



TexInspec

Home and Termite Inspections

Since 1985

817-265-5452 972-231-1945

This Home Inspection Report Prepared Exclusively For:

[REDACTED]

[REDACTED]

[REDACTED]

██████████ <i>Name of Client</i>	██████████ <i>Date of Inspection</i>
██████████ <i>Address of Inspected Property</i>	
██████████ <i>Name of Inspector(s)</i>	██████████ <i>TREC License #</i>
██████████ <i>Name of Sponsor (if applicable)</i>	██████████ <i>TREC License #</i> ██████████ <i>(TexInspec Report Number)</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

PROPERTY INSPECTION REPORT FORM**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

(continued on page 4)

PROPERTY INSPECTION REPORT FORM

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

- This report is received in agreement with the buyer's acceptance of the Real Estate Inspection Agreement (including the box labeled "disclaimer of warranties"). The Client understands and agrees the Real Estate Inspection Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this Agreement, even if the client was not present at the inspection and/or has not signed this Agreement.
- Client has 7 (seven) days to submit written objection to the terms of the agreement otherwise, client is bound by the Agreement and Terms and Conditions of the Report, if not previously signed/accepted.
- Paint, Floor Coverings, and other Cosmetic Items are SPECIFICALLY EXCLUDED from this report.
- TexInspec may have an affiliation with a third party service provider ("TPSP"), including Vivint, in order to offer you additional value-added services. By entering into this agreement you authorize TexInspec to provide your contact information (including telephone number) to the TPSP, waive and release any restrictions that may prevent the TPSP from contacting you (including by telephone), and authorize the TPSP to contact you (including by telephone) regarding special home alarm system offers. Compensation may be received from outside companies for services/information provided by TexInspec pertaining to this inspection, unless otherwise requested in writing.
- Buyer has received a Home Inspection Information Sheet and a notebook of useful information. If not, both are available online at www.TexInspec.com/BuyersBook
- This report cannot and does not represent the operation or condition of any items after the end of the inspection.
- These items should not be considered a complete list of all defects with the house. This list is Limited to those items that are *Readily Accessible* and the inspector(s) noted at the time of the inspection.
- For the full details of any warranties provided go to www.TexInspec.com/Warranties
- This inspection does not include a mold test unless specifically requested. If indications of water penetration are known, such as notes of water penetration on this report or seller's disclosure or any visible water stains, recommend a mold inspection/test be performed.
- Some area utility companies may pressure test the gas line prior to turning on the utilities. Pressure testing the line is beyond the scope of this inspection and may find gas line leaks not noted at the time of inspection. Recommend contacting the local gas company regarding start up procedure prior to closing on the property and having the line pressure checked by them if available.
- With a termite inspection you automatically receive three FREE months of our Termite and Carpenter Ant Warranty for a small filing fee of \$2.79. After the Free 3 months of receiving this protection for free, we will automatically charge you the lowest monthly price that we offer for our termite warranty of only \$15.97 per month, billed quarterly, beginning on the fourth month.
- If this inspection includes a Sewer Scope Inspection, only a readily accessible sewer cleanout will be utilized. A sewer cleanout/main sewer line is defined as an accessible ground level access to a 3 inch or larger pipe leading to, but not including, the city sewer or septic system. A scope is only up to the first 100 feet and does not include lines from other drains that connect to the main sewer line. If there is a sewer cleanout leading to the drain lines under the home, the inspector will scope the main drain up to 100 feet, until the first junction, or the first reduction in pipe size, whichever comes first. Some areas may not be accessible. A visual inspection does not determine the strength, adequacy, effectiveness, or efficiency of any component. This inspection does not include structural components, inaccessible, latent or concealed deficiencies, or future conditions that may arise. We do not determine whether any item, material, or condition is subject to recall, controversy, litigation, product liability or other adverse claim or condition.

Date: [REDACTED] Customer Signature: X *Thank You!*

INVOICE

<input checked="" type="checkbox"/>	[REDACTED]			<input type="checkbox"/>	[REDACTED]			
<input checked="" type="checkbox"/>	[REDACTED]			<input type="checkbox"/>	[REDACTED]			
<input checked="" type="checkbox"/>	[REDACTED]			<input type="checkbox"/>	[REDACTED]			
<input type="checkbox"/>	[REDACTED]			<input checked="" type="checkbox"/>	[REDACTED]			
<input type="checkbox"/>	[REDACTED]			<input checked="" type="checkbox"/>	[REDACTED]			
TOTAL								[REDACTED]

Property Inspection Report

Additional pages are attached to this report, starting a page 11. Read them very carefully. This report is not complete without the Addendum(s). Comments may be provided by the inspector whether or not an item is deemed deficient.

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

I	NI	NP	D	
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I. STRUCTURAL SYSTEMS

A. Foundations
Type of Foundation(s): Slab on Grade Pier and Beam Basement
Comments: See the note(s) under the *Structural* section of the Addendum page(s).
Crawlspace viewed from: Entered Viewed from opening N/A
 There are no significant cracks or movement noted at this time.

