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INSPECTED FOR

Client Name Here

Address

City, TX 00000

April 11, 2022

PROPERTY INSPECTION REPORT FORM

Client Name Here	04/11/2022
<i>Name of Client</i>	<i>Date of Inspection</i>
AddressCity, TX 00000	
<i>Address of Inspected Property</i>	
Brian Murphy	3948
<i>Name of Inspector</i>	<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: **12:30 pm** Time Out: **5:30 pm** Property was: **Occupied**
Building Orientation (For Purpose Of This Report Front Faces): **East**
Weather Conditions During Inspection: **Sunny**
Outside temperature during inspection: **80 ° to 90 ° Degrees**
Parties present at inspection: **Seller**

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 condition;

(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 04/11/2022.

- (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.

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Pier & Beam

Comments:

Description of supporting piers: **Concrete**

Viewed From: **Interior of Crawl Space**

Crawl Space Accessibility: **Partial**

Foundation Needs Further Evaluation

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

- Floor slopes and/or unlevelness were observed.
- There is visible evidence of standing water in the crawl space in one or more locations. The crawl space drainage system does not appear to be performing properly and should be further evaluated by a drainage specialist familiar with pier and beam structures.
- There is standing water in the crawl space area under the laundry room. The cause and remedy should be further evaluated and corrected as necessary.
- There is a lot of dry rots related to the wood foundation components. This condition needs to be further evaluated.
- The crawl space does not appear to be adequately ventilated. Proper ventilation will help to control humidity and reduce the potential for rot. This condition should be further evaluated and corrected as necessary.
- Missing and/or damaged crawl space vent screens should be repaired as necessary.
- One or more of the support piers are not in contact with the foundation beam. Shimming is needed. This condition should be further evaluated and corrected as necessary.
- Some sill plate deterioration and/or damage was observed from the crawl space under the north, east, west and south exterior walls.
- Floor joist(s) deterioration and/or damage was observed from the crawl space area in various locations.
- The sub-floor material has some deterioration and/or damage under all the wet damp areas. (Bathrooms, Kitchen, Laundry, HVAC, Water Heater, etc.)
- Termite damage was observed in the crawl space area in various locations under the house.
- There was an unknown dark mold like substance observed in the crawl space area. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommended further evaluation by a professional in the Air Quality sampling field.
- Stress crack(s) were observed in the exterior foundation perimeter beam.
- **Note:** Previous repairs to the foundation components were observed. The homeowner should be consulted on the previous foundation work performed and possible warranty information that may apply.
- **Note:** Visible evidence of rodent and/or vermin activity was observed in the crawl space area. It is recommended to have a Certified Pest Control Operator further evaluate this condition and make corrections as necessary.

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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***

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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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B. Grading and Drainage

Comments:

Grading & Drainage

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



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Gutter & Downspout System

- **Note:** 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.
- Minor leaks in the gutter joints and seams should be repaired.
- The guttering system downspout is missing on the north side of the structure.



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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:** Roof fasteners (nails and/or staples) were observed to be exposed and should be properly sealed at the ridge caps and flashing areas.
- **Note:** High shingle fasteners (staples and/or nails) were observed in various locations.
- **Note:** The tree and shrub branches should be trimmed away from the roofing material at all times.
- **Note:** All debris, such as leaf's and branches, should be removed from the roof structure.
- The fasteners at the satellite dish mount need to be sealed to help prevent water leakage at this point.



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Flashing Details

- The flashing is lifting and/or pulling loose and should be re-secured at the roof line transitions.



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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: Loose Filled & Batt or Blanket

Description of Roof Structure: Rafter Assembly

Attic Accessibility: Partial

Comments:

Roof Structure

- Split rafter(s) were observed in the attic area over master bedroom, master bathroom the area(s).
- **Note:** Visible evidence of rodent activity was observed in the attic area. It is recommended to have a Certified Pest Control Operator further evaluate this condition and make corrections as necessary.



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General Pictures



Attic Ventilation

- The roof structure attic space does not appear to be adequately ventilated. It is recommended to increase the amount of lower and upper ventilation to help prevent heat buildup in the attic space area. This condition should be further evaluated and corrected as necessary.

Attic Power Vents

- The spliced wires at the attic power ventilator(s) needs to be properly enclosed in a junction box(es).



