

**David K. Smith**  
Professional Home Inspector

**Texas License #21666**



*Home inspection for*  
**Sample Report**  
Somewhere  
Longview TX 75601



# David Smith Inspections

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TREC 21666

# INVOICE

<b>SOLD TO:</b>
Sample Report
TX

<b>INVOICE NUMBER</b>	DJR-01/23/2020-02
<b>INVOICE DATE</b>	01/23/2020
<b>LOCATION</b>	Somewhere
<b>REALTOR</b>	

DESCRIPTION	PRICE	AMOUNT
Inspection Fee / Military discount	\$200.00	\$200.00
	SUBTOTAL	\$200.00
	TAX	\$0.00
	TOTAL	\$200.00
	<b>BALANCE DUE</b>	<b>\$200.00</b>

**THANK YOU FOR YOUR BUSINESS!**

## PROPERTY INSPECTION REPORT

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**Prepared For:** Sample Report  
(Name of Client)

**Concerning:** Somewhere, Longview, TX 75601  
(Address or Other Identification of Inspected Property)

**By:** David Smith, Lic #21666 01/23/2020  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

**THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS.** The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.



- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
  - (i) decay, deterioration, or damage that may occur after the inspection;
  - (ii) deficiencies from abuse, misuse or lack of use;
  - (iii) changes in performance of any component or system due to changes in use or occupancy;
  - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
  - (v) common household accidents, personal injury, or death;
  - (vi) the presence of water penetrations; or
  - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

**The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.**

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

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

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.

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

This inspection will be performed following the Texas Real Estate Commission's Standards of Practice for home inspections of one to four family dwellings.

[To view a copy of the Texas Real Estate Commission Standards of Practice, SOPs \(535.227-535.233\)](#)

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I NI NP D

### I. STRUCTURAL SYSTEMS

#### A. Foundations

Type of Foundation(s): Monolithic Slab

Comments: The foundation is performing within acceptable limits of deflection and no foundation repairs are recommended.

**Performance Opinion:** (An opinion on performance is mandatory)

**Note:** Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

Common hairline cracks were noted on the floor of the garage. These are cosmetic in nature and are not considered a major concern.

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

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

Buyers Advisory Notice: These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinions expressed are one's of apparent conditions and not absolute fact and are only good on the day of home inspection. This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. There was not an evaluation of the foundation's elevation or slope performed. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice. His report may serve as a baseline against future observations of movement. Otherwise, you are accepting this foundation on an "as is" basis and may find repairs necessary in the future.

#### B. Grading and Drainage

Comments: The general grading around the house foundation perimeter appears to function at time of inspection.

Note: Any area where the ground or grade does not slope away from the structure is to be



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I	NI	NP	D
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considered an area of improper drainage. Six inches per 10 feet is the recommended allowance.



I observed where foliage found to be too close to the structure at time of inspection. It is recommended that bushes and vegetation should be at least 12 inches from wall contact. Recommend cutting or trimming noted vegetation allowing for appropriate barrier.



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



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Note: There appears to be an underground and/or surface drainage system in place at time of inspection. The inspector cannot and will not be able to verify the operation, sizing, efficiency or adequacy of the underground and/or surface drainage system. If there are any questions or concerns with this system or the effectiveness of the system, one should consult with the current homeowner or the appropriate specialist related to this type of system.

Views of grade around home



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



Retaining wall appears to be in good working condition at time of assessment.

**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Composition Asphalt Shingles

*Viewed From:* Roof Level

*Comments:* All Roofing components were found to be in serviceable and in satisfactory condition on the day of the inspection with deficiencies noted.

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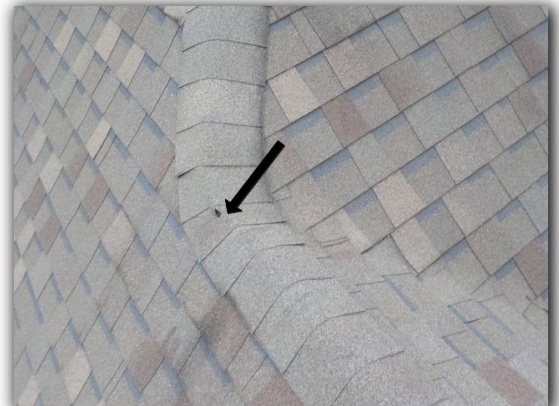
D=Deficient

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This structure has a 25 - 30 year asphalt shingle roof and was estimated to be in the first third of its life. The roof was inspected from walking roof level as well as portions of the roof being inspected from inside the attic space. The plywood roof decking and fasteners appeared to be in working good at time of inspection. **Any roofing deficiencies noted in this section should have qualified roofer / contractor evaluate for possible repairs if needed.**



I observed evidence of moisture staining in laundry room area and inside corner of garage below noted dryer vent cover at time of inspection. Hands on in attic finding evidence of moisture entry below dryer vent with obvious evidence of entry for some time. No obvious evidence of deficiencies noted to dryer vent cover? Possible north facing cover allowing for wind blown rain to make entry under the right conditions. Please see ceiling section for further information / evidence of moisture entry. Recommend evaluation for repairs allowing home to work as efficient as possible.



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I observed various areas of mechanical damage to asphalt roof at time of inspection. Most of the damage noted on shingle ridge and hip caps. This could be due to excessive bending needed to cover ridge and hips. This can be more often seen in thicker shingles that will fail with such a significant bend. No moisture penetrations noted under areas with decking exposed through cracks/hole. Recommend evaluation by qualified roofer for areas of possible repair and/or replacement.

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I observed where tree limbs are physically touching roof at time of inspection. Wind blown limbs can cause significant damage to shingles, fascia, trim, and soffits. Recommend trimming limbs away from home.



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

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Views of roof area

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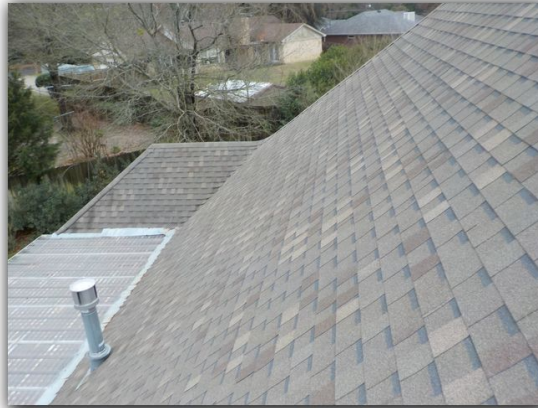
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**Notice:** Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector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

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

The pictures demonstrate that the roof and its components were inspected by walking where it could be done safely. Extreme pitch, poor weather conditions, or damage can limit access to some areas of the roof while walking.

**D. Roof Structures and Attics**

*Viewed From:* Entered the Attic

*Approximate Average Depth of Insulation:* approx 14 inches

(Note: Recommended depth of attic floor insulation is approx. 10+ inches to achieve a R30 rating.)

*Comments:* Rafters and decking all appear to be working with no signs of structural stress at time of inspection Insulation and venting appear to be working

The Attic door(s) is located in the garage

The attic is ventilated by soffit, gable, and turbine vents.



Over laundry room

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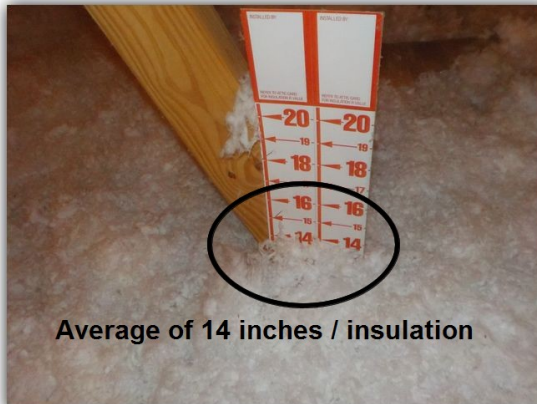
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Over left middle bedroom

I observed evidence of moisture staining in attic area over 2 separate areas at time of inspection. Noted areas found with moisture staining below noted areas. Areas called on in roofing section for possible repairs as well as a complete run through in ceilings section of report.