B. Grading & Drainage
Comments: See the note(s) under the *Structural* section of the Addendum page(s).

I **NI** **NP** **D** **Retaining Walls**
If Not Inspected, Specify Reason: N/A
NOTES: PROPER DRAINAGE AND SOIL MOISTURE CONTENTS SHOULD BE MAINTAINED AROUND THE FOUNDATION TO HELP MINIMIZE FUTURE FOUNDATION PROBLEMS. UNDERGROUND DRAINAGE SYSTEMS ARE NOT INSPECTED. THESE SHOULD BE CHECKED AND MAINTAINED REGULARLY FOR PROPER DRAINAGE. SITE STABILITY IS BEYOND THE SCOPE OF THIS INSPECTION AND WAS NOT INSPECTED.
 SUNKEN LIVING ROOM: CORNERS WERE CHECKED FOR WATER PENETRATION IN ACCESSIBLE CORNERS.

C. Roof Covering Materials
Type(s) of Roof Covering: Composition Wood Shingle Tile Slate
 Built-up Wood Shakes Rolled
 Metal Other
Viewed from: Walking on the Roof Edges Attic Ground Other
Conditions that prevented walking the roof (if applicable): Roof pitch too steep (Safety)
 Weather (Safety) Requires ladder over one story (See TREC Standards of Practice)
 Other
Comments: See the note(s) under the *Structural* section of the Addendum page(s).
NOTES: ROOF FASTENERS MAY NOT BE READILY ACCESSIBLE OR VISIBLE. RECOMMEND CONSULTING WITH YOUR INSURANCE UNDERWRITER FOR INSURABILITY.

D. Roof Structures and Attics
Viewed From: Entered Viewed from opening No Access
Approximate Average Depth of Insulation: 12 inches
Comments: See the note(s) under the *Structural* section of the Addendum page(s).
Framing Type: Conventional Truss Other
Visible Framing material: Wood Metal Other
Insulation Type: Fiberglass, Blown Fiberglass, Batts Cellulose
 Rockwool, Blown Rockwool, Batts Spray Foam
 Other
NOTES: POWER ATTIC VENTILATORS ARE NOT TESTED, PER TREC STANDARDS OF PRACTICE. SOME AREAS OF ATTICS ARE NOT READILY ACCESSIBLE.

E. Walls (Interior and Exterior)
Comments: See the note(s) under the *Structural* section of the Addendum page(s).

F. Ceilings and Floors
Comments: See the note(s) under the *Structural* section of the Addendum page(s).

G. Doors (Interior and Exterior)
Comments: See the note(s) under the *Structural* section of the Addendum page(s).
D The interior garage door is not equipped with a self-closing/automatic closing device.
NOTES: INTERIOR DOOR LOCKS ARE NOT INSPECTED.

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- H. Windows**
Comments: See the note(s) under the *Structural* section of the Addendum page(s).
NOTES: IF PRESENT, SIGNS OF LOST SEALS IN THERMAL PANE WINDOWS MAY APPEAR AND DISAPPEAR AS WEATHER CHANGES. WINDOWS WITH LOST SEALS MAY NOT BE EVIDENT AT THE TIME OF THE INSPECTION. WINDOWS ONLY CHECKED FOR OBVIOUS FOGGING. RECOMMEND THERMAL SEALS BE CHECKED BY A SPECIALIST. STORM WINDOWS ONLY CHECKED FOR DAMAGED OR MISSING GLASS. RECOMMEND LOCAL MUNICIPALITIES BE CONSULTED FOR FURTHER INFORMATION CONCERNING THE USE AND SAFETY REQUIREMENTS SUGGESTED FOR THE USE OF BURGLAR BARS.
- I. Stairways (Interior and Exterior)**
Comments: See the note(s) under the *Structural* section of the Addendum page(s).
- J. Fireplaces and Chimneys**
Comments: See the note(s) under the *Structural* section of the Addendum page(s).
Number of Fireplaces: ONE
Type(s): Metal Box & Flue(s) Masonry(s)/Brick Wood Stove Other
 No cap is present on the flue. A cap may not be required for masonry flue.
 Fireplace(s) intended for radiant heat or gas logs only.
NOTES: UNABLE TO CHECK RECESSED GAS VALVE(S) FOR LEAKS. THE MAJORITY OF THE FLUE IS NOT ACCESSIBLE.
- K. Porches, Balconies, Decks, and Carports**
Comments: See the note(s) under the *Structural* section of the Addendum page(s).
I **NI** **NP** **D** **Wood deck location:** None
NOTES: ONLY THE PORCHES, DECKS OR BALCONIES ATTACHED OR ABUTTED TO THE STRUCTURE AND USED FOR INGRESS AND EGRESS ARE INSPECTED. PORCHES, WALKS AND DRIVEWAYS ARE ONLY INSPECTED AS THEY RELATE TO INDICATIONS OF MOVEMENT IN THE STRUCTURE'S FOUNDATION.
- L. Other**
Comments: See the note(s) under the *Structural* section of the Addendum page(s).
NOTE: CABINETS AND COUNTERTOPS ARE NOT INSPECTED.
- II. ELECTRICAL SYSTEMS**
- A. Service Entrance and Panels**
Comments: See the note(s) under the *Electrical* section of the Addendum page(s).
Amperage of Main Disconnect, if present: 200
Location of the Main Electrical &/or Sub Panel(s): Garage Exterior of house
 Master Bedroom Closet Other
D Arc-Fault Circuit Interrupters (AFCIs) are not present in some or all recommended areas.
NOTE: MOST COMPONENTS OF THE ELECTRICAL SYSTEM ARE NOT READILY ACCESSIBLE, UNABLE TO INSPECT INACCESSIBLE ITEMS/COMPONENTS. UNABLE TO INSPECT UNDERGROUND SERVICES, IF PRESENT.
- B. Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring: Copper Aluminum Other
Comments: See the note(s) under the *Electrical* section of the Addendum page(s).
D Some or all of the electrical outlets under 60 inches high are not tamper resistant.
GFCI Resets located at: Kitchen Garage Master Bathroom Hall Bathroom
 Pool Equipment Main Electrical Panel Other
Smoke Detectors/Carbon Monoxide Detectors
D Smoke detectors are not noted in some or all recommended areas.
D Carbon monoxide detectors are not noted in some or all recommended areas.
NOTES: SMOKE AND CARBON MONOXIDE ALARMS INSTALLED ABOVE THE REASONABLE REACH OF THE INSPECTOR ARE NOT TESTED. IF TESTED, TESTED WITH THE TEST BUTTON ONLY. DETECTORS THAT ARE PART OF THE SECURITY SYSTEM ARE NOT TESTED.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central-Forced Air Window/Wall Radiant Other
 Energy Sources: Electric Natural Gas Liquefied Petroleum (LP) Hydro Thermal
 Geo Thermal