Attic Insulation

- The attic floor insulation needs to be redistributed in one or more locations.
- The skylight sidewall insulation was observed to be pulling loose in the attic area and should be corrected as necessary.

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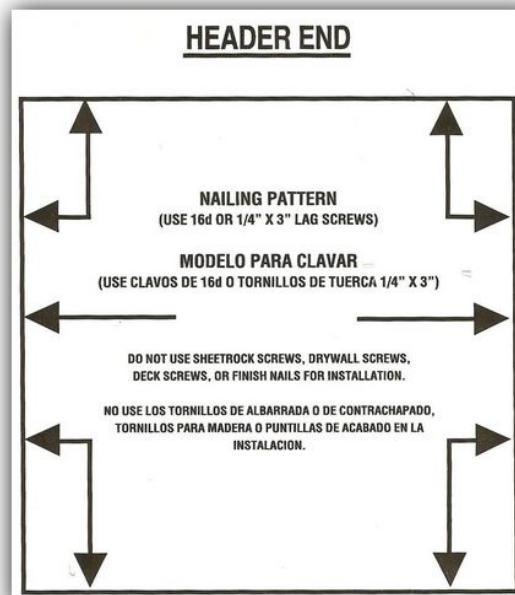
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Laundry Room Attic Ladder

- **Note:** The hatch door is not insulated at this time. This is an "As Built" condition that does not meet current energy standards. It is recommended to insulate the hatch door / opening after taking position / ownership of the property.
- **Note:** There was not weather-stripping observed around the attic ladder opening. This is an "As Built" condition that does not meet current energy standards. It is recommended to weather-strip the hatch opening after taking position / ownership of the property.
- The attic ladder was observed to be installed with improper fasteners. The attic ladder should be secured in place with 16d nails or 3-inch lag bolts. This condition should be further evaluated and corrected as necessary.

Garage Attic Ladder

- Some of the attic ladder nuts and bolts were observed to be loose and/or missing. Minor improvements to the attic ladder are recommended for reasons of safety.
- The attic ladder was observed to be installed with improper fasteners. The attic ladder should be secured in place with 16d nails or 3-inch lag bolts. This condition should be further evaluated and corrected as necessary.



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E. Walls (Interior and Exterior)

Comments:

Description of Exterior Cladding: Wood Type Veneer, Brick Veneer and Decorative Plaster Over Brick

Interior Walls & Surfaces

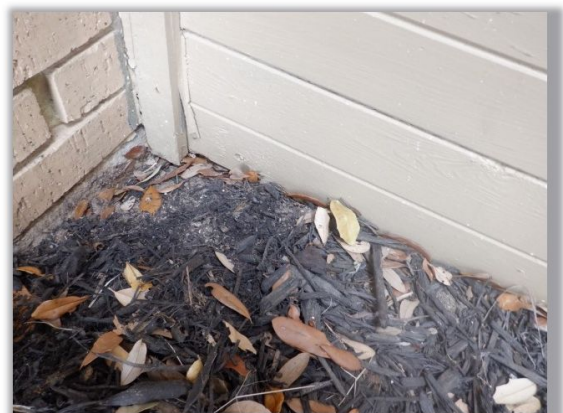
Note: Due to the home being occupied, I was unable to inspect all of the interior surfaces because of window treatments, personalized wall treatments / finishes, personal effects, large, heavy or fragile storage and/or furniture.

Note: There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

- Interior wall stress cracks were observed in various locations throughout the house.
- The tape lines are pulling and/or twisting in the wall intersections in various locations throughout the house. This condition is sometimes related to adverse foundation performance and should be further evaluated.
- **Note:** Visible evidence of rodent activity was observed in the interior of the home. It is recommended to have a Certified Pest Control Operator further evaluate this condition and make corrections as necessary.

Exterior Walls & Surfaces

- All wood to ground contact at the base of the siding should be eliminated. Rotted or damaged siding that is uncovered should be repaired. The siding was observed to be in contact with the finish grade (ground) on the north and west sides of the structure.
- Cracking of the stucco type veneer/cladding was observed on the east side of the structure. This condition should be further evaluated and corrected as necessary.
- 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.
- Caulking improvements are recommended for the area between the exterior veneer and the exterior door frames. It is recommended to use an industry approved low-modulus elastomeric sealant.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use an industry approved low-modulus elastomeric sealant.
- Caulking improvements are recommended for the area between the exterior veneer and the garage door trim boards. It is recommended to use an industry approved low-modulus elastomeric sealant.