Views of attic area



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The pictures are used to demonstrate that the inspector makes every effort to visually inspect all accessible areas or show limitations of access. In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, or are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample nor test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

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

**Exterior Walls:**

*Comments:* Exterior walls were found to be in good condition on date of inspection

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

Views of exterior walls



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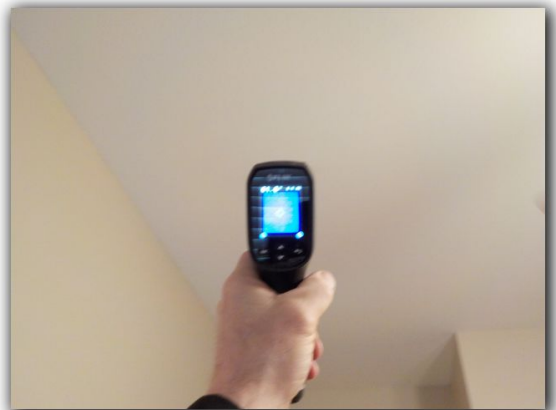
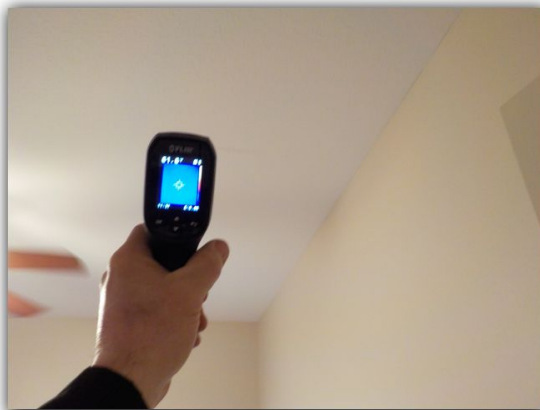
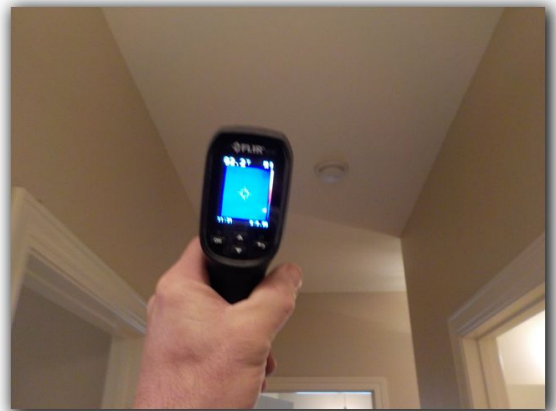
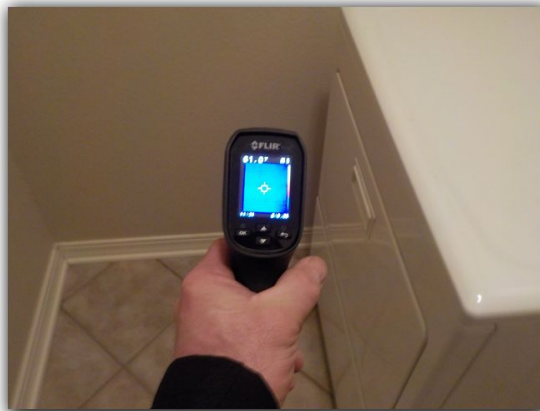
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**Interior Walls:**

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



Ceilings and walls assessed with thermal camera for any hot spots

Views of interior walls

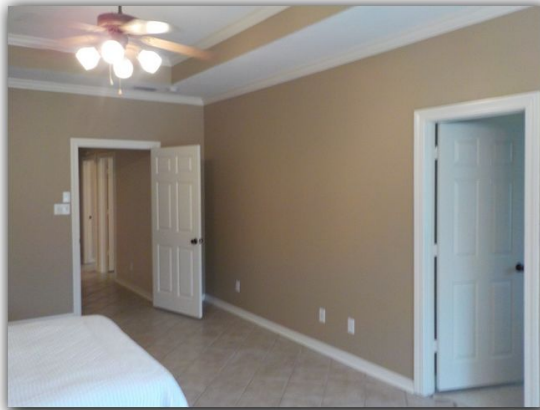
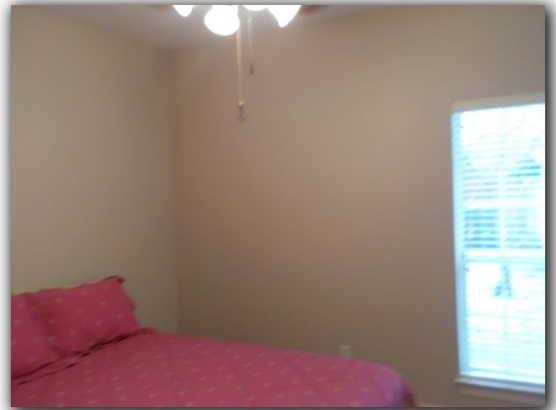
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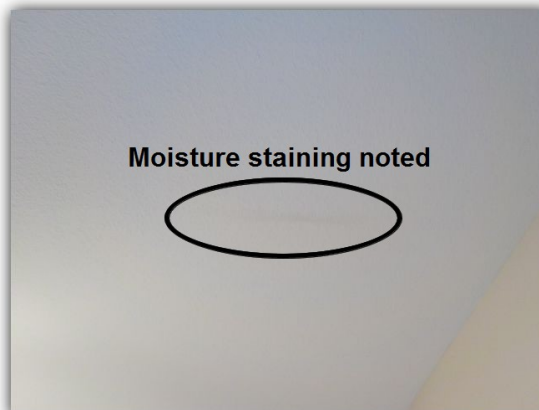
**F. Ceilings and Floors**

**Ceilings and floors:**

*Comments:* Ceilings and floors all appeared to be in good condition at time of inspection with deficiencies noted.

***Moisture Staining noted in left middle bedroom***

Left middle bedroom



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Attic area



Roof

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I observed an area of moisture staining noted on ceiling in left middle bedroom at time of inspection. Further investigation found areas of moisture noted on roof decking below exhaust vent stack, evidence of moisture on insulation, and finally obvious evidence of moisture damage found on sheet rock ( ceiling ). No obvious moisture noted with meter and thermal camera. No obvious evidence of moisture noted with hands on. ( Note: rain times 2 days in area. Rain day of inspection allowing for wet conditions if water made entry into attic area. ) No obvious evidence of moisture entry points found on roof area near vent stack. Recommend evaluation from qualified roofer for possible repairs if needed. Noted deficiencies called out in roof section.

***Moisture Staining noted in laundry room and garage area***

Laundry room



Garage / adjacent corner to laundry room

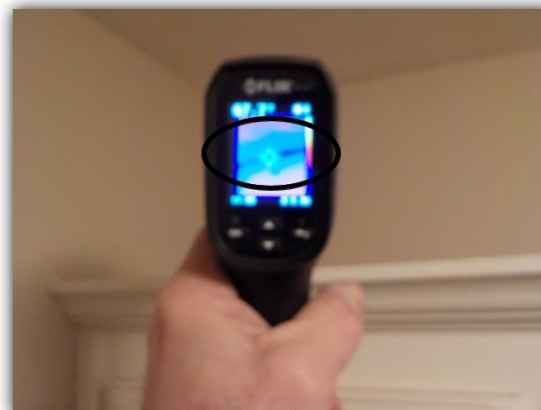
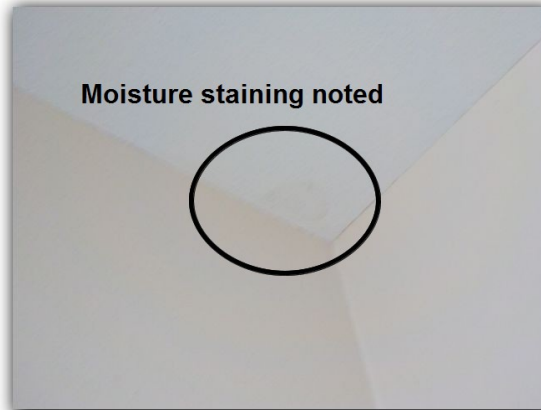
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I NI NP D



Attic area



I=Inspected

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I NI NP D



Roof area



I observed areas of moisture staining / moisture damage noted on inside corner of laundry room and inside corner of garage at time of inspection. Further investigation found obvious evidence of moisture noted with moisture meter and/or thermal camera. Moisture staining with hands on finding moisture on top plates, decking, and sheet rock. Appears roof top dryer vent cover leaking allowing water to make entry into interior walls. Recommend evaluation from qualified roofer for appropriate repairs. Noted deficiencies called out in roof section.

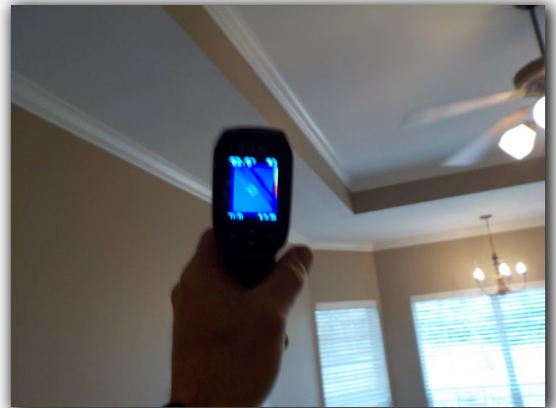
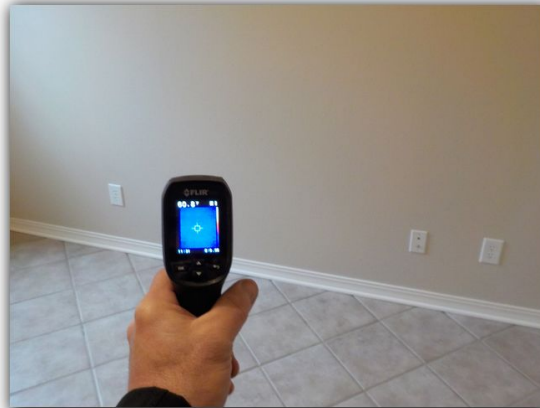
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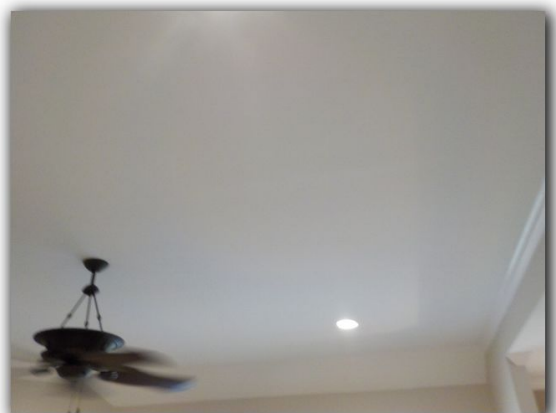
D=Deficient