Comments: See the note(s) under the Heating-AC section of the Addendum page(s).

If unit uses natural gas: Type of connector line: Flex

Type of Pilot(s): Standing Automatic Igniter

Number of units: Two

- | | |
|--------------------------------|--|
| 1. Location: <u>Upstairs</u> | Electric Strips: _____ °F / Heatpump: _____ °F |
| 2. Location: <u>Downstairs</u> | Electric Strips: _____ °F / Heatpump: _____ °F |
| 3. Location: <u>N/A</u> | Electric Strips: _____ °F / Heatpump: _____ °F |
| 4. Location: <u>N/A</u> | Electric Strips: _____ °F / Heatpump: _____ °F |
| 5. Location: <u>N/A</u> | Electric Strips: _____ °F / Heatpump: _____ °F |
| 6. Location: <u>N/A</u> | Electric Strips: _____ °F / Heatpump: _____ °F |
| 7. Location: <u>N/A</u> | Electric Strips: _____ °F / Heatpump: _____ °F |
| 8. Location: <u>N/A</u> | Electric Strips: _____ °F / Heatpump: _____ °F |
| 9. Location: <u>N/A</u> | Electric Strips: _____ °F / Heatpump: _____ °F |
| 10. Location: <u>N/A</u> | Electric Strips: _____ °F / Heatpump: _____ °F |

NOTES: THERMOSTATS ARE CHECKED IN MANUAL MODE ONLY.
FULL EVALUATION OF THE INTEGRITY OF A HEAT EXCHANGER REQUIRES DISMANTLING OF THE FURNACE AND IS BEYOND THE SCOPE OF THIS INSPECTION.
RECOMMEND TURNING THE PILOT OFF IN THE SUMMER TO HELP PREVENT RUST BUILD-UP IN THE HEAT EXCHANGER.

B. Cooling Equipment

Type of Systems: Central-Forced Air Window/Wall Other

Comments: See the note(s) under the Heating-AC section of the Addendum page(s).

Number of units: Two

- | | |
|--------------------------------|---|
| 1. Location: <u>Upstairs</u> | Temperature Differential: <u>N/A</u> °F |
| 2. Location: <u>Downstairs</u> | Temperature Differential: <u>N/A</u> °F |
| 3. Location: <u>N/A</u> | Temperature Differential: _____ °F |
| 4. Location: <u>N/A</u> | Temperature Differential: _____ °F |
| 5. Location: <u>N/A</u> | Temperature Differential: _____ °F |
| 6. Location: <u>N/A</u> | Temperature Differential: _____ °F |
| 7. Location: <u>N/A</u> | Temperature Differential: _____ °F |
| 8. Location: <u>N/A</u> | Temperature Differential: _____ °F |
| 9. Location: <u>N/A</u> | Temperature Differential: _____ °F |
| 10. Location: <u>N/A</u> | Temperature Differential: _____ °F |

Only able to do a limited check of the A/C systems due to low outside temperature.
 Unable to check the condensate drain(s) due to low outside temperature.

NOTES: UNIT(S) ARE NOT INSPECTED FOR CLEANLINESS, MOLD, OR RUST.
RECOMMEND THE FILTER BE CLEANED OR CHANGED ON A REGULAR BASIS.
UNITS ARE NOT INSPECTED FOR PROPER SIZE OR EFFICIENCY.
UNITS ARE NOT DISASSEMBLED OR OPENED FOR INSPECTION.

C. Duct Systems, Chases, and Vents

Comments: See the note(s) under the Heating-AC section of the Addendum page(s).

Heating-A/C filter: Fiberglass/Media (1 inch) Media (3-5 inch) Washable
 Electrostatic Ultra-Violet Bulb (not a filtration device)
 Other

Size(s): 12x12 14x25 16x25 16x20 20x20 20x25 25x25
 Unknown

NOTES: DUCTS, GRILLS, AND REGISTERS ARE NOT INSPECTED FOR CLEANLINESS OR MOLD.

