



903-218-3455 * 972-572-4500

www.a-aris.com office@a-action.com



INSPECTED FOR

Client Name Here

Address Here

City, TX 00000

Date Here

PROPERTY INSPECTION REPORT FORM

Client Name Here <i>Name of Client</i>	Date Here <i>Date of Inspection</i>
Address Here City, TX 00000 <i>Address of Inspected Property</i>	
Brian Murphy <i>Name of Inspector</i>	3948 <i>TREC License #</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.

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 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

Inspection Time In: **2:30 pm** Time Out: **5:30 pm** Property was: **Vacant**
Building Orientation (For Purpose Of This Report Front Faces): **West**
Weather Conditions During Inspection: **Sunny**
Outside temperature during inspection: **90 °+ Degrees**
Parties present at inspection: **Buyer**

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Client Name Here. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, outdoor kitchens, gas grills (built-in or free standing), refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (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;

This confidential report is prepared exclusively for Client Name Here on Date Here.

- (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.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

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 within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on Ground

Comments:

Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

Additional Observations and/or Comments:

- **Note:** Due to the steep grade next to the foundation, it is recommended to install a retaining wall to help prevent ground erosion and future foundation movement.



Notice: 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. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

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.

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I	NI	NP	D

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B. Grading and Drainage

Comments:

Grading & Drainage

- Ground erosion was observed on the south and west sides of the structure. Fill dirt is needed against the foundation perimeter wall where the soil line is to low to help support the foundation footer properly.



Gutter & Downspout System

- The gutter downspouts should discharge water at least thirty-six inches (36”) away from the foundation perimeter beam. Storm water should be encouraged to flow away from the structure at the points of discharge.
- Damaged guttering was observed on the north side of the roof structure.



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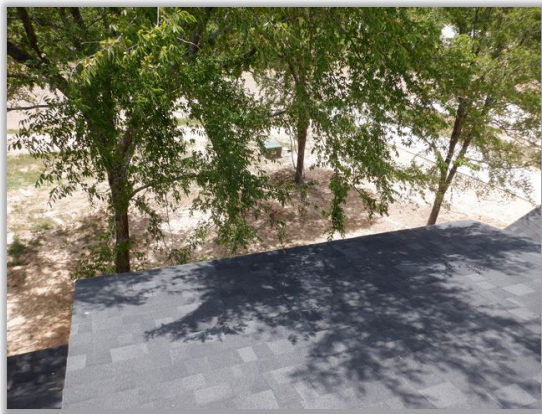


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C. Roof Covering Materials
Type(s) of Roof Covering: Composition
Viewed From: Walked on roof
Comments:

Roof Covering
All components appear to be performing adequately on the day of this inspection. The roofing material components appear to be shedding water and achieving the operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

- Additional Observations and/or Comments:**
- **Note:** The tree and shrub branches should be trimmed away from the roofing material at all times.

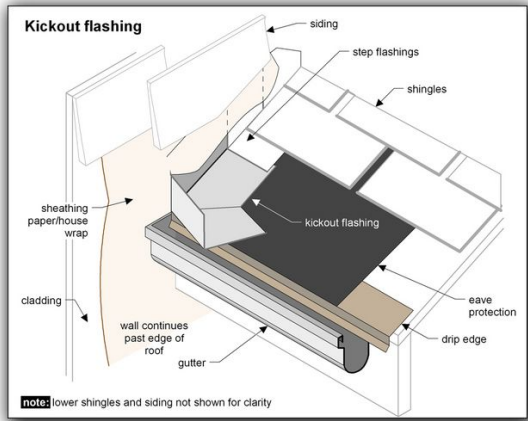
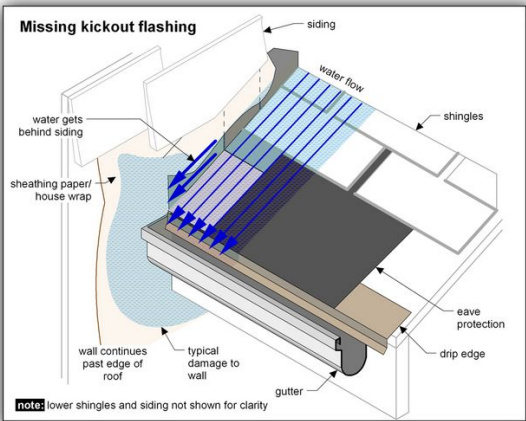


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Flashing Details

- There was no kickout flashing details observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof. The lack of this kickout flashing will allow water to penetrate at these points.
- The sidewall flashing details were observed to be missing on the west side of the structure.
- Counter flashing details were observed to be missing on the west side of the roof structure. This condition could allow water penetration at this point.