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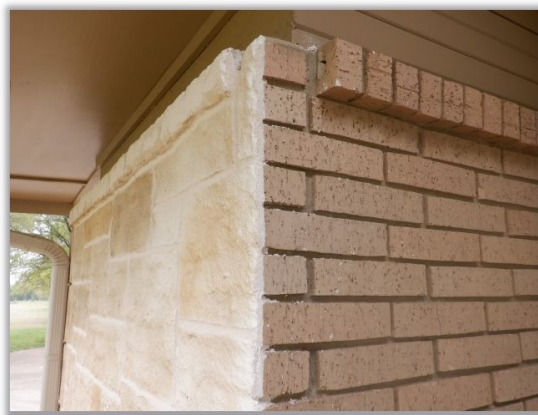
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General Pictures



Wood Destroying Insect Information

Evidence of active and/or previous activity of a wood-destroying insect was detected at the time of this inspection. Full evaluation of the amount of damage caused by the insects cannot be detected within the wall voids or other hidden areas without defacing the property and cannot be addressed in this inspection report. With the detection of active and/or previous activity of a wood destroying insect, it should be assumed that some degree of damage is present.

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F. Ceilings and Floors

Comments:

Ceilings

Note: There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

- The tape lines are pulling and/or twisting in the wall intersections in various locations throughout the house. This condition is sometimes related to adverse foundation performance and should be further evaluated.
- Water stains were observed on the ceiling finish in the rear middle bedroom closet. The cause and remedy should be further evaluated and corrected as necessary.
- Ceiling joint cracks were observed in various locations throughout the house.

Floors

- The floors were observed to be out-of-level in some areas of the house.
- The floor tile(s) were observed to be cracked and/or damaged in various locations throughout the house.

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G. Doors (Interior and Exterior)

Comments:

Interior Doors

- Some of the interior doors are out of square and have been shaven at the top to help them fit the opening. This may be due to adverse foundation performance.
- The door is not latching properly to the front corner bedroom closet.
- The door is sticking to the Jack and Jill bathroom.



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Exterior Doors

- The door is loose at the hinges to the exterior mechanical closet.
- The door has some surface damage to the Jack and Jill bathroom.
- The door is not latching properly to the garage exterior door.
- The door is sticking to the front entry door.



Garage Entry Door

- The garage entry door is not equipped with a self-closing device.
This may be an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency. After closing, you may consider corrective measures for improved safety.

Overhead Garage Door

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

Sliding Glass Doors

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

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H. Windows

Comments:

Window Screens

- One or more of the window screens were observed to be missing.

Windows

- Window lock(s) were observed to be damaged and/or missing in the rear corner bedroom.
- One or more of the windows were observed to be stiff and hard to operate in the front corner bedroom.
- The window weather-stripping is damaged and/or missing at one or more of the windows and improvements are recommended.
- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they lose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following:
rear middle bedroom and front corner bedroom.

(Total 4)

Special Notice: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to the expiration of any time limitations such as option or warranty periods.

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I. Stairways (Interior and Exterior)

Comments:

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J. Fireplaces and Chimneys

Comments:

- The chimney flue needs to be cleaned by a Qualified Chimney Sweep. A creosote / soot build-up was observed in the visible flue area.
- Firebox brick mortar needs to be improved.
- **Note:** The floor of the firebox is dirty and needs to be cleaned. I was unable to view the floor of the firebox at the time of this inspection.



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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 #1

Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: Garage

Cabinet Manufacturer: General Electric - GE

Branch Circuit Wire Type: Copper

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- One or more of the cabinet cover plate screws are missing and need to be replaced.
- One or more of the breaker trip-ties appear to be missing. The split overcurrent devices (breakers) servicing 240V appliances should be connected together by trip-ties.

Panel Box #2

Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: Garage

Cabinet Manufacturer: General Electric - GE

Branch Circuit Wire Type: Copper

- One or more of the cabinet cover plate screws are missing and need to be replaced.
- All openings (missing knockouts) in the electrical cabinet cover plate (dead front) and /or cabinet need to have fillers.
- The breakers (overcurrent devices) in the electrical panel are not properly labeled.