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Ceilings and walls assessed with thermal camera for any hot spots

Views of ceilings and floors



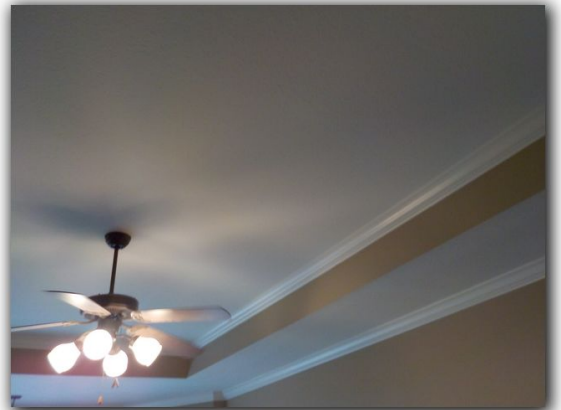
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Note: There were areas of the floor and/or foundation that were not visible on the day of this inspection. When floors and/or foundations are covered with carpets, floor treatments, furniture, or anything that prevents the visual inspection of the floor and/or foundation, these areas have not been inspected. When floor coverings are removed, there may be defects that become visible. However the inspector inspected the structure as thoroughly as possible to provide you the best information regarding this property:

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**G. Doors (Interior and Exterior)**

**Interior Doors**

Comments: Interior doors all appear to be working well at time of inspection

**Exterior Doors**

comments: Exterior doors all appear to be working well at time of inspection

**Garage Doors**

comments: Garage door working well at time of inspection



Type:  Metal  Wood  Fiberglass  Doors / panels are damaged

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**H. Windows**

*Comments:* All windows double pane case windows and appeared to be in satisfactory condition at time of inspection

*Note:* window sills very dirty at time of assessment.

Views of windows



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Note: All windows are attempted to be opened when accessible at time of inspection. Great care is taken when assessing bedroom windows especially when performing a home inspection making sure of operability in case of emergency ( egress or rescue )..

**I. Stairways (Interior and Exterior)**

**INTERIOR**

Comments:

**EXTERIOR**

comments:

**J. Fireplaces and Chimneys**

Comments: Gas insert appears to be in good working condition with no deficiencies noted at time of inspection.

Type of Fireplace:  Factory  Masonry  Free Standing

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Note: This inspection of the fireplace was a visual inspection only and is not a warranty or guarantee that this fireplace, chimney, and termination cap had been properly or safely built. We recommend a complete fireplace inspection by a qualified "Fireplace Inspector" before operating this fireplace with either gas or solid fuel.

Note: The interior of the chimney or flue was not visible and not inspected at the time of this inspection. This was a visual inspection only without the use of special cameras or equipment capable of inspecting the interior of the flue. We recommend a complete fireplace inspection by a qualified "Fireplace Inspector" before operating this fireplace with either gas or solid fuel. It is also recommended that fireplaces be inspected at least once a year before use by a qualified fireplace inspector.

**K. Porches, Balconies, Decks, and Carports**

*Comments:* Front and back porch appeared to be in good working condition at time of inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I observed areas with minor damage noted to porch post surround / trim at time of inspection. Damage appears to have been caused by possible weed eater. Trim has been painted which is added protection. Recommend evaluation for possible repairs if desired keeping areas painted for added protection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**L. Other**

Comments:

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

Comments: Service conductor and panel in good working order at time of inspection with deficiencies noted

Overhead Service     Underground Service

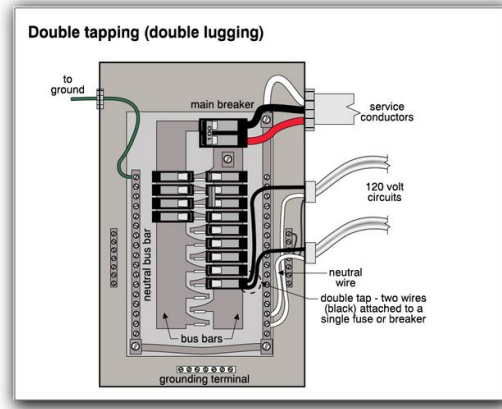
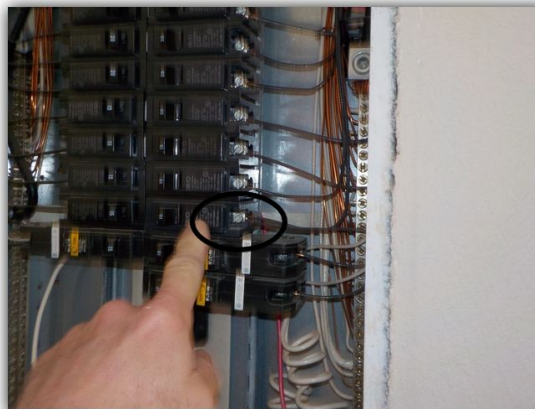
**Main Disconnect Panel**

Service Entrance and Panels Comments: Electrical Service Panel

Location: Garage area

Service Entrance Conductor: Copper

Box Rating and/or Main Disconnect Rating appears to be: 200 amp service



- Example / diagram of double lugged breaker

I observe a single double lugged / tapped breaker at time of inspection. Found where door bell transformer tapped into existing breaker inside home load center. A double tap is a defect because if the circuit breaker may not be designed to hold two conductors. The conductors could come loose at some point in the future allowing leads to possibly overheat, arcing, and possibly a fire. Recommend evaluation for possible repairs allowing load center to work as should.

*Note: Some manufacturers that make circuit breakers that are designed to hold two conductors are Square D and Cutler Hammer... but not all of their circuit breakers can be double tapped. Unable to verify whether found breakers appropriate for double lugged.*

Views of Load Center



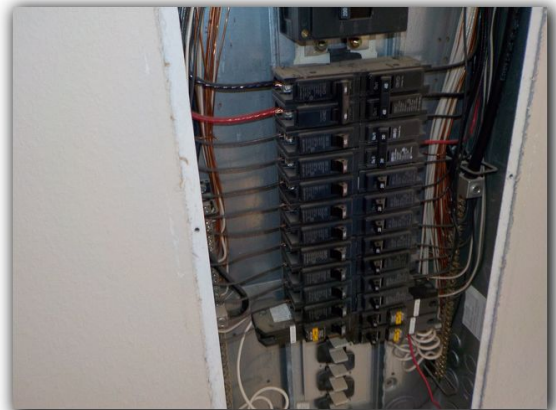
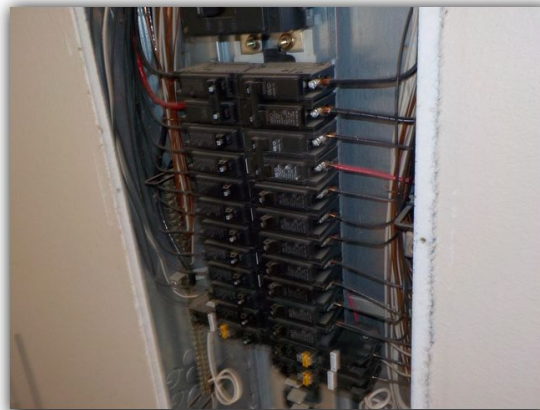
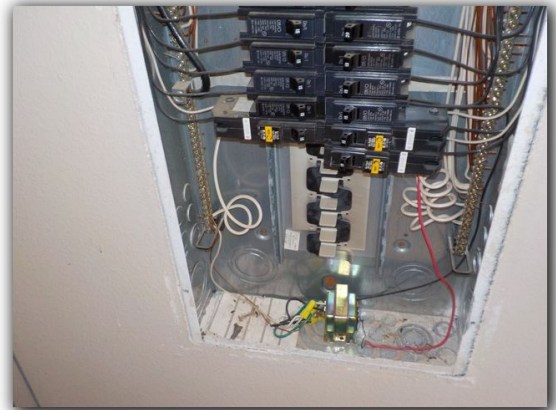
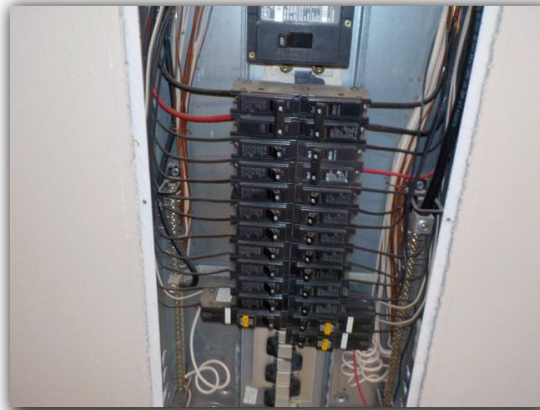
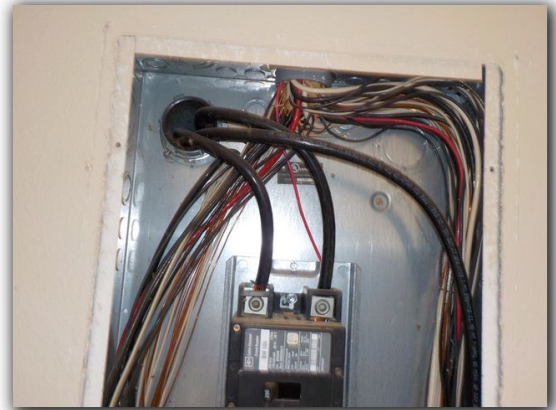
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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