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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 offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

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D. Roof Structures and Attics

Viewed From: From Interior of Attic

Approximate Average Depth of Insulation: 4" to 6"

Insulation Type: Foam

Description of Roof Structure: Rafter Assembly

Attic Accessibility: Partial

Comments:

Roof Structure

All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Attic Insulation

- The foam is compromised in the attic between the garage and conditioned space. The attic over the garage area should be foamed as well. If not, the garage attic space will have to have ventilation that meets current building codes.



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Garage Attic Ladder

- The installation of the attic ladder is not complete.
- The attic ladder is not cut to the correct length for the ceiling height. This condition needs to be corrected for reasons of safety.



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E. Walls (Interior and Exterior)

Comments:

Description of Exterior Cladding: Fiber Cement Board, Wood Type Veneer and Adhered Stone Veneer

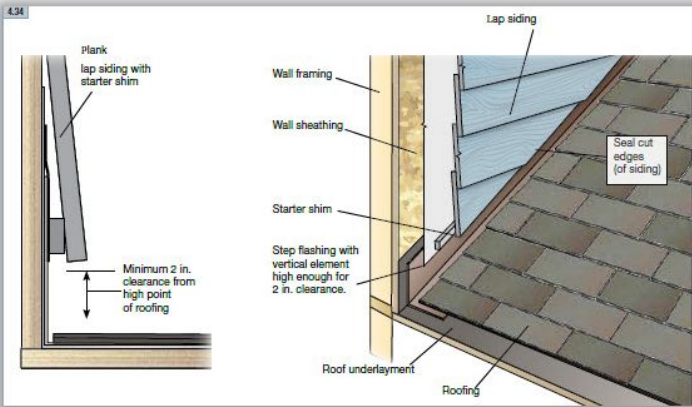
Interior Walls & Surfaces

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

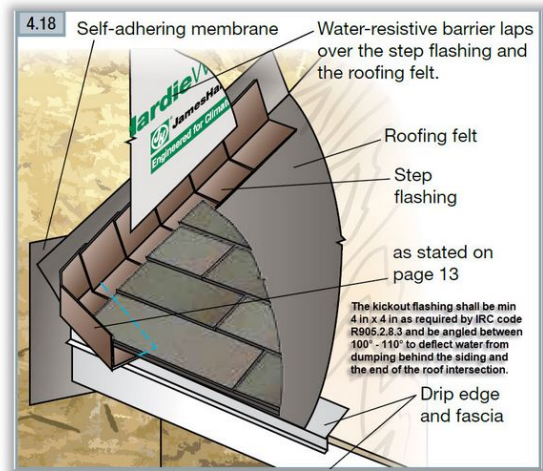
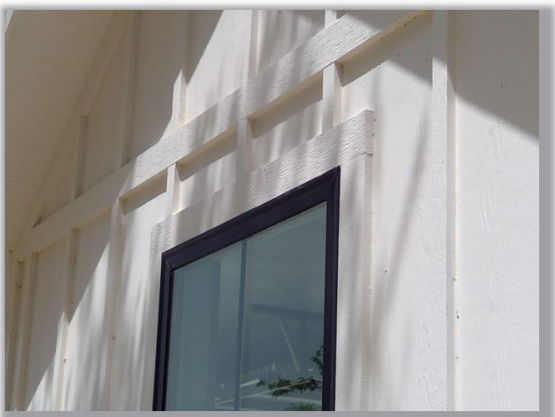
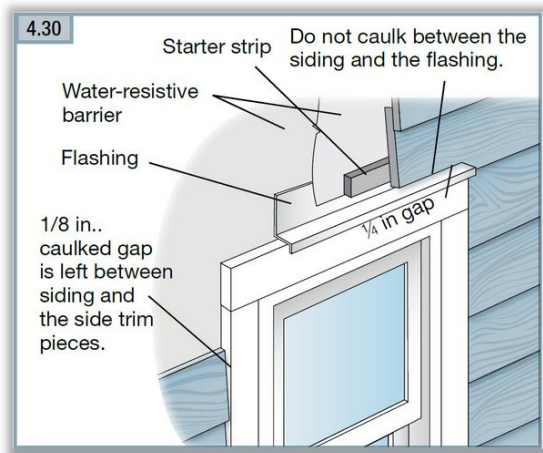
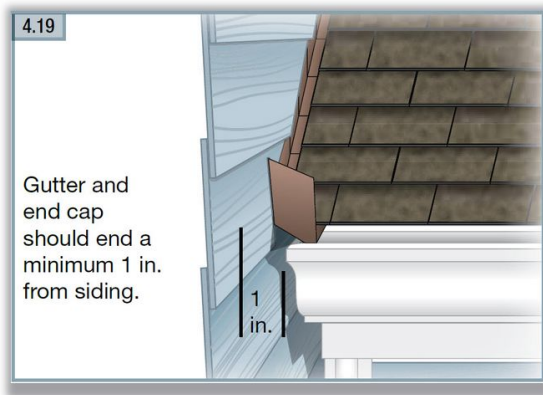
Exterior Walls & Surfaces