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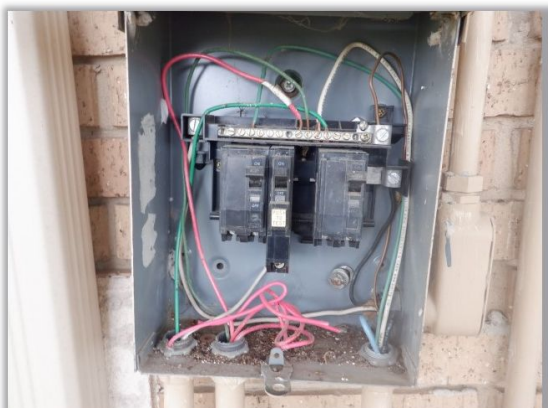
Sub Panel

Box Location: West Exterior Wall

Cabinet Manufacturer: Square D

Branch Circuit Wire Type: Copper

- All openings (missing knockouts) in the electrical cabinet cover plate (dead front) and /or cabinet need to have fillers.
- The sub-panel does not appear to have a four-wire service feed. Although the sub-panel is functional, it does not meet current National Electrical Code standards. This is an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency.



Service Disconnects for HVAC Units

- The fuse type service disconnects for the air handlers are oversized for the air handles.



I=Inspected

NI=Not Inspected

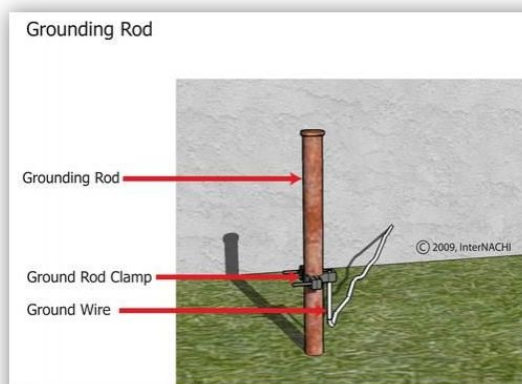
NP=Not Present

D=Deficient

I	NI	NP	D
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Grounding / Bonding

- I was unable to locate the electrical bond connection for the metal water piping to the grounding electrode system. All bond connections should be accessible for inspection, repair or replacement. This condition should be further investigated and corrected if necessary.
- I was unable to locate the electrical bond connection for the gas piping back to the grounding electrode system. All bond connections should be accessible for inspection, repair or replacement. This condition should be further investigated and corrected if necessary.
- I was unable to locate a grounding rod (Grounding Electrode) or supplement grounding source for the electrical system. This condition should be further investigated and corrected if necessary.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Distribution Wiring

- Spliced electrical wires were observed in the attic area. Spliced wires in the attic should be properly enclosed in junction box(es) and secured to the ceiling joist. Spliced wires were located over the bedroom hallway, master bedroom and master bathroom.
- Open end wires were observed master bedroom and master bathroom. The open ended wires need to be properly enclosed in an electrical junction box for reasons of safety.
- All exposed distribution wiring should be properly enclosed in conduit. Exposed wiring was observed in the kitchen cabinet below the sink.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets

Note: Some of the receptacles in the home were inaccessible and could not be reached for inspection due to height, personal effects, heavy storage, furniture or conditions outside the control of the inspector.

- One or more of the receptacles were observed to have an open ground connection in the living room.
- The receptacles in the wet/damp areas do not appear to have ground fault circuit interrupter (GFCI) protection.
Under current electrical standards all 125-volt through 250-volt receptacles installed in bathrooms, garages, accessory buildings, outdoors, crawl space areas, unfinished basements, serving kitchen countertops, within 6-feet of a sinks, bathtub and shower stall areas, laundry areas, indoor damp and wet locations, kitchen dishwasher branch circuits, boathouses, boat hoist and electrically heated floors should have GFCI protection.
This may be an "as-built" condition but Per TREC standards of practice we are required to report this condition as a deficiency. After closing, you may consider corrective measures for improved safety.
- The receptacles in place are not listed as tamper-resistant type receptacles. Under current building standards all 15- and 20-ampere, 125- and 250-volt nonlocking-type receptacles located less than 5.5 feet above the floor should be listed tamper-resistant type receptacles.
This may be an "as-built" condition but Per TREC standards of practice we are required to report this condition as a deficiency. After closing, you may consider corrective measures for improved safety.