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IV. PLUMBING SYSTEMS

- A. Plumbing Supply, Distribution Systems and Fixtures**
Location of Water Meter: Front Yard Unable to Locate N/A
Location of Main Water Supply Valve: Front Yard Garage Well Equipment
 Unable to Locate
Static Water Pressure Reading: Approx. 90 p.s.i.
Type of Water Supply Lines: Mainly: Copper Polyethylene (PEX) Polybutylene
 Plastic (PVC or CPVC) Other
Comments: See the note(s) under the *Plumbing* section of the Addendum page(s).
D There is no thermal expansion tank for the water supply system. This is recommended when a pressure reducing valve, check valve, or backflow preventor is present.
NOTES: SHUTOFF VALVES ARE NOT TESTED, INCLUDING ICE MAKER AND LAUNDRY VALVES. UNLESS OTHERWISE SPECIFICALLY NOTED STATIC WATER PRESSURE IS MEASURED AT AN OUTSIDE WATER FAUCET. WATER PRESSURE CAN DIFFER GREATLY BASED ON THE TIME OF DAY AND LOCATION OF READING.
 WATER METER WAS CHECKED FOR MOVEMENT WITH ALL FIXTURES IN/AROUND THE HOME TURNED OFF.
- B. Drains, Wastes, and Vents**
Type of Drain Piping Material: Plastic (PVC/ABS) Cast Iron Other
Comments: See the note(s) under the *Plumbing* section of the Addendum page(s).
NOTES: DRAINS WITHOUT A DIRECT WATER SUPPLY, I.E. FLOOR DRAINS, LAUNDRY DRAINS, ETC. ARE NOT TESTED.
- C. Water Heating Equipment**
Energy Sources: Gas Electric Other
Capacity: TANKLESS gallons
Comments: See the note(s) under the *Plumbing* section of the Addendum page(s).
If unit uses natural gas: Type of connector line: Flex
 Number of Water Heaters: One
 Location(s): Garage
- D. Hydro-Massage Therapy Equipment**
Comments: See the note(s) under the *Plumbing* section of the Addendum page(s).
 Cover is absent or inaccessible for area under tub.
- E. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: Garage side of House Alley Other
Type of Gas Distribution Piping Material: (visible): Black Steel CSST Copper
 Other
Comments: See the note(s) under the *Plumbing* section of the Addendum page(s).
D Visible sediment traps not present at some or all of the gas lines connected to appliances.
NOTES: LIQUID PETROLEUM (LP) STORAGE SYSTEMS ARE NOT INSPECTED. A GAS LINE LEAK CHECK IS RECOMMENDED TO TEST FOR LEAKS THAT ARE NOT READILY DETECTABLE.

V. APPLIANCES

- A. Dishwasher**
Comments: See the note(s) under the *Appliances* section of the Addendum page(s).
NOTES: LOWER PANEL IS NOT REMOVED FOR INSPECTION. BACKFLOW PREVENTION IS NOT BE VISIBLE ON SOME UNITS.
- B. Food Waste Disposers**
Comments: See the note(s) under the *Appliances* section of the Addendum page(s).
- C. Range Hood and Exhaust Systems**
Comments: See the note(s) under the *Appliances* section of the Addendum page(s).
 Recirculating (vent pipe not required) Vented (Updraft) Vented (Downdraft)
NOTE: RANGE HOOD VENT NOT CHECKED FOR CLEANLINESS.

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- D. Ranges, Cooktops, and Ovens**
Comments: See the note(s) under the *Appliances* section of the Addendum page(s).
 Oven: Electric Elements Gas Burners
 Range/Cooktop: Electric Elements Gas Burner
 If unit uses natural gas: Type of connector line: Flex
 Oven thermostat: Temperature Reading: 350°F / 350°F
NOTES: OVEN CHECKED AT 350°F. ACCEPTABLE RANGES IS 325°F -375°F.
IF PRESENT, DELAY TIMER, SELF-CLEAN MODE AND LOCK ARE NOT TESTED.
 GAS LINE NOT READILY ACCESSIBLE. ANTI-TIP DEVICE NOT REQUIRED.

- E. Microwave Ovens**
Comments: See the note(s) under the *Appliances* section of the Addendum page(s).
NOTE: MICROWAVE OVEN(S) NOT INSPECTED FOR RADIATION LEAKS.

- F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments: See the note(s) under the *Appliances* section of the Addendum page(s).

- G. Garage Door Operators**
Comments: See the note(s) under the *Appliances* section of the Addendum page(s).

- H. Dryer Exhaust Systems**
Comments: See the note(s) under the *Appliances* section of the Addendum page(s).
NOTE: DRYER VENT NOT CHECKED FOR CLEANLINESS. LINT MAY COLLECT IN THE VENT PIPE OVER TIME CAUSING THE DRYER TO OVER-HEAT AND/OR NOT FUNCTION PROPERLY.

- I. Other**
Comments: See the note(s) under the *Appliances* section of the Addendum page(s).
NOTE: CLOTHES WASHERS, CLOTHES DRYERS, REFRIGERATORS, AND OTHER BUILT IN APPLIANCES, EXCEPT THE ONES LISTED ABOVE, ARE NOT INSPECTED.

VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems**
Comments: See the note(s) under the *Optional Systems* section of the Addendum page(s).
 Control Panel Location: GARAGE
 Coverage: Front Yard Back Yard Side Yard(s) Pool Fill Other
 Zones used: 1-10 Valve Box Location: UNKNOWN
NOTE: SPRINKLER CONTROLS ARE OPERATED IN MANUAL MODE ONLY.

- B. Swimming Pools, Spas, Hot Tubs, and Equipment**
 Type of Construction: In Ground Above Ground Other
Comments: See the note(s) under the *Optional Systems* section of the Addendum page(s).
 Shell Type: Gunite Fiberglass Vinyl Other
 There is no significant movement in the shell at this time.
 The main drain is plumbed into the skimmers, unable to fully evaluate the main drain.
 Type of filter: Sand Cartridge D. E. Other
 The following items were noted as being present: Slide Ladder Diving Board
 Pool Sweep Heater Other
NOTES: POOL NOT CHECKED FOR SHELL LEAKAGE
POOL EQUIPMENT IS NOT TESTED IN BACKWASH MODE.
ALL CONTROLS ARE OPERATED IN THE MANUAL MODE ONLY. ANCILLARY EQUIPMENT SUCH AS COMPUTER CONTROLS, CHLORINATORS OR OTHER CHEMICAL DISPENSERS, OR WATER IONIZATION DEVICES OR CONDITIONERS ARE NOT INSPECTED.

- C. Outbuildings**
Comments: See the note(s) under the *Optional Systems* section of the Addendum page(s).
 Type(s): _____

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D. Private Water Wells (A coliform analysis is recommended.)
Type of Pump: Submersible Above Ground Other
Type of Storage Equipment: Pressurized Tank Static Tank Other
Comments: See the note(s) under the *Optional Systems* section of the Addendum page(s).
Proximity to known Septic System: Approximately: 100 feet or more Less than 100 feet
 Unable to determine N/A
NOTES: WATER WELL SYSTEMS ARE INSPECTED FOR FUNCTIONALITY ONLY.

E. Private Sewage Disposal (Septic) Systems
Type of System: Traditional Tank and Field Aerobic Other
Location of Drain Field: _____
Comments: See the note(s) under the *Optional Systems* section of the Addendum page(s).
Is property occupied at time of inspection: Yes No
NOTE: IN UNDER/UNOCCUPIED HOMES, A FUNCTIONAL TEST MAY BE INSUFFICIENT AS THE SEPTIC SYSTEM WATER LEVELS MAY BE TOO LOW .
Visible riser present: Yes No
Water run for minimum of 30 minutes: Yes No
Effluent and/or dye visible on ground: Yes No
Functional drainage: Yes No
The proximity of known: (All distances are approximate)
Water wells: >=100 feet <100 feet Unknown
Underground cisterns: >=100 feet <100 feet Unknown
Water Supply Lines: >=100 feet <100 feet Unknown
Bodies of water: >=100 feet <100 feet Unknown
Sharp slopes/breaks: >=100 feet <100 feet Unknown
Easement lines: >=100 feet <100 feet Unknown
Property lines: >=100 feet <100 feet Unknown
Soil absorption systems: >=100 feet <100 feet Unknown
Swimming pools: >=100 feet <100 feet Unknown
Sprinkler systems: >=100 feet <100 feet Unknown
NOTES: SEPTIC SYSTEMS ARE TESTED FOR FUNCTIONALITY ONLY.
RECOMMEND CONSULTING WITH COUNTY HEALTH DEPARTMENT FOR INFORMATION REGARDING INSPECTION, CERTIFICATION AND MAINTENANCE.

F. Other Built-in Appliances
Comments: See the note(s) under the *Optional Systems* section of the Addendum page(s).

G. Outdoor Cooking Equipment
Energy Source: Natural Gas Liquid Petroleum (LP) Electric Other
Comments: See the note(s) under the *Optional Systems* section of the Addendum page(s).

H. Whole-House Vacuum Systems
Comments: See the note(s) under the *Optional Systems* section of the Addendum page(s).
NOTE: SYSTEM IS TESTED AT THE UNIT ONLY. AMOUNT OF SUCTION IS NOT TESTED.

I. Gas Leak Meter Check
Comments: See the note(s) under the *Optional Systems* section of the Addendum page(s).
Meter Check: With all gas appliances and associated pilot lights turned off in the house,
 PASS: There IS NO visible movement at the gas meter dials.
 FAIL: There IS visible movement at the gas meter dials.
NOTE: THIS GAS LINE LEAK TEST IS AT FUNCTIONAL PRESSURE ONLY. PRESSURIZED TESTS MAY REVEAL OR CREATE LEAKS THAT ARE NOT FOUND WITH THIS TESTING METHOD.

J. Sewer Lines
Comments: See the note(s) under the *Optional Systems* section of the Addendum page(s).
Location of Sewer Cleanout(s) Used: _____
Distanced of Sewer Line Scoped: _____ feet *Distanced of Drain Line Scoped:* _____ feet
NOTE: A SEWER SCOPE INSPECTION IS A VISUAL INSPECTION OF THE ACCESSIBLE LINES AS DEFINED IN THE "ADDITIONAL INFORMATION PROVIDED BY THE INSPECTOR" ON PAGE 4.