- There is no kickout flashing details in place at the lower bottom edge of the roof line where it intersects with a sidewall. The lack of this kickout flashing will allow water to penetrate at these points.
- I was unable to locate or observe head flashing details above the projected wood trim on the exterior walls over the window openings. Under current building standards, there should be through-wall flashing continuously above all projected wood trim on the exterior wall veneer over window openings to help prevent water intrusion from occurring at these points.
- The gutter end does not have 1-inch clearance from the fiber cement siding. The manufacturer recommends maintaining a 1 in. clearance between the siding and the gutter end-cap. Kickout flashing should be installed on the roof above to divert roof runoff into the gutters and away from the 1 in. gap.
- The sidewall veneer / cladding is in contact with the roofing material. Under current building standards, there should be at least 2-inch of clearance between the roofing material and the sidewall veneer / cladding. The cut end of the siding needs to be sealed.
- The adhered stone application does not have weep screed at the termination. Per manufacturer installation requirements, weep screed should be installed at the termination for proper drainage for the drain plane.
- The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. Areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles etc. It is recommended to use an industry approved low-modulus elastomeric sealant.

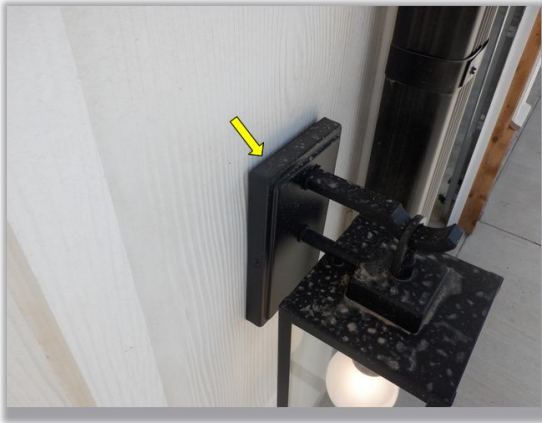
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International Residential Code for One & Two Family Dwellings
R703.8 Flashing. Approved corrosion-resistive flashing shall be provided in the exterior wall envelope in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish and shall be installed to prevent water from reentering the exterior wall envelope. Approved corrosion-resistant flashings shall be installed at all of the following locations:

- At top of all exterior window and door openings in such a manner as to be leakproof, except that self-flashing windows having a continuous lap of not less than 11/8 inches (28 mm) over the sheathing material around the perimeter of the opening, including corners, do not require additional flashing; jamb flashing may also be omitted when specifically approved by the building official.
- At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
- Under and at the ends of masonry, wood or metal copings and sills.
- Continuously above all projecting wood trim.
- Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
- At wall and roof intersections.
- At built-in gutters.

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I	NI	NP	D

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F. Ceilings and Floors

Comments:

Floors

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

Ceilings

- The ceiling joist hangers are missing fasteners (nails) in various locations over the living area dining area, garage and and front porch.



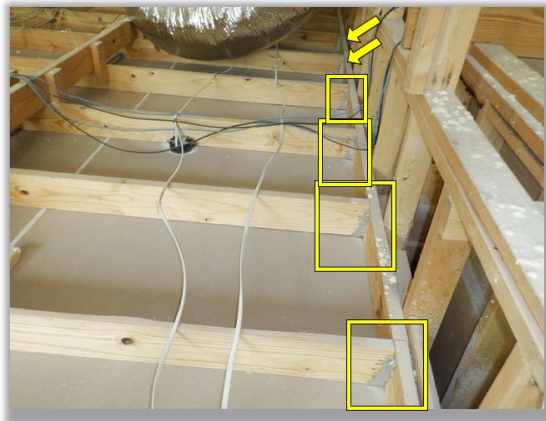
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G. Doors (Interior and Exterior)

Comments:

Interior Doors

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

Exterior Doors

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

Single Overhead Garage Door

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

Double Overhead Garage Door

- The stabilizer bar (stiffener) was observed observed to be damaged.