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

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

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

**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring:  Copper  Aluminum Conduit \_\_\_\_\_

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

**Outlet, switches, and electrical concerns**

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I observed where outdoor receptacle cover was missing / damaged at time of inspection. Recommend replacing with appropriate outdoor outlet cover that is watertight allowing for safe and normal use.

Note: This should not be considered an all-inclusive or exhaustive list of deficiencies in the electrical system and many of these items may be technical deficiencies without real need for repair. A qualified, licensed electrical contractor should be selected to address these conditions and any noted in § II. Electrical Systems Service Entrance and Panels above and make repairs and replacements as necessary.

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### Ground Fault Circuit Interrupt Safety Protection

Kitchen:  Yes  No  Partial      Bathrooms:  Yes  No  Partial  
Exterior:  Yes  No  Partial      Garage:  Yes  No  Partial

NOTE: GFCI receptacles are intended to protect against shock due to contact of electrical equipment with water. GFCI receptacles are now required on all kitchen countertops (islands), baths, bars, exterior, garage and 6ft from a water source. GFCI receptacles are tested with specialized equipment to simulate a short. Some outlets may perform when manually tested, but fail during our test.

---

### Fixtures

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### Smoke and Fire Alarms

- Smoke alarms present and working properly at time of inspection



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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Note: This excludes alarms, or detectors, that are a part of a monitored security systems. Monitored alarms typically do not have an integral Test button. When there is doubt that these are unmonitored, we may depart from the standard and not test these devices, but will report that below. Otherwise, all accessible devices are tested with the integral Test button as recommended by the manufacturer. Without regard to the age of the house, or standards in place at that time, single or multiple station alarms should be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms (i.e. hallways or common areas) and in the living space of each story of the building. Missing alarms per these standards is a deficiency per the TREC Standards of Practice and must be reported as such.

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

*Type of System:* Central Forced air system

*Energy Source:* Gas

*Comments:* Heating unit in good working condition at time of inspection with deficiencies noted



The gas supply flex connector was observed to be passing through the heating unit cabinet at time of inspection. Under today's current mechanical installation standards, this is no longer an accepted practice. Recommendation is only rigid black gas pipe should be allowed to pass through the heating unit cabinet. Recommend evaluation for possible repairs per manufacturer

I=Inspected

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D=Deficient

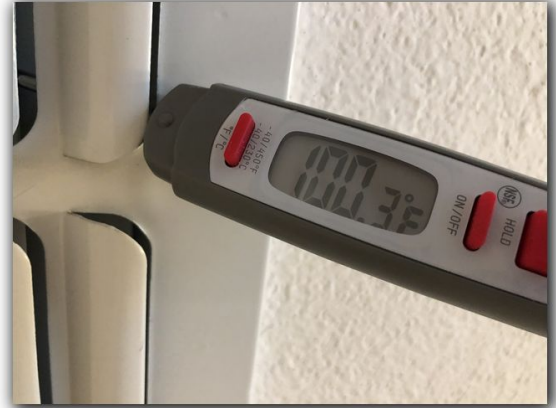
I NI NP D

specifications.

TEMPERATURE RISE BETWEEN SUPPLY AND RETURN AIR WAS: 36 degrees



Return / room air temperature



Supply air / differential

Views



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

0 PPM found with CO and gas meters

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

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

**B. Cooling Equipment**

*Type of System:* Central - Air Conditioner

*Comments:* Cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees Fahrenheit at the time of inspection. Operation at or below 60 degrees could cause damage to the unit. Outside temperatures stayed in the 40's during inspection.

UNIT: - 1

**Cooling System Brand:**

**Outdoor Unit Model #:** VCC48C2C

**Outdoor Unit Serial #:** P1246223C

**Cooling System Capacity:** 4 ton

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

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

Return / room air temperature

Supply air / differential

Views





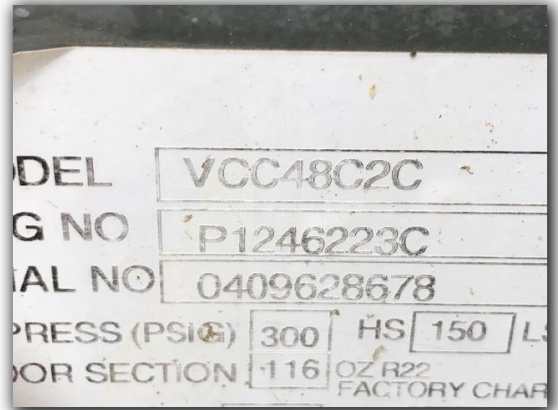
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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

**C. Duct Systems, Chases, and Vents**

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

**Type of Ducting:**  Flex Ducting  Metal



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

#### IV. PLUMBING SYSTEMS

##### A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of property



##### General Information:

Water Source:  Public  Private Sewer Type:  Public  Private

The water supply distribution material is copper

The Waste Lines & Vent Material is PVC

##### Kitchen Sink

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



##### Master Bathroom

##### Sink

comments: Sink working well at time of inspection

I=Inspected

NI=Not Inspected

NP=Not Present

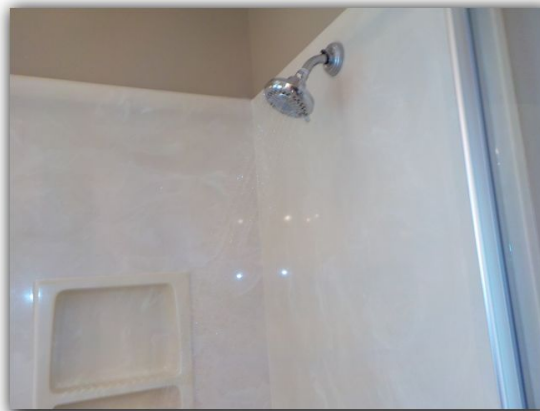
D=Deficient

I	NI	NP	D
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**Shower**

comments: Shower working well at time of inspection



**Commode**

comments: Commode working well at time of inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Hallway Bathroom**

**Sink**

comments: Sink working well at time of inspection



**Shower**

comments: Shower working well at time of inspection

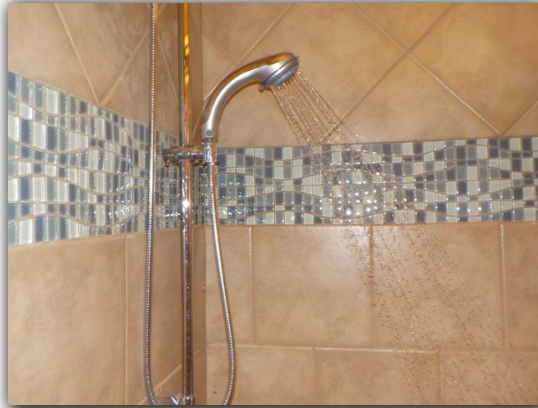
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### Commode

comments: Commode working well at time of inspection



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### Washing Machine Connections

Comments: Washing machine connections appear to be working well at time of inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- Washing machine not connected at this time - faucets, drains not tested for proper operation

### Exterior Plumbing

Comments: Approximately 70 psi noted on home at time of inspection. *Note: Water pressure between 40 and 80 psi (pounds per square inch) is considered normal in a residential setting. May consider possible pressure reducer on home if elevated psi found.*



Back flow preventer in place at time of inspection.

Note: water sources will be attempted to run for approximately 2 minutes with hot water assessed in all bathrooms if accessible.

The pictures demonstrate that every effort was made to test all bathroom plumbing fixtures in the house, and check that hot water was being delivered. All the bathroom fixtures may not be pictured here. Personal belongings are not moved and may conceal issues. Supply valves are not tested as part of a standard home inspection. Any issues will be noted in the appropriate section. Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**B. Drains, Wastes, and Vents**

*Comments:* Drainage appears to be working well at time of inspection. Volume test performed with water (tub) fixtures run for approx.40 minutes at time of inspection with no noticeable issues noted.