Switches

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

Note: I was unable to determine the operation end of one or more of the switches.

Fixtures

- One or more of the closet light fixtures appear to be installed without globes and/or covers. Safety precautions should be taken around these light fixtures.
- One or more of the light fixtures appear to be inoperative in various locations throughout the house. This condition should be further evaluated and corrected as necessary.

Smoke Alarms

Note: It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

- There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.

Carbon Monoxide Alarms

- I was unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Arc-Fault Circuit Interrupter Protection (AFCI)

- None of the required dwelling unit devices such as switches, receptacles, fixtures and electrical outlets are connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current electrical installation standards, branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas should have AFCI protection.

This may be an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency. After closing, you may consider corrective measures for improved safety.

Notice: Several items listed in this section of the report may not have violated building codes or common practices in effect when the home was constructed. Such conditions that were part of the home prior to the adoption of any current codes do not require them to be updated to meet current code requirements.

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 items listed as deficient in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

Items listed in this section may be an “as-built” condition but Per TREC standards of practice inspectors are required to report the condition as a deficiency. After closing, you may consider corrective measures for improved safety.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems:

Energy Sources:

Comments:

Master Bedroom Central Heating System – *Energy Source:* Electric

Brand Name: Goodman

Approximate System Age: 2017

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 electrical branch wires are not properly secured to the heater housing.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Garage Conversion Central Heating System – Energy Source: Electric

Brand Name: Rheem

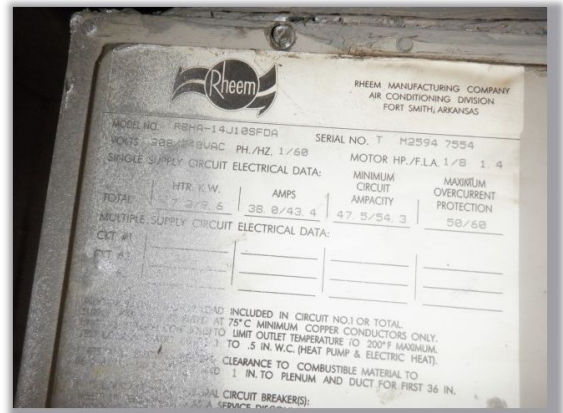
Approximate System Age: 1994

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:

- **Note:** There is a heat pump thermostat in place, it should be noted that there is no heat pump equipment in place at the time of this inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Main House Central Heating System – Energy Source: Electric

Brand Name: Goodman

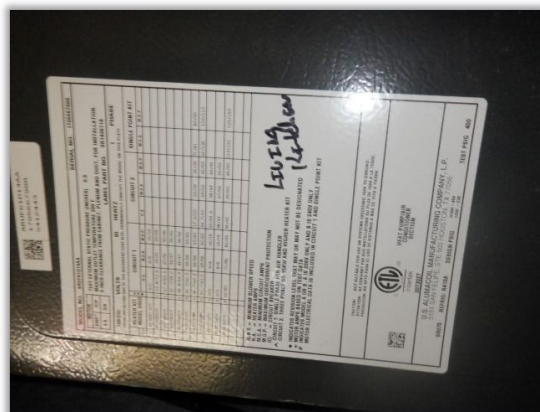
Approximate System Age: 2017

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 electrical branch wires are not properly secured to the heater housing.



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

Bedroom Hallway Central Heating System – Energy Source: Electric
Brand Name: NORTEK
Approximate System Age: 2002

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

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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: **2017**

Approximate System SEER: **14**

Approximate System Size: **2 ton**

Listed Refrigeration Type: **410A**

Filter Size: **Media Filter** Location: **At Interior Closet Unit**

Brand Name: Goodman

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:

- Air leaks were detected at and around the indoor coil housing. The air leaks should be corrected for improved efficiency.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced in the HVAC closet compartment.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Garage Conversion Central Cooling System