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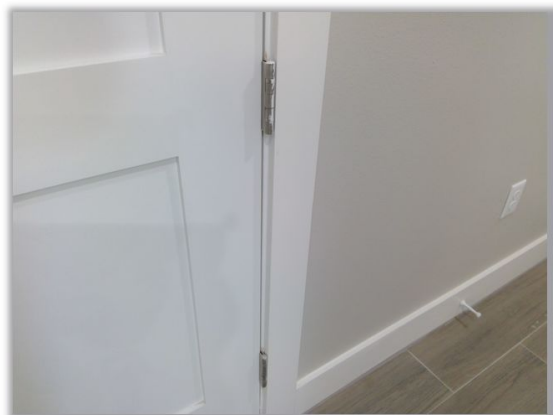
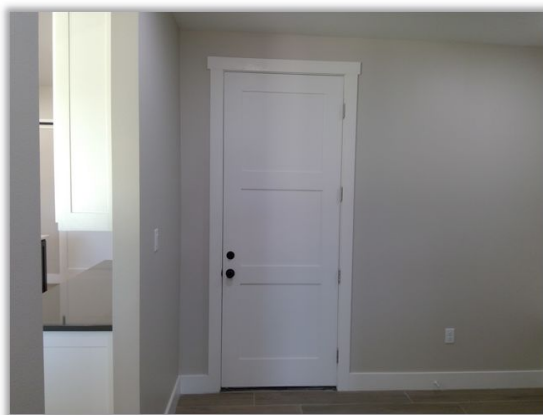
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Garage Entry Door

- The garage entry door is not equipped with a self-closing device.



International Residential Code for One & Two Family Dwellings

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 13/8 inches (35mm) thick, or 20-minute fire-rated doors.

Doors shall be self-latching and equipped with a self-closing or automatic-closing device.

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H. Windows

Comments:

Window Screens

- There are no window screens in place at the time of this inspection.

Windows

- Cracked and/or broken window glass was observed in the pantry.
- One or more of the windows were observed to be stiff and hard to operate in the master bedroom closet and side middle bedroom.

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I. Stairways (Interior and Exterior)

Comments:

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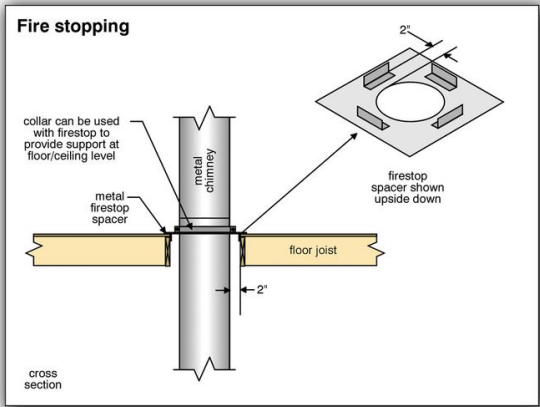
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J. Fireplaces and Chimneys

Comments:

Fireplace / Chimney For Gas Logs Only

- The installation of the gas log appliance is not complete at the time of this inspection.
- There was an insufficient fire block observed around the chimney flue at the ceiling penetration in the attic area. The firebox wall void is opened into the attic space and should be enclosed for reasons of safe fire blocking purposes.



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K. Porches, Balconies, Decks, and Carports

Comments:

Porches

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

Driveway

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

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II. ELECTRICAL SYSTEMS

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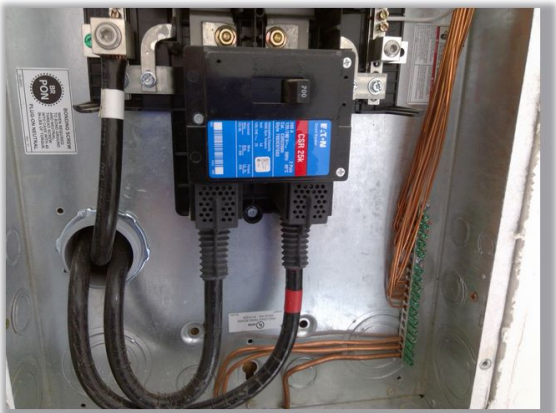
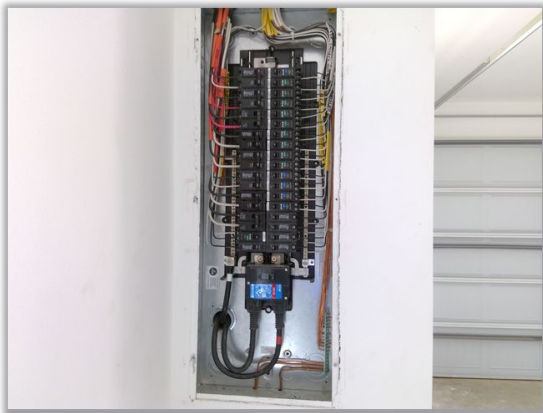
A. Service Entrance and Panels
Comments:

Service Entrance
All components appear to be performing adequately at the time of this inspection.
They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



Panel Box
Box Rating and/or Main Disconnect Rating: 200 amps
Box Location: Garage
Cabinet Manufacturer: EATON
Branch Circuit Wire Type: Copper