Note: While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Unless specified, fixtures and vessels were not filled to capacity for leak testing in order to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing, including hydrostatic testing, is available from licensed plumbers, but typically takes 24 hours. Such testing is recommended in older homes (40+ years), homes with previous foundation repair and homes with evidence of poor foundation performance. There was limited, undersized or no access to the underside of one or more baths. Fixtures with concealed slip-joint connections shall be provided with an access panel or utility space as least 12" in its smallest dimension or other approved arrangement so as to provide access to the slip connections for inspection and repair. We were not able to evaluate these drain lines or determine whether they were slip joint or cemented.

**C. Water Heating Equipment**

*Energy Source:* Gas

*Capacity:* 50 gallon water heater

*Comments:* Performing as it should at time of inspection

View of water heater



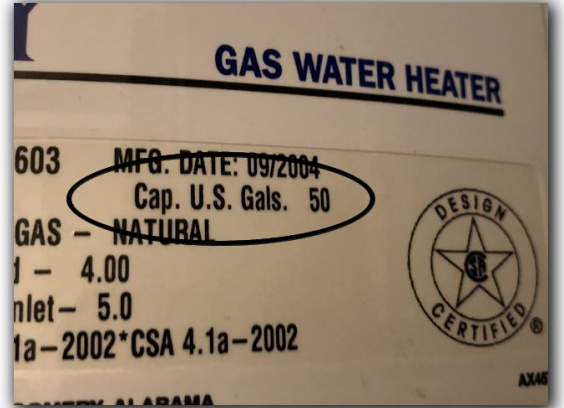
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



0 PPM found with CO and gas meters

Water temperatures assessed

Master bathroom





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Hallway bathroom



Kitchen sink

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Note: Electric water heaters were tested by operating hot water faucets for approximately 2 minutes at each fixture. Using this criteria, these were found to be in working condition on the day of this inspection. If there is a concern for the electric water heaters performance, a more comprehensive test would need to be performed by a qualified and licensed plumber.

Note: The temperature and pressure relief valve(s) was/were not tested on the water heater(s). These valves will often not close and seal off after testing. It is recommended that a qualified and licensed plumber test the temperature and pressure relief valve for the water heater(s) for reasons of safety and make necessary repairs and/or replacement if needed.

Safety: Manufacturers typically require that temperature and pressure relief valves be tested at least annually, with more frequent testing preferred. Most require that these valves be removed and inspected by a qualified plumber every 3 years. If the valves were found to be worn or defective as the result of testing and/or inspection, they should be replaced. When a T&P valve is not tested regularly, the build-up of mineral deposits is extremely likely to prevent proper reseating of the valve and may allow water to leak.

**D. Hydro-Massage Therapy Equipment**

*Comments:* Hydro tub appears to be in good working condition at time of assessment. with deficiencies noted.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Access panel in inaccessible / missing at time of inspection. This is commonly seen with the cosmetic appeal more apparent than ease for possible repairs to unit if ever needed. Mind set is that it would be better to remove noted surround(s) on spa tub for access if needed than having a possible unattractive opening under / near tub. Recommend evaluation for repairs if desired and/or monitor area in case ever needed.



Jets working as should.

Inspector may be unable to verify GFCI protection for spa tub in some cases. All attempts made for complete verification.

E. Other

Comments:

## V. APPLIANCES

I=Inspected

NI=Not Inspected

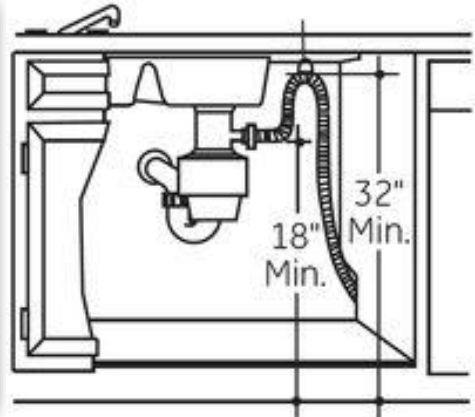
NP=Not Present

D=Deficient

I NI NP D

A. Dishwashers

*Comments:* This appliance was inspected and/or operated in its normal mode of operation and appeared to be performing properly at the time of this inspection with deficiencies noted (**Checked in Normal Wash Mode Only**)



I observed where dishwasher drain has been installed incorrectly. As it is now, wastewater from sink can be allowed to siphon into dishwasher. Recommend placing a high loop or air gap to prevent potential back flow contamination of the dishwasher.

Views of dishwasher before and after running unit.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**B. Food Waste Disposers**

*Comments:* This appliance was inspected and/or operated in its normal mode of operation and appeared to be performing properly at the time of this inspection



**C. Range Hood and Exhaust Systems**

*Comments:* This appliance was inspected and/or operated in its normal mode of operation and appeared to be performing properly at the time of this inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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**D. Ranges, Cooktops, and Ovens**

*Comments:* This appliance was inspected and/or operated in its normal mode of operation and appeared to be performing properly at the time of this inspection with deficiencies noted

**Range/Oven Type:**     Electric     Gas



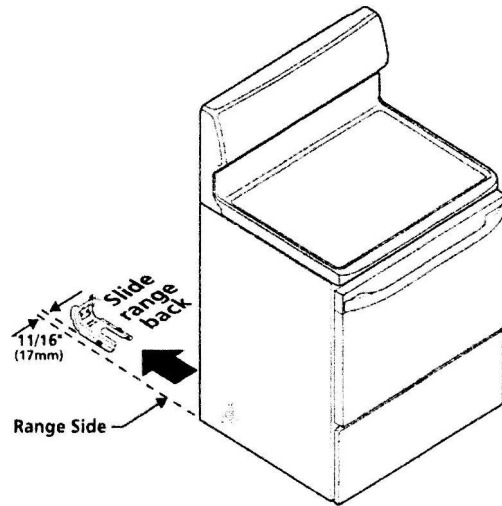
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



- Absence of anti-tilt device at time of inspection.
  - *Equipment and appliances should be installed as required by the terms of their approval, in accordance with the conditions of the listing, the manufacturer's installation instructions and this code.*



Oven assessed at 350 at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**E. Microwave Ovens**

*Comments:* This appliance was inspected and/or operated in its normal mode of operation and appeared to be performing properly at the time of this inspection



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**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:* This appliance was inspected and/or operated in its normal mode of operation and appeared to be performing properly at the time of this inspection with deficiencies noted



I observed where master bathroom exhaust fan / duct has separated at time of inspection. Noted area allowing warm moist air to blow into attic area allowing conducive conditions for possible moisture buildup, staining, possible mildew, etc. Recommend evaluation for repairs allowing exhaust vent to terminate outside as should.



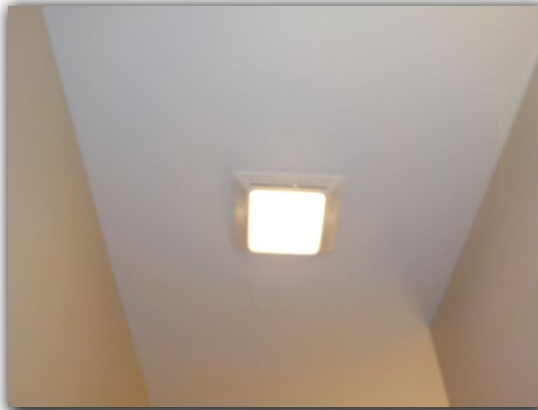
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**G. Garage Door Operators**

*Comments:* This appliance was inspected and/or operated in its normal mode of operation and appeared to be performing properly at the time of this inspection



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**H. Dryer Exhaust Systems**

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



**I. Other**

*Comments:*

If other built in appliance are located on or in this structure those Appliances such as but may not be limited to Built-in Blenders, Can Openers, Ice Makers, Knife Sharpeners, Wine Coolers, Washers and Dryers, Refrigerators, Freezers or any other like appliances are not included with this inspection unless specifically noted in this section of the report.

**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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

Type of Construction: [Pool Construction Types](#)

Comments:

**C. Outbuildings**

Comments:

**D. Private Water Wells** (A coliform analysis is recommended)

Type of Pump: [Water Pump Types](#)

Type of Storage Equipment: [Water Storage Equipment](#)

Proximity To Known Septic System: \_\_\_\_\_

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- 

**E. Private Sewage Disposal (Septic) Systems**

Type of System: Septic Systems

Location of Drain Field:

PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY: \_\_\_\_\_

Comments: .

Note: septic tank(s) should be pumped out every 2 to 4 years depending on type of system and family size. If it has been over two years consider having tank(s) pumped out.