ADDENDUM I: ADDITIONAL COMMENTS**COMMENTS BELOW INCLUDE ITEMS THAT ARE DEFICIENT AND ITEMS THAT ARE QUESTIONABLE AS TO PERFORMING FUNCTION AS INTENDED AS REQUIRED BY THE TEXAS REAL ESTATE COMMISSION (TREC).**

Repair is not mandatory. Refer to the Notice Concerning Hazardous Conditions, Deficiencies, and Contractual Agreements on page 3.

I. STRUCTURAL SYSTEMS

1. The foundation has shifted in one or two areas evident mainly by minor brickwork/mortar cracks and minor stonework/mortar cracks. There is poor drainage in some areas around the perimeter of the foundation, mainly along the rear of the house. Recommend this be corrected to help minimize future foundation movement. However, I do not believe foundation repairs are warranted at this time. Proper maintenance should be maintained to minimize foundation movement.
2. There is tread damage on the roof. There is granular loss on the roof. There are indications of minor hail damage on the roof, evident by circular damage to the shingles.
3. Caulking is needed around some of the windows between the window framing and exterior brickwork to help prevent water penetration. There are window screens missing throughout the house.
4. There is some damaged drywall, mainly at the garage.
5. There is some deterioration/damage to the exterior siding, mainly along the garage side of the house. Unable to determine the condition of the underlying materials.
6. This house has an External Insulation Finishing System (EIFS)/Stucco. Full evaluation is not within the scope of our inspection. Recommend contacting a specialist for further evaluation concerning proper installation and maintenance of the system.
7. The fireplace automatic igniter did not respond when tested. Recommend the fireplace damper have a positive stop to ensure proper ventilation for the gas logs.
8. The downstairs hallway closet door does not latch properly. The master bedroom door does not latch properly. At least one panel of the single overhead garage door is dented, however the door opens and closes as expected at this time. There are doors with taped over latches and tape stuck in the latch hinges.
9. There is some damage to the planters box, mainly at the garage side of the house.
10. As a general note: the secondary attic accesses in the upstairs bedrooms are locked and could not be inspected.
11. The insulation is heavily compressed some areas of the attic and may not meet normal energy requirements.
12. As a general note: there are indications of rodents, evident by tunnelling in the insulation in the attic.

II. ELECTRICAL SYSTEMS

1. The light above the master bath shower did not respond when tested. There is at least one light in the garage that did not respond when tested.
2. There is at least one light missing the cover, mainly at the master bathroom.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

1. The insulation on the A/C coolant (suction) lines are damaged on the outside of the house by the outside ac units.
2. The gas was shut off for the downstairs furnace in the attic, turned on to be tested and turned back off. The downstairs heat function did not respond when tested.
3. The downstairs a/c filter is caked with dirt. Recommend the unit be checked for cleanliness.
4. There are indications of possible a/c condensation problems, evident by water collecting in the downstairs unit drain pan and ice at the suction lines entrance to the air handler. Unable to take accurate temperature differentials due to the iced coils.
5. The upstairs thermostat does not have power and could not be tested. The upstairs HVAC system was inspected visually only.
6. Recommend consulting an HVAC specialist for further evaluation/repair and to check for other repairs that may be needed at that time.

ADDENDUM I: ADDITIONAL COMMENTS**COMMENTS BELOW INCLUDE ITEMS THAT ARE DEFICIENT AND ITEMS THAT ARE QUESTIONABLE AS TO PERFORMING FUNCTION AS INTENDED AS REQUIRED BY THE TEXAS REAL ESTATE COMMISSION (TREC).**

Repair is not mandatory. Refer to the Notice Concerning Hazardous Conditions, Deficiencies, and Contractual Agreements on page 3.

IV. PLUMBING SYSTEMS

1. The water pressure tested at 90 PSI, higher than the recommended 40 to 80 PSI.
2. There is a water leak at the valve stem of the front outside water faucet.
3. The gas meter is not properly bonded at the exterior of the house.
4. There is no drip pan for the water heater in the garage.
5. The hydrotherapy tub is missing the drain stop and the cover for the cleanout. Unable to test for leaks in the jets due to the missing drain stops.
6. The kitchen faucet is loose.
7. There is an indication of a past water leak under the kitchen sink, however no leak was detected at this time. There is an indication of a past water leak under the far master bath sink, however no leak was detected at this time.
8. The half bath commode is loose, and needs to be properly attached to the floor. The master bath commode is loose, and needs to be properly attached to the floor.
9. The half bath sink drain stop is not properly connected to the control and does not seal properly.
10. The bath tub/shower enclosures need caulk grout repair to help prevent water penetration to the underlying materials. Am unable to determine condition of underlying materials.

V. APPLIANCES

1. The infrared beam for the electric garage door opener is installed higher than recommended 4-6 inches.
2. The upstairs hall bath exhaust fan was louder than expected when tested.
3. The food waste disposer is rusted and the teeth are worn.
4. The cooktop controls are faded and at least one of the knobs is damaged.
5. The dishwasher discharges water into the sink from the secondary drain on the countertop.