All components appear to be performing adequately at the time of this inspection.
They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



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Grounding / Bonding

All components appear to be performing adequately at the time of this inspection.
They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



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I	NI	NP	D
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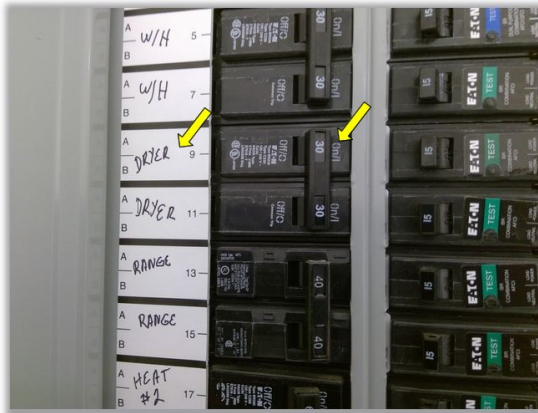
B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets

- The laundry room area receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all 125-volt through 250-volt (Including Dryer) receptacles installed in laundry areas should have GFCI protection.
One of the ground fault circuit interrupter (GFCI) devices does not appear to be functioning properly at the time of this inspection. The device in question is located in the west exterior wall. (Front Porch)
- One or more of the receptacles appears to be inoperative. This receptacle(s) and circuit should be investigated and corrected as necessary. Receptacle(s) were located in the front porch.
- Not all of the exterior receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all 125-volt through 250-volt receptacles installed outdoors should have GFCI protection. The screened porch receptacles are not GFCI protected.
- The laundry room lights and garage lights are on the laundry room GFCI receptacle circuit. When the GFCI trips, the lights also go out. This does not meet current electrical installation standards.



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

Fixtures

- The ceiling fan appears to be inoperative on the back porch.

Smoke Alarms
All components were found to be performing and in satisfactory condition on the day of the inspection.

Carbon Monoxide Alarms
All components were found to be performing and in satisfactory condition on the day of the inspection.

Doorbell / Chime
All components were found to be performing and in satisfactory condition on the day of the inspection.

Arc-Fault Circuit Interrupter Protection (AFCI)
All components were found to be performing and in satisfactory condition on the day of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems:

Energy Sources:

Comments:

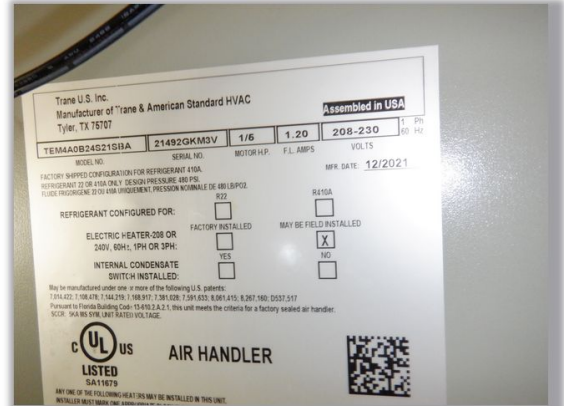
Bedroom Hallway Central Heating System – Energy Source: Electric

Brand Name: Trane

Approximate System Age: 2022

This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



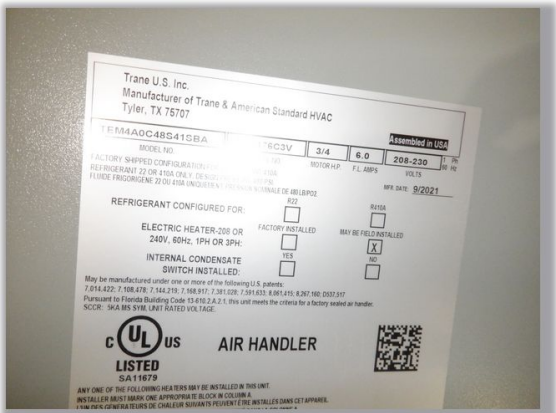
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D

Central Heating System – *Energy Source:* Electric
Brand Name: Trane
Approximate System Age: **2022**

This component appears to be performing adequately at the time of this inspection.
It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Additional Observations and/or Comments:

- The attic equipment service platform is inadequate or missing. There should be at least a 30 X 30 inch floored service space in front of the service side of the equipment.



D=Deficient

I NI NP D

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B. Cooling Equipment

Type of Systems:

Comments:

Master Bedroom Central Cooling System

Today's Temperature Differential (Delta-T): 18

Approximate System Age: **2022**

Approximate System SEER: 14

Approximate System Size: 4 ton

Listed Refrigeration Type: 410A

Filter Size: **20 x 20** *Location:* **At Attic Unit**

Brand Name: Trane

This component appears to be performing adequately at the time of this inspection.