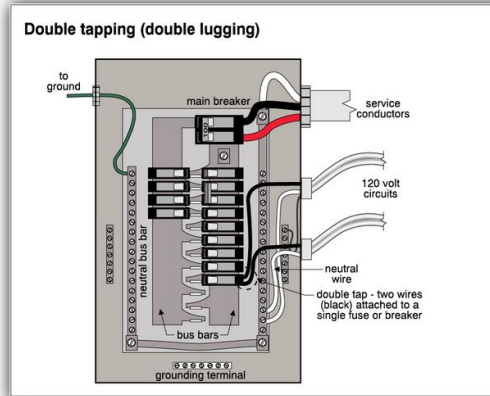
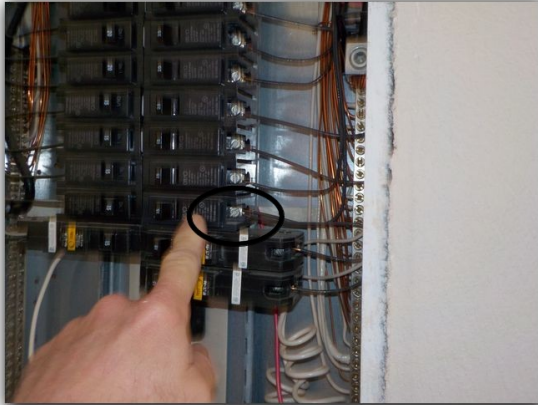
Many State Departments of Health requires that septic tanks be installed at least 50 feet from a well. Septic tank drain fields must be at least 100 feet from a well

- 

**F. Other**

## Summary

### Safety and Electrical Concerns



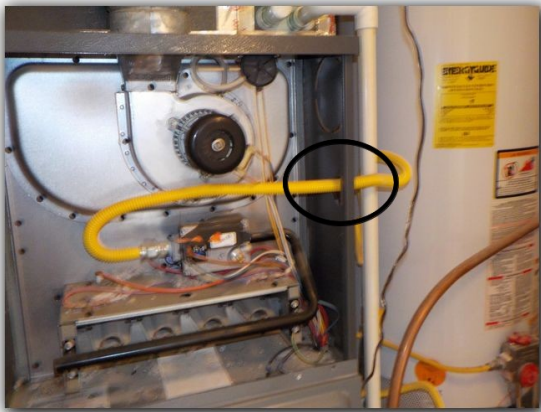
- Example / diagram of double lugged breaker

☑ I observe a single double lugged / tapped breaker at time of inspection. Found where door bell transformer tapped into existing breaker inside home load center. A double tap is a defect because if the circuit breaker may not be designed to hold two conductors. The conductors could come loose at some point in the future allowing leads to possibly overheat, arcing, and possibly a fire. Recommend evaluation for possible repairs allowing load center to work as should.

*Note: Some manufacturers that make circuit breakers that are designed to hold two conductors are Square D and Cutler Hammer... but not all of their circuit breakers can be double tapped. Unable to verify whether found breakers appropriate for double lugged.*

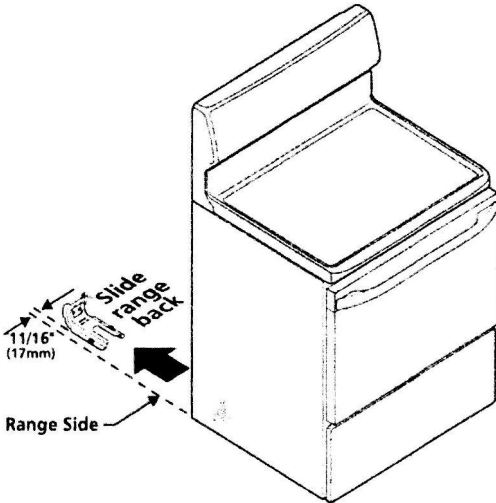


☑ I observed where outdoor receptacle cover was missing / damaged at time of inspection. Recommend replacing with appropriate outdoor outlet cover that is watertight allowing for safe and normal use.



☑ The gas supply flex connector was observed to be passing through the heating unit cabinet at time of inspection. Under today's current mechanical installation standards, this is no longer an accepted practice. Recommendation is only rigid black gas pipe should be allowed to pass through the heating unit cabinet. Recommend evaluation for possible repairs per manufacturer specifications.

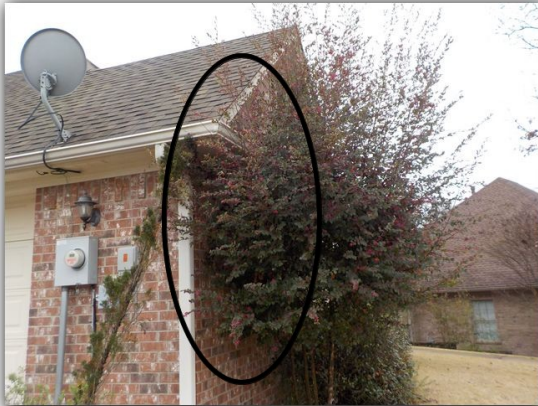




- Absence of anti-tilt device at time of inspection.
- *Equipment and appliances should be installed as required by the terms of their approval, in accordance with the conditions of the listing, the manufacturer's installation instructions and this code.*

## **Major Concerns / Repairs**

## **Minor Concerns / Repairs**







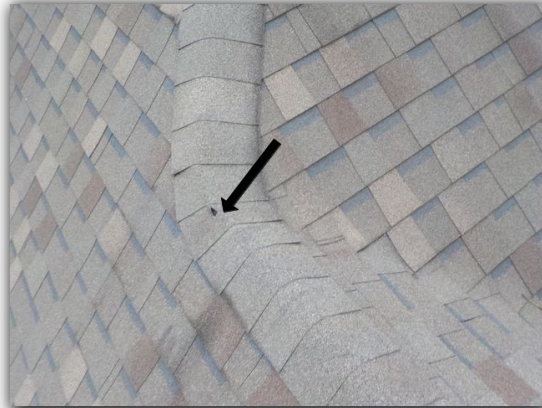
I observed where foliage found to be too close to the structure at time of inspection. It is recommended that bushes and vegetation should be at least 12 inches from wall contact. Recommend cutting or trimming noted vegetation allowing for appropriate barrier.



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



I observed evidence of moisture staining in laundry room area and inside corner of garage below noted dryer vent cover at time of inspection. Hands on in attic finding evidence of moisture entry below dryer vent with obvious evidence of entry for some time. No obvious evidence of deficiencies noted to dryer vent cover? Possible north facing cover allowing for wind blown rain to make entry under the right conditions. Please see ceiling section for further information / evidence of moisture entry. Recommend evaluation for repairs allowing home to work as efficient as possible.





I observed various areas of mechanical damage to asphalt roof at time of inspection. Most of the damage noted on shingle ridge and hip caps. This could be due to excessive bending needed to cover ridge and hips. This can be more often seen in thicker shingles that will fail with such a significant bend. No moisture penetrations noted under areas with decking exposed through cracks/hole. Recommend evaluation by qualified roofer for areas of possible repair and/or replacement.



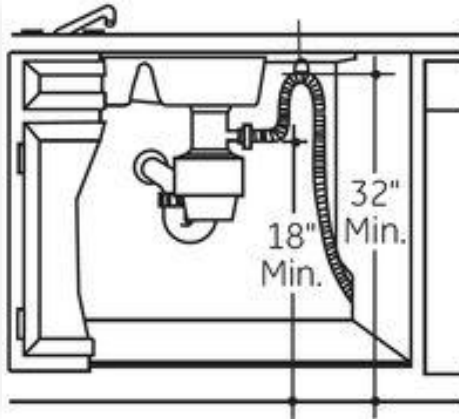
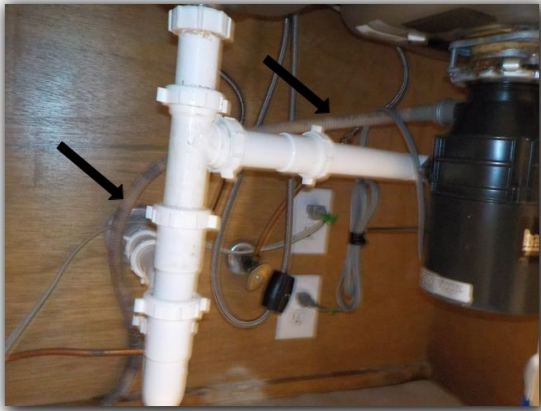
I observed where tree limbs are physically touching roof at time of inspection. Wind blown limbs can cause significant damage to shingles, fascia, trim, and soffits. Recommend trimming limbs away from home.



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



I observed areas with minor damage noted to porch post surround / trim at time of inspection. Damage appears to have been caused by possible weed eater. Trim has been painted which is added protection. Recommend evaluation for possible repairs if desired keeping areas painted for added protection.



I observed where dishwasher drain has been installed incorrectly. As it is now, wastewater from sink can be allowed to siphon into dishwasher. Recommend placing a high loop or air gap to prevent potential back flow contamination of the dishwasher.



I observed where master bathroom exhaust fan / duct has separated at time of inspection. Noted area allowing warm moist air to blow into attic area allowing conducive conditions for possible moisture buildup, staining, possible mildew, etc. Recommend evaluation for repairs allowing exhaust vent to terminate outside as should.

