Zones: ___ (If any deficiencies exist, they will be listed below.)

The sprinkler system is in disrepair. There are several missing sprinkler heads and the complete operation of the sprinkler system could not be performed at the time of this inspection due to the condition of the system.

There are several exposed water lines that need to be properly buried to help protect them from possible freeze and/or damage.

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

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B. Swimming Pools and Equipment

Comments:

The swimming pool and equipment should be further evaluated and/or serviced by a Qualified Pool Technician. The observations made to support the rendering of this opinion are listed but not limited to the following:

- The metal pool motor(s) housing is not electrically bonded back to the rest of the equipment.
- The metal heater housing is not bonded back to the rest of the equipment.
- There appears to be a water leak at the above ground plumbing lines at and around the pool equipment. The cause and remedy should be further evaluated and corrected as necessary.
- The sweeper does not appear to be functioning properly at the time of this inspection.
- The skimmer basket is damaged at the time of this inspection.
- There are some visible defects in the pool surface at this time. Some resurfacing may be necessary. This condition should be further evaluated by a qualified pool service.
- The filter gauge has an excessively high-pressure reading. The cause and remedy should be further investigated and corrected as necessary.
- Area between the deck and coping needs to be properly sealed.
- Some cracking of the pool decking was observed.
- Some discoloration of the pool surface was observed at the time of this inspection. A qualified pool technician should investigate the cause and remedy of this condition.
- The pool does not have a split lower drain system. In this case it is strongly recommended to install an anti-vortex drain cover at the lower pool drain for reasons of safety.

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Pool Heater

- Pool heater needs to be checked and serviced by a Qualified Heating Technician.
- Scaling, Soot build-up and debris were observed on or around the burner. Cleaning and servicing are recommended.

Additional Observation and/or Comments:

- All pedestrian access gates should open outward away from the pool and should be self-closing and have a self-latching device. Where the release mechanism is located less than 54 inches from the bottom of the gate. A second release mechanism should be located on the poolside of the gate at least 3 inches below the top of the gate.
- Under current standards, all of the homes entry doors that give access to the pool area should be equipped with an audible alarm that can be heard throughout the house, sound continuously for 30-seconds, and be mounted at least 54-inches from the doors threshold. A self-closing and self-latch door device can be used in lieu of the audible alarm system as long as the protection is not less than the audible alarm.

Notice: Pool shell leaks and pool equipment backwash mode is not checked or inspected.

Notice: Diving Boards and/or Slides; U.S. Consumer Product Safety Commission strongly recommends that all diving boards and/or slides be removed from pools for reasons of safety.

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

C. Outbuildings

Comments:

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

D. Outdoor Cooking Equipment

Comments:

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

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E. Gas Lines

Comments:

Gas Service Meter & Shutoff Location: Alley

- The gas service line for the front yard gas lamp should not be made of copper. This condition does not meet current gas line standards.

The gas service was turned off to the home at the time of this inspection.

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

Scope: The Inspector shall inspect and report as in need of repair, deficiencies in the condition of all accessible and visible gas pipe and test the gas lines using a local and/or industry accepted procedure. The Inspector will use a combustible gas leak detector on all the accessible gas lines, joints, unions and connectors and report as in need of repair, any deficiencies found at the time and date of the inspection.

Specific Limitations for gas lines: The inspector is not required to inspect sacrificial anode bonding or for its existence. The Inspector does not and will not perform a pressure test on the gas lines. The Inspector cannot detect gas leaks below the finished grade (under ground) or between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber.

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

Comments: **This item is excluded from all inspections. If there is a usable water well on the property, it is recommended that a water well specialist perform a coliform test before the well water is used.**

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

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G. Septic Systems

Comments:

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

Notice: Most septic systems are registered with the county. It is strongly recommended to check with the county on the type of system that is in place and to get a diagram of the drain field.

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H. Security Systems

Comments:

See Attached Addendum from Security Company.

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

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I. Pier(s) and Boathouse

Comments: **All observations of the piers and docks are made above water level only. Sea Wall and/or Retainer Wall evaluations are not included in this inspection report.**

Refer to Outside the Scope of Inspection & Service Contract for Limitations, Departures and Disclaimers.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

(Continuation of information from page two.)

Inspection Time In: 10 am Time Out: 2 pm Property was: Occupied / Vacant
House Orientation (For Purpose Of This Report Front Faces): **West**
Weather Conditions During Inspection: **Cloudy Overcast & Raining**
Outside temperature during inspection: **80 to 90 DEGREES**

Parties present at inspection: Buyer / Buyers Agent /

INSPECTION AGREEMENT
PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. Scope of Services

- A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.
- B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.
- C. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
 - 1. The item is performing its intended function at the time of the inspection;
 - 2. The item is in need of replacement or repair; or
 - 3. Further evaluation by an expert is recommended.

II. Inspection Report

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
- B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and/or market value of the Property.
- C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report.

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III. Disclaimer of Warranties

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

By signing this Agreement, Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. Client acknowledges being given the opportunity to have this Agreement reviewed by counsel of his or her own choosing and further acknowledges the opportunity of hiring a different Inspector to perform the Inspection. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

V. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

VI. Attorney's Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

VII. Exclusivity

The Inspection Report is to be prepared exclusively for the Client named and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Real Estate Agent.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THE ATTACHED DOCUMENTS, IF ANY; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

Signature: _____ Date: _____ Day: _____

Inspector: _____ Date: _____ Day: _____