VI. OPTIONAL SYSTEMS**Sprinkler System**

1. There is at least one damaged drip line, mainly on zone one of the sprinkler system.
2. There is at least one disconnected sprinkler line, mainly on zone six of the sprinkler system.
3. The sprinkler system control box in the garage is damaged and at least one of the buttons is missing.
4. Zones eight, nine and ten and were not tested due to the damaged button falling off completely.
5. Recommend a sprinkler specialist for further evaluation/repairs and check for other repairs that may be needed at that time.

Acceptance of this report and/or relying on the information within constitutes acceptance of the Real Estate Inspections Agreement (found as the last two pages of the report) even if the agreement is not signed.

ADDENDUM II: PHOTOS



Front of house



Sample of brickwork/mortar cracks



Sample of stonework/mortar cracks



Sample of indications of hail



Sample of tread damaged



Sample of deteriorated/damaged trim

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ADDENDUM II: PHOTOS



Sample of gapped window caulking/missing screens



Sample of damaged trim



Sample of deteriorated A/C suction line insulation



Photo of water collecting in the A/C drain pan



Photo of iced A/C coils/suction lines



Sample of indication of tunnelling/compressed insulation

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ADDENDUM II: PHOTOS



Photo of hydrotherapy tub operating



Sample of deteriorated grout



Photo of inoperative A/C thermostat

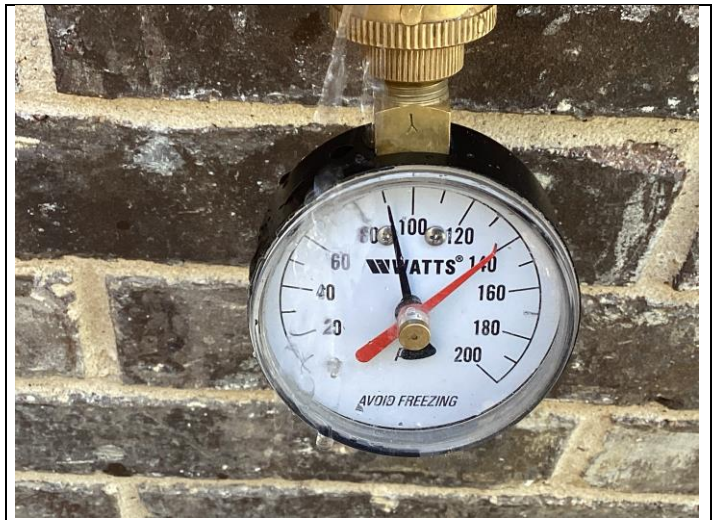


Photo of water pressure tested (90 PSI)



Photo of water meter showing no movement with all taps off



Photo of main electrical panel with cover removed

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ADDENDUM II: PHOTOS



Photo of damaged/missing button



Sample of disconnected sprinkler line



Sample of damaged drip line



Sample of sprinkler system operating



6709 Meadow Crest Drive
North Richland Hills, TX 76180
(972) 231-1945 or (817) 265-5452
clientcare@texinspec.com

Real Estate Inspection Agreement

Customer Name: [REDACTED] **Date:** [REDACTED]

The above parties agree to the following on consideration for the fee received below, TEXINSPEC, INC. shall provide a licensed real estate inspector to perform a "Real Estate Inspection" on the property located at:

Address: [REDACTED] [REDACTED]

SCOPE: The inspection(s) is a "limited visual inspection(s)" of the "Readily Accessible Items Agreed To Be Inspected" on the real estate property located at the above address. We follow the Inspection standards as currently promulgated and published by the Texas Real Estate Commission and the Structural Pest Control Board. These are the agreed standards of practice for the performance of this inspection. (A copy of which is available upon request at the inspection or prior to the inspection.) The inspection is intended to be a practical, non-destructive examination of the functions of the building, its components and equipment. The examination is limited to visual, audible and operational techniques. **We do not inspect for building codes, soil analysis, design, adequacy, capacity, efficiency, sizing, value, floodplain location, presence of LEAD PAINT, ASBESTOS, OR OTHER HAZARDOUS MATERIALS. Code Compliance** inspection of existing structures is **specifically excluded** from the inspection, although some codes may be used as a reference and basis for the Inspector's opinions. Please refer to the **HOME INSPECTION INFORMATION sheet included in the Coping With the Joys of Home Ownership manual** to obtain a better understanding of what an inspection includes and does not include.

Customer agrees that items not included in the inspection report are specifically excluded from the inspection and should be performed by other inspectors or technicians more qualified and knowledgeable in those areas.

EXCLUSIVITY: The inspection is performed for the exclusive use of the customer and is subject to the terms and conditions of this document and specific terms and conditions noted in the inspection report, which may include additional clarification of definitions, limitations, and exclusions.

REPORT: "Unless otherwise specified, no warranties or guarantees expressed or implied," including any **implied warranties**, or **fitness of merchantability** is included as part of the inspection or the report unless specifically stated. The inspection report will contain the **opinion of the inspector** on the items inspected that are found to be deficient on the day of the inspection only. The inspection or the report will not include opinions as to the **adequacy, efficiency, quality, durability, or future life and performance** of any item inspected. Those opinions are specifically excluded from the inspection or the report.

It is agreed that **opinions** expressed by the inspectors **are only opinions** and shall not constitute a basis for any claim of negligence or breach of contract. For the **purpose of the inspection, the report and this agreement, negligence and breach of contract is defined** as failure to inspect items **agreed to be inspected by both parties**. No other interpretation shall apply.