### Monitor Items

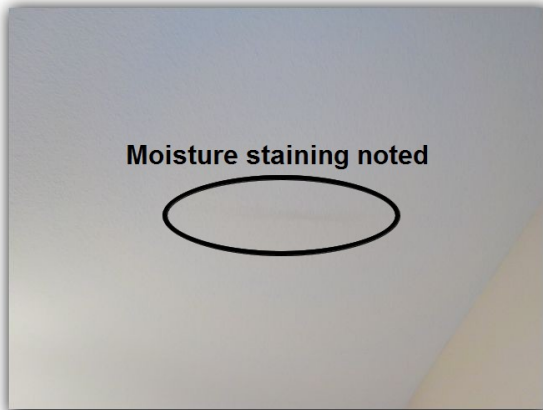




Note: There appears to be an underground and/or surface drainage system in place at time of inspection. The inspector cannot and will not be able to verify the operation, sizing, efficiency or adequacy of the underground and/or surface drainage system. If there are any questions or concerns with this system or the effectiveness of the system, one should consult with the current homeowner or the appropriate specialist related to this type of system.

**Moisture Staining noted in left middle bedroom**

Left middle bedroom





Attic area



Roof



I observed an area of moisture staining noted on ceiling in left middle bedroom at time of inspection. Further investigation found areas of moisture noted on roof decking below exhaust vent stack, evidence of moisture on insulation, and finally obvious evidence of moisture damage found on sheet rock ( ceiling ). No obvious moisture noted with meter and thermal camera. No obvious evidence of moisture noted with hands on. ( Note: rain times 2 days in area. Rain day of inspection allowing for wet conditions if water made entry into attic area. ) No obvious evidence of moisture entry points found on roof area near vent stack. Recommend evaluation from qualified roofer for possible repairs if needed. Noted deficiencies called out in roof section.

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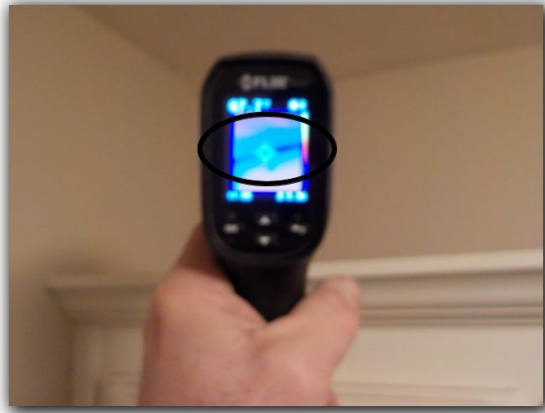
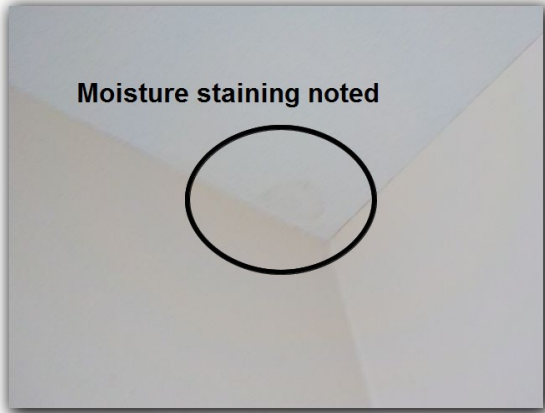
***Moisture Staining noted in laundry room and garage area***

Laundry room



Garage / adjacent corner to laundry room





Attic area



Roof area



I observed areas of moisture staining / moisture damage noted on inside corner of laundry room and inside corner of garage at time of inspection. Further investigation found obvious evidence of moisture noted with moisture meter and/or thermal camera. Moisture staining with hands on finding moisture on top plates, decking, and sheet rock. Appears roof top dryer vent cover leaking allowing water to make entry into interior walls. Recommend evaluation from qualified roofer for appropriate repairs. Noted deficiencies called out in roof section.



Access panel in inaccessible / missing at time of inspection. This is commonly seen with the cosmetic appeal more apparent than ease for possible repairs to unit if ever needed. Mind set is that it would be better to remove noted surround(s) on spa tub for access if needed than having a possible unattractive opening under / near tub. Recommend evaluation for repairs if desired and/or monitor area in case ever needed.

### **Scope of Inspection**

#### **Scope of Inspections:**

The inspection will be performed in accordance with the Texas Real Estate Commissions Standards of Practice regulating Home Inspectors. The report used by the Inspector is the Texas Real Estate Commissions mandated inspection report. The inspector will observe, render an opinion and report which of the parts, components, and systems present in the property have or have not been inspected. All mechanical and electrical equipment, systems and appliances are operated in normal modes and operating range at the time of the inspection. The Inspector's report will specifically indicate if the inspected parts, components or system are not functioning or in need of repair. The Inspector may provide a higher level of inspection performance than required by The Texas Real Estate Inspectors Standards of Practice and may inspect parts, components, and systems in addition to those described by The Texas Real Estate Inspectors Standards of Practices. In the event of conflict between a specific provision and a general provision, the specific shall control. The Inspector will report on accessible and visible deficiencies related to the Property's Structural Systems, Electrical Systems, Heating, Ventilation and Air Conditioning Systems, Plumbing Systems and Appliances. (Optional Systems and testing can be requested at additional fees.) Conditions beyond the scope of this inspection will be identified in the "outside the scope" section in the body of this inspection report.

### **David K. Smith Professional Inspector Contract for Inspection**

David K. Smith Professional Home Inspector, Lic # 21666 (hereinafter referred to as "company") and Sample Report

(hereinafter referred to as "client") in consideration of the mutual conditions, premises, and covenants, the parties hereby agree to the following terms and conditions:

The client agrees to pay an inspection fee of \$200.00 in exchange for an inspection (hereinafter referred to as "inspection") of and report, verbal and/or written, (hereinafter referred to as "report") on the property located at Somewhere the City of Longview and the County of \_\_\_\_\_ in the State of TEXAS (hereinafter referred to as "home" or "house") by an inspector (hereinafter referred to as "inspector") agreed upon by both the client and the company (hereinafter referred to jointly as the "parties"). Payment by client is due at the time of delivery of a written report by the company or the inspector.

Type of Inspection requested:     Full General     Pre-Inspection Full General (with follow up inspection with buyer for an additional fee of \$125.00)     Full Comprehensive (includes hiring Plumbers, electricians, roofers, and etc)     Partial System Partial as per specific item(s)

Receipt and acknowledgement of report: Payment for inspection service confirms that report was read and accepted.

Date of inspection: 01/24/2020

The home inspector visually examines the exposed, accessible areas requested by the client. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission (TREC). Such items may include the electrical system, the roof, the plumbing inside the house, the heating ventilation and air conditioning systems (when weather permits), the foundation and basement, and the floors, walls, windows, ceilings and doors. The home inspector evaluates clues he finds in the home to render his professional opinion on the physical state of the home, condominium or co-op. In addition, the home inspector may provide valuable information on what home items need in the form of major maintenance or repair. The full general inspection is intended to conform to the Standards of Practice of the American Society of Home Inspectors Inc. If the client has ordered the full comprehensive inspection, the inspection is intended to fulfill both the Standards of Practice of the American Society of Home Inspectors Inc. and higher standards than provided by most inspectors in the locality. If the client has ordered the condominium inspection, after attempting to determine what sections of the condominium unit the owner is responsible for, the company will only inspect the sections for which it has deemed the owner responsible. Items for which the condominium association has been deemed responsible for will not be inspected. If the client ordered the partial systems inspection only the electrical, plumbing, heating, air conditioning (if weather permits), ventilation and appliances will be inspected. If the client has ordered the simple partial inspection then only the items designated will be inspected. However, none of the company's inspections (including the general inspection) is to be expected or considered in any way to produce an evaluation that will reveal every possible problem related to the items inspected. Rather, the purpose of the inspection is to warn of **MAJOR PROBLEMS** and **UNSAFE** conditions. **THIS INSPECTION IS NOT EXPECTED TO DETECT EVERY MINOR PROBLEM OR CONDITION IN THE BUILDING.**

None of the company's inspections has ever been perfectly carried out nor is it expected to be and not one of the company's individual inspectors is perfect nor are they expected to be. The company does, however, attempt to be as comprehensive as it can be expected to be with the level of inspection desired. The company and its inspectors also attempt to be conscientious in their work. All buildings will have problems throughout their existence. The period of time after an inspection is no exception to this rule. Generally the kinds of problems that may unexpectedly arise shortly after an inspection are the kinds of problems or items for which no clues were available to the inspector to identify the problem under the conditions that existed at the time of inspection (e.g. weather, drainage conditions, intermittent function, differing traffic or use conditions than during or before the etc.) or for which a change in the condition of the property or item that was evaluated has occurred since the inspection. The inspection and report is based upon observation of conditions that existed at the time of the inspection only. **THE INSPECTION AND REPORT ARE NOT INTENDED NOR ARE THEY TO BE CONSIDERED AS GUARANTEES OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR USE, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED OR REPORTED ON AND IT SHOULD NOT BE RELIED UPON AS SUCH.**