This unit achieved an adequate temperature differential reading (Delta-T) as determined by accepted industry standard of practice for measuring cooling performance for air conditioning systems. This component is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Additional Observations and/or Comments:

- The dirty air filter should be replaced.
- The attic equipment service platform is inadequate or missing. There should be at least a 30 X 30 inch floored service space in front of the service side of the equipment.
- Air leaks were detected at and around the indoor coil housing. The air leaks should be corrected for improved efficiency.
- The coil panel is damaged.



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I	NI	NP	D



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I NI NP D

Bedroom Hallway Central Cooling System

Today's Temperature Differential (Delta-T): 16

Approximate System Age: **2022**

Approximate System SEER: **14**

Approximate System Size: **2 ton**

Listed Refrigeration Type: **410A**

Filter Size: **16 x 20** Location: **At Attic Unit**

Brand Name: Trane

This component appears to be performing adequately at the time of this inspection.

This unit achieved an adequate temperature differential reading (Delta-T) as determined by accepted industry standard of practice for measuring cooling performance for air conditioning systems. This component is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Additional Observations and/or Comments:

- The dirty air filter should be replaced.



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I	NI	NP	D
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Notice: Temperature differential readings (Delta-T) are an accepted industry standard of practice for measuring proper cooling performance of the air conditioning system. Our company policy normal acceptable range is considered approximately **between 15 to 22 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation despite an equipment malfunction. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

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C. Duct Systems, Chases, and Vents

Comments:

- The ducts in the attic space are not properly stretched out and supported. This will restrict the airflow through the duct system and affect the airflow balance in some areas of the house.
- The duct work in the attic area does not appear to be properly suspended and separated to help prevent condensation form developing. It is recommended to separate and suspend the duct work with supports in minimum intervals of 4-feet that have a minimum width of 1.5-inches.



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I	NI	NP	D
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IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Within 5-feet of Front Curb

Location of Main Water Supply Valve: Near The Meter and in the Garage

Static Water Pressure Reading: 60 to 70 psi

Type of Supply Piping Material: PEX - Cross Linked Polyethylene Plastic Tubing

Comments:



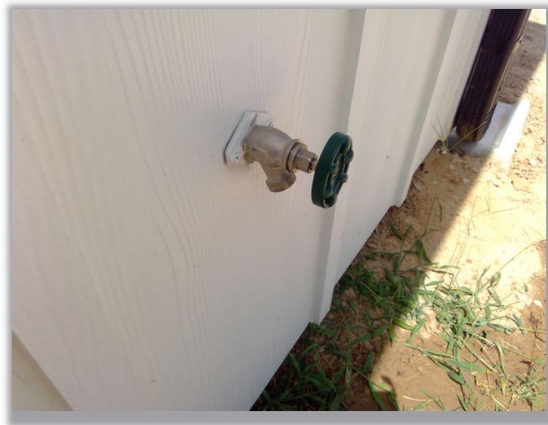
Water Meter

Water meter component was in satisfactory condition on the day of the inspection.

There was no visible movement or changes in the meter reading at the time of this inspection.

Exterior Faucets/Fixtures

- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place.
- The east hose bibb stem nut is loose. The stem comes out when operated.



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Water Supply System

- All exposed water supply lines in the attic area should be insulated to help protect them from possible freeze damage.



Laundry Connections

The visible laundry connections were observed to be in satisfactory condition. **Note:** The hose bibbs were not operated at the time of this inspection.

- **Note:** The trim ring is missing.



Laundry Sink

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

Kitchen Sink

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

Half Bath

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

Bath Between Rooms – “Jack & Jill Bath”

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

I=Inspected

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I	NI	NP	D
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Master Bathroom

Shower

- Water was observed to be leaking to the exterior wall adjacent to the shower enclosure while checking the shower fixtures and enclosure. A Qualified Plumber should investigate the cause and remedy of repair prior to the expiration of any time limitations such as option or warranty periods. The shower enclosure should be water tight a minimum of 6-inches from the floor. There should be a water tight liner or pan in before the tile.

Bathtub

- The tub is not secured in place.
- The bathtub was observed to drain slowly, suggesting that an obstruction may exist.



Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the type of supply piping and determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

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I	NI	NP	D
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B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC - Polyvinyl Chloride

Location of Main Cleanout: Within 5-feet of west exterior wall.