This report is received in agreement with the buyer's acceptance of the Real Estate Inspection Agreement (including the box labeled "DISCLAIMER OF WARRANTIES"). The Client understands and agrees the Real Estate Inspection Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this Agreement, even if the client was not present at the inspection and/or has not signed this Agreement.

Client has 7 (seven) days to submit written objection to the terms of this agreement otherwise, client is bound by this Agreement and Terms and Conditions of the Report, if not previously signed/accepted.

Distribution of Report – We are authorized to distribute copies of the Inspection Report to those directly involved in this transaction, unless otherwise instructed in writing.

TexInspec may have an affiliation with a third party service provider ("TPSP"), including Vivint, in order to offer you additional value-added services. By entering into this agreement you authorize TexInspec to provide your contact information (including telephone number) to the TPSP, waive and release any restrictions that may prevent the TPSP from contacting you (including by telephone), and authorize the TPSP to contact you (including by telephone) regarding special home alarm system offers. Compensation may be received from outside companies for services/information provided by TexInspec pertaining to this inspection, unless otherwise requested in writing

Before completion of any contractual agreements on the property inspected, Customer agrees to obtain second opinions on items where performance may be reported as questionable, and to hold TEXINSPEC and the Inspector free from any liability on those items.

DISCLAIMER OF WARRANTIES

THE COMPANY MAKES NO GUARANTEE OR WARRANTY AS TO ANY OF THE FOLLOWING:

- 1. That all defects have been found or that company will pay for repair of undisclosed defects.**
- 2. That any of the items inspected are designed or constructed in good workmanlike manner.**
- 3. That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection.**

The customer agrees and understands that the **maximum liability** incurred by **TEXINSPEC** for **errors and omissions** in the inspection, including liability, of any inspector, owner, or employee of **TEXINSPEC**, if any, to the customer shall be **limited to the amount of the fee paid for the inspection, not to exceed \$500.00**. The customer further agrees to a **one-year statute of limitations** to make any and all claims. The Customer agrees to pay all legal expenses and reasonable compensation for loss of time that may be incurred by **TEXINSPEC**, any inspector, owner, or employee of **TEXINSPEC** as a result of any legal action by the customer where the customer does not prevail.

Initials: *X* _____

The customer agrees to notify **TEXINSPEC** by telephone and in writing, within two (2) business days of evidence of the problem and to allow **TEXINSPEC** and inspector five (5) business days to respond. Inspector must be allowed access to the property to evaluate these items before any corrective action is taken. The customer agrees and understands that any repairs or corrective action taken without consultation with **TEXINSPEC** relieves **TEXINSPEC** of any and all liability.

DISPUTE RESOLUTION: Any dispute, controversy or claim arising out of, or relating to, this agreement or the breach there of shall be submitted to final and binding arbitration under the Expedited Arbitration Rules of the National Academy of Conciliators. The decision of the Arbitrator appointed there under shall be final and binding, and judgment on the award may be entered in to any court of competent jurisdiction.

NOTICE: YOU, THE CONSUMER, HAVE OTHER RIGHTS AND REMEDIES UNDER THE TEXAS DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTIVE ACT WHICH IS IN ADDITION TO ANY REMEDIES WHICH MAY BE AVAILABLE UNDER ANY CONTRACT. FOR MORE INFORMATION CONCERNING YOUR RIGHTS, CONTACT THE CONSUMER PROTECTION DIVISION OF THE ATTORNEY GENERAL'S OFFICE, YOUR LOCAL DISTRICT OR COUNTY ATTORNEY, OR THE ATTORNEY OF YOUR CHOICE.

ACKNOWLEDGMENT: The undersigned have reviewed this document, understand its contents and agree to the terms and conditions contained herein. In the absence of the Customer to sign this agreement prior to or at the time of the inspection, scheduling of the inspection, acceptance of the report, and/or payment for the inspection is an acknowledgment, acceptance, and agreement by the client to the terms of this agreement, and acknowledges that the inspection includes only those items listed, mentioned and specified in the report.

I am requesting the following inspection(s) and/or test(s):

<input checked="" type="checkbox"/> [REDACTED]	<input checked="" type="checkbox"/> [REDACTED]	<input checked="" type="checkbox"/> [REDACTED]	<input checked="" type="checkbox"/> [REDACTED]
<input type="checkbox"/> [REDACTED]	<input type="checkbox"/> [REDACTED]	<input checked="" type="checkbox"/> [REDACTED]	<input type="checkbox"/> [REDACTED]
<input type="checkbox"/> [REDACTED]	<input type="checkbox"/> [REDACTED]	<input type="checkbox"/> [REDACTED]	<input type="checkbox"/> [REDACTED]

Inspection(s) and/or test(s) not marked are specifically declined:

Initials: *X* _____

FEE: (payable at the time of the inspection) \$ [REDACTED] is for a visual inspection of the readily accessible areas of the structure. **The inspection is limited to what is visible at the time of the inspection.**

Customer: *X* _____

(If this is a joint purchase, signer represents actual authority to sign for all parties.)

Inspector(s) and TREC License Number(s): [REDACTED] # [REDACTED]