Repair cost approximations are only subjective evaluations of probable cost and as such should always be double checked by the client by requesting estimates from the appropriate contractors for client's particular home. The entire inspection and report are also furnished on an "opinion only" basis. Expect different opinions from different persons and expect at least some of those who are interested in selling you a product or service to potentially be rendering a subjective or biased opinion. If the client feels that the inspector who conducted the inspection did not conform to the standards expected of an inspector the client hereby agrees and guarantees to immediately notify the company's office in writing by certified mail to the company's P.O. Box or other official address - describing which items are involved, the nature of the problem and the circumstances giving rise to the problem - and to allow the company to send individuals to evaluate the clients' complaint on-site prior to the client making any repairs or agreeing to pay a contractor (or other person) for any repairs or disturbing any items related to the complaint. Failure of the client to provide such notification to the company or failure of the client to allow such an evaluation prior to making or contracting for repairs shall eliminate any liability on the part of the company or the inspector. This is a condition precedent to client's claim. If a dispute arises the parties agree to submit the issue to binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. Any such or other claim shall be waived unless the demand for arbitration shall be made within two years from the inspection date. The parties also agree that the arbitrator must be a member of the American Society of Home Inspectors throughout the arbitration proceeding, have had at least 5 years experience as a home inspector, and be fulfilling the duties of a full-time home inspector at the time of selection. A good faith effort to select such an arbitrator will be made by both parties and, in the event the parties cannot agree on an arbitrator, the dispute will be submitted to the American Arbitration

Association. The inspection and report will be judged according to the Standards of Practice of the American Society of Home Inspectors Inc. Because of the limited nature of the inspection relative to the value of the property, and because a technically exhaustive study (which would include an architect, engineers, and/or contractors of all disciplines - i.e., structural, electrical, mechanical, civil, plumbers etc.) would be significantly more expensive (e.g., the Full Comprehensive inspection), the parties agree and acknowledge the limit of the company's and the inspector's liability shall be an amount equal to the original inspection fee unless the parties agree on a supplemental fee for responsibility for costs incurred above this amount for negligence, or the client has ordered a Full comprehensive inspection. This limitation of liability shall include and apply to all damages, including but not limited to any negligence damages, consequential damages, errors or omissions damages, punitive damages, bodily injury damages, strict liability, breach of contract or breach of warranty and property damage of any nature. The building, its components and equipment, are to be ready and accessible at the time of the inspection. All utilities and pilot lights must be on and all equipment operational so the total inspection can be completed on that date. This is the responsibility of the client. The inspector is not obligated to change light bulbs, light pilots, move furniture, obstructions, or floor coverings, or remove panels to inspect any part of the building or its equipment. This inspection is not intended to be technically exhaustive. Equipment, items and systems will not be dismantled. Company urges client to contact the owner of the inspected property to learn of the age of such items as the roof and any recent problems or known defects in the property.

The inspection and report is not intended to reflect the value of the premises, nor to make any representation as to the advisability or inadvisability of purchase. In addition, the inspection and report excludes and does not intend to cover any and all components, items and conditions which by the nature of their location are concealed or otherwise difficult to inspect. In addition, the inspection and report exclude and are not intended to cover any of the following: 1. Recreational, leisure, playground or decorative equipment or appliances including but not limited to pools, hot tubs, saunas, steam baths, landscape lighting, fountains, shrubs, trees, and tennis courts; 2. Cosmetic conditions (wallpapering, painting, carpeting, scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure or equipment, soiled, faded, torn, or dirty floor, wall or window coverings etc.); 3. Noise pollution or air quality in the area; 4. Earthquake hazard, liquefaction, flood plain, soil, slide potential or any other geological conditions or evaluations; 5. Engineering level evaluations on any topic; 6. Existence or non-existence of solder or lead in water pipes, asbestos, hazardous waste, radon, mold, urea formaldehyde urethane, lead paint or any other environmental, flammable or toxic contaminants or the existence of water or airborne diseases or illnesses and all other similar or potentially harmful substances (although the inspector may note the possible existence of asbestos in ceiling texture and furnace duct tape only if, in his/her experience the materials appear to possibly contain asbestos); 7. Zoning or municipal code (e.g. building, fire, housing (existing buildings), mechanical, electrical, plumbing, etc. code) restrictions or other legal requirements of any kind; 8. Any repairs which relate to some standard of interior decorating; 9. Cracked heat exchangers or similar devices in furnaces; 10. Any evaluation which requires the calculation of the capacity of any system or item that is expected to be part of the inspection. Examples include but are not limited to the calculation of appropriate wattage or wiring of kitchen appliances, appropriate sizing of flues or chimneys, appropriate ventilation to combustion-based items (e.g. furnaces, water heaters, fireplaces etc.), appropriate sizing, spacing and spanning of joists, beams, columns, girders, trusses, rafters, studs etc., appropriate sizing of plumbing and fuel lines, etc.; 11. Washers and dryers; 12. Circuit breaker operation; 13. Specialty evaluations such as private sewage, wells, solar systems, alarms, intercom systems, central vacuum systems wood and coal stoves, pre-fab and zero clearance fireplaces, space heaters, sprinkler systems, gas logs, gas lights, elevators and common areas unless these have been specifically added to the inspection description above but only to the degree that the inspector is capable of evaluating these items; 14. Items that are not visible and exposed including but not limited to concealed wiring, plumbing, water leaks, under bathtubs and shower stalls due to faulty pans or otherwise, vent lines, duct work, exterior foundation walls (below grade or covered by shrubs or wall/paneling, stored goods etc.) and footings, underground utilities, and systems and chimney flues; 15. Evaluations involving destructive testing; 16. Evaluation which requires moving personal goods, debris, furniture, equipment, floor covering, insulation or like materials; 17. Design problems and adequacy or operational capacity, quality or suitability; 18. Fireplace drafting; 19. To prevent damages to units, air conditioning when outside temperature below 60 degrees F or if the unit has not been warmed up or on for at least 24 hours prior to inspection; 20. Any evaluation which would involve scraping paint or other wall coverings; 21. Heating system accessories (e.g. humidifiers, electronic air cleaners etc.); 22. Legal description of property such as boundaries, egress/ingress, etc.; 23. Quality of materials; 24. Conformance with plan specifications or manufacturers specifications; 25. Flood conditions or plains; 26. Any other characteristics or items which are generally not included in a building inspection report on a regular basis.

Some items are randomly examined. Some examples of randomly examined items include: 1. windows; 2. electrical plug continuity, polarity etc.; 3. switch and light operation; 4. Dishwashers, stovetops and other kitchen appliances; 5. Ground fault interrupt operation; 6. roof shingle condition; 7. siding material and other large surface area items' condition; 8. secure mounting of light fixtures, cabinets, door knobs, locks etc.; 9. mortar condition 10. brick condition; 11. accessible insulation depth or thickness; 12. door operability; 13. other items for which it is impractical to evaluate the entire area or system even if it is accessible, visible etc. Any general comments which may appear about these above systems and conditions normally not considered a part of an inspection are provided as a courtesy only and do not represent or form a part of the inspection.

If this contract was signed after the inspection was completed or after an appointment to conduct the inspection was arranged (regardless of who the agent or intermediary was that relayed a message about or ordered the inspection), both parties hereby agree that an express or implied agreement was made at the time the appointment was made and that this written agreement clarifies the terms and conditions of that agreement made at the time of arranging an appointment for inspection.

The company and its inspectors assume no liability to persons other than the client (e.g. tenants, repairmen, insurances companies, Realtors, etc.) and shall not be held liable to persons other than the client for any mistakes, omissions or errors in judgment of the company or its inspectors. This limitation of liability shall include and apply to all damages, including but not limited to any consequential damages, punitive damages, bodily injury damages and property damage of any nature.

Severability. In case any one or more of the provisions contained in this Agreement or any application thereof shall be invalid, illegal or unenforceable in any respect, the validity, legality or enforceability of the remaining provisions contained herein in other application hereof shall not in any way be affected or impaired thereby, and such invalidity shall be construed and limited as narrowly as possible.

Research and Training Consent. For the purpose of advancing knowledge concerning the nature of construction failure and building

conditions the client authorizes and consents to the attendance of trainees and other observers during the inspection and authorizes and consents to the use of closed circuit television, the taking of photographs and motion pictures, the preparation of drawings and similar illustrative graphic material and their use for purposes of advancing above mentioned knowledge, with the understanding that the exact location of the house will not be revealed unless the client expressly consents thereto.

Seller Authorization. Client hereby acknowledges that the client has obtained specific written or oral approval from the current owner of the home to have the home inspected under the terms of this contract.

Attendance of Inspection by Client. If client does not attend at least the last portion of the inspection and/or is unable to receive a review of the inspection verbally on-site then the client hereby acknowledges that the quality of service the client will receive is far inferior to the quality the client would receive if they were able to hear a verbal on-site report. Client also hereby acknowledges that the client is aware of the company policy that prohibits questions or conversation to or around the inspector during the inspection and that such circumstances may reduce the quality of the inspection as a result.

Termites. Termites or other wood destroying insects or organisms are inspected for if and only if it has been ordered (see coverage of inspection under "Type of Inspection" section above).

Applicable law. The laws of the State of Texas shall be applied in the interpretation and adjudication of this contract.

Date: \_\_\_\_\_ Signatures: Client \_\_\_\_\_ Inspector