Comments:

The drains, wastes and vent pipe components appear to be performing adequately on the day of this inspection. After running water at accessible plumbing fixtures, there was no apparent blockage or slow draining observed. The DWV are achieving the operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

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I	NI	NP	D
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C. Water Heating Equipment

Energy Sources:

Capacity:

Comments:

Water Heater – Energy Source: Electric

Location: Attic

Approximate Capacity: 50 Gallons

Approximate Age: 2022 Approximate Design Life: 15 years

Brand Name: Bradford White

This component appears to be performing adequately at the time of this inspection.

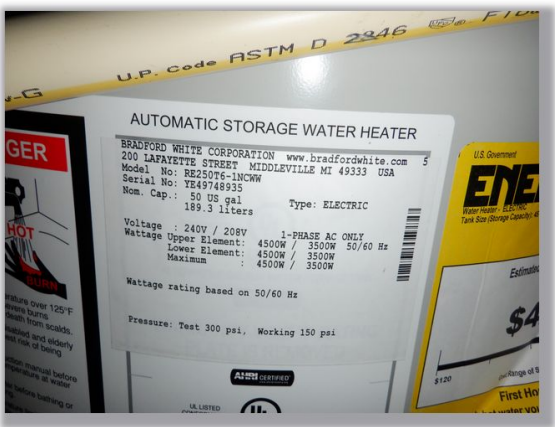
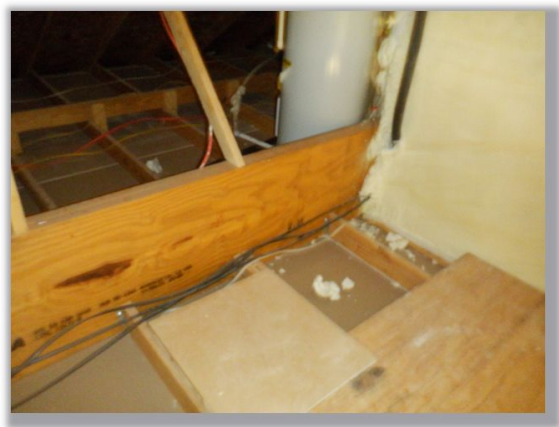
It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Additional Observations and/or Comments:

- There is no decked service passage to the attic installed equipment. Under current mechanical installation standards, all appliances (i.e. HVAC Equipment and/or Water Heaters) mounted in an attic space should be accessible with a passageway of continuous solid flooring not less than 24-inches wide. A level service space at least 30-inches deep and 30-inches wide should be present along the side of the appliance where access is required.
- The attic equipment service platform is inadequate or missing. There should be at least a 30 X 30 inch floored service space in front of the service side of the equipment.



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I	NI	NP	D



☐ ☒ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
Comments:

I=Inspected

NI=Not Inspected

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D=Deficient

I	NI	NP	D
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E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Propane Service / No Meter In Place

Type of Gas Distribution Piping Material: Metallic Black Iron Pipe

Comments:

All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Additional Observations and/or Comments:

- The pressure gauge is painted over and the pressure can not be read.



Notice: The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions.

The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods.

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I	NI	NP	D
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V. APPLIANCES

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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A. Dishwashers

Comments:

There is no dishwasher in place at the time of this inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Food Waste Disposers

Comments:

This component appears to be performing adequately at the time of this inspection.
It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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C. Range Hood and Exhaust Systems

Comments:

There is no range hood in place at the time of this inspection.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Ranges, Cooktops, and Ovens

Comments:

There is no range in place at the time of this inspection.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Ovens

Comments:

There is no microwave in place at the time of this inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

This component appears to be performing adequately at the time of this inspection.
It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

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G. Garage Door Operators

Comments:

Double Overhead Garage Door Operator

- When an automatic garage door opener is in use, the manual lock should be disabled or removed.

Single Overhead Garage Door Operator

- When an automatic garage door opener is in use, the manual lock should be disabled or removed.



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H. Dryer Exhaust Systems

Comments:

This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

INSPECTION AGREEMENT
PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

This Inspection Agreement ("Agreement") is entered into on this day, Date Here, between **Client Name Here** ("Client") and A-Action Realty Inspection Services, LLC ("Inspector") for the purpose of performing a general property condition inspection concerning **Address Here City, TX 00000** (herein known as the property).

I. SCOPE OF SERVICES

- A. **Real Estate Inspection.** A real estate inspection is a visual survey and basic performance-evaluation of the systems and components of a building using normal controls. The purpose of the inspection is to provide the Client with information regarding the general condition of the Property at the time of inspection. The inspection is not intended to be a comprehensive investigation to determine cause of deficiencies and it does not involve the use of specialized equipment.
- B. **Inspection Report.** In exchange for the inspection fee paid (**\$FEE HERE**) by the Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the general condition of the Property. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, by signing this Agreement, Client acknowledges and understands that the Inspection Report may not identify all defects or problems.
- C. **Inaccessible/Concealed Items.** The inspection is limited to those items which are easily accessible, seen, viewed or capable of being approached, entered and/or operated by the Inspector at the time of the inspection. The Inspector will not climb over obstacles, move furnishings or large, heavy, or fragile objects, remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. The inspector will not turn on decommissioned equipment, systems, utility services. Systems, components and conditions which are not specifically addressed in the Inspection Report are excluded.

II. INSPECTION REPORT

- A. **Inspector's Opinions.** The Inspection Report provided by the Inspector will contain the Inspector's professional opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided.** The Inspection Report may indicate one of the following opinions of the Inspector regarding a particular item:
1. The item is performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection;
 2. The item is in need of replacement or repair; or
 3. Further evaluation by an expert is recommended.
- B. **Exclusions.** Unless specifically stated, the report **WILL NOT INCLUDE**, and should not be read to indicate, opinions as to:
1. the presence, absence, or risk of environmental conditions such as 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, poison, presence of toxic or hazardous waste or substances;
 2. presence or absence of pests, termites, or other wood-destroying insects or organisms;
 3. compliance with any ordinances, statutes or restrictions, code, listing, testing or protocol authority, utility sources, property association guidelines or requirements, manufacturer or regulatory requirements;
 4. insurability, efficiency warrantability, suitability, adequacy, compatibility, capacity, durability, quality reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, age, energy efficiency;

This confidential report is prepared exclusively for Client Name Here on Date Here.

5. anticipated future life or future events or changes in performance of any item inspected; or
6. other items specifically excluded from the scope of an inspection under the Standards of Practice promulgated by the Texas Real Estate Commission

*Client may wish to have a licensed mold assessor perform a mold assessment/analysis. A database of licensed mold assessors can be found at <https://www.tdlr.texas.gov/mld/mld.htm>. If deficiencies are found during the inspection, i.e. water penetrations, evidence of previous water penetrations, discolorations, staining, microbial growth, etc., you should always, as part of your due diligence, have a mold assessment performed prior to closing.

- C. **Seller's Disclosure.** The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully investigated for any material facts that may influence or effect the desirability and/or market value of the Property.
- D. **Further Evaluation by Specialist.** As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report. Any such follow-up should take place prior to the expiration of any time limitations such as option or warranty periods.

III. CANCELLATION FEE AND RE-INSPECTIONS

A. **Cancellation Fee**

1. If the Inspector arrives at the property and is unable to complete the inspection due to conditions outside the control of the Inspector, such as, large unattended dogs in the house, unattended children in the house under the age of 18, no key in the lockbox, homeowner/tenant refuses access, locked storm door, etc., then Client agrees to pay a cancellation fee of **\$185.00**.
2. If Client cancels the inspection after Inspector has arrived on site to begin the inspection, Client agrees to pay Inspector a cancellation fee of **\$185.00** plus an additional **\$50.00** per hour for the portion of the inspection performed by Inspector after the first hour. For example, if the Inspector has been inspecting the home for two hours when the Client decides it is not going to buy the home, Client would owe Inspector **\$235.00**.

B. **Re-Inspection**

If after performing the initial Inspection, Client desires for the Inspector to return to the Property to inspect certain conditions or components, Client agrees to pay Inspector a re-inspection fee in the amount of **\$185.00** for the first ten items inspected plus \$10.00 per item in excess of ten. For example, if the water or gas utilities were not on at the time of the initial inspection and Client wants the Inspector to return to the Property after the utilities are turned back on, Client agrees to pay a re-inspection fee. Similarly, if locks or obstructions prevent the Inspector from accessing the entire Property at the initial inspection and Clients wants the Inspector to return to the Property, Client agrees to pay a re-inspection fee.

IV. DISCLAIMER OF WARRANTIES

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

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

V. LIMITATION OF LIABILITY

BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT. THE CLIENT HEREIN UNDERSTANDS THE INSPECTORS TOTAL LIMIT OF LIABILITY AS RELATED TO THIS PROPERTY IS (\$FEE HERE).

VI. DISPUTE RESOLUTION

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

VII. ATTORNEY'S FEES

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

VIII. EXCLUSIVITY

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

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THAT THE INSPECTOR DID NOT COERCE, PRESSURE OR RUSH ME TO EXECUTE THIS CONTRACT WITHOUT OPPORTUNITY TO FULLY REVIEW THE CONTRACT AND IF NECESSARY HAVE THE CONTRACT REVIEWED BY AN ATTORNEY; THAT INSPECTOR AGREED TO RESCHEDULE THE INSPECTION IN THE EVENT I REQUIRED ADDITIONAL TIME TO REVIEW THE CONTRACT; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

Client Signature: _____ Date: Date Here

Inspector: Brian Murphy Date: Date Here