Today's Temperature Differential (Delta-T): 15

Approximate System Age: **2018 Outside / 1994 Inside**

Approximate System SEER: **10**

Approximate System Size: **2 ton**

Listed Refrigeration Type: **Mix Components R22 & 410A**

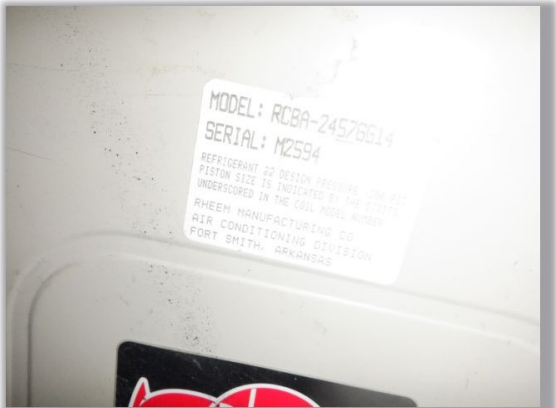
Filter Size: **Media Filter** Location: **Interior Ceiling Mounted**

Brand Name: Intertek

The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The cooling system appears to have incompatible components in place. The outdoor condenser/coils are listed and labeled for R-410 refrigerant and the inside coils are listed and labeled for R-22 refrigerant. It is recommended to this condition further evaluated by a qualified HVAC technician and repaired as necessary.
- The slope of the condensate drain line appears to be insufficient. Under current mechanical standards, the condensate drain line should have a minimum slope of 1/8-inch per foot.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines in the attic area and at the outside condenser should be repaired or replaced as necessary.
- **Note:** The termination point of the primary condensate drain line could not be located.
- **Note:** The auxiliary/secondary drain pan under the coil housing should be free of all debris. The debris in the pan could clog the drain line and cause water to leak to the interior of the house.
- **Note:** Previous water leakage was observed from around the base of the indoor coil housing. This condition should be closely monitored.
- **Note:** The auxiliary/secondary drain pan under the coil housing has some water staining and/or a rust build-up. This would indicate that the pan has held water in the past and should be closely monitored.

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Main House Central Cooling System

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

Approximate System Age: **2017**

Approximate System SEER: **14**

Approximate System Size: **4 ton**

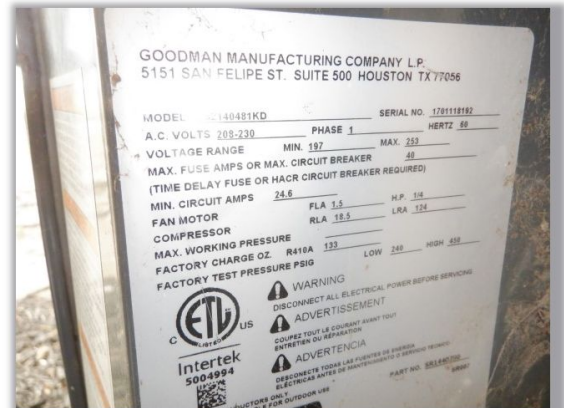
Listed Refrigeration Type: **410A**

Filter Size: **20 x 25** Location: **At Attic Unit**

Brand Name: Goodman

The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- Damaged, deteriorated and/or missing insulation on the refrigerant lines in the attic area should be repaired or replaced as necessary.
- The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.
- The electrical wire conduit has pulled loose at the outside condenser housing and/or service disconnect.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines in the attic area should be repaired or replaced as necessary.
- **Note:** Previous water leakage was observed from around the base of the indoor coil housing. This condition should be closely monitored.
- **Note:** The auxiliary/secondary drain pan under the coil housing has some water staining and/or a rust build-up. This would indicate that the pan has held water in the past and should be closely monitored.
- **Note:** The auxiliary/secondary drain pan under the coil housing should be free of all debris. The debris in the pan could clog the drain line and cause water to leak to the interior of the house.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Bedroom Hallway Central Cooling System

Today's Temperature Differential (Delta-T): 0

Approximate System Age: **2002**

Approximate System SEER: **10**

Approximate System Size: **3 ton**

Listed Refrigeration Type: **R22**

Filter Size: **Media Filter** Location: **At Interior Closet Unit**

Brand Name: Unable To Determine / Label Missing

The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- **The temperature drop measured across the evaporative coils of the air conditioning system is lower than considered typical. The unit is not cooling properly and servicing is needed.**
- Air leaks were detected at and around the indoor coil housing. The air leaks should be corrected for improved efficiency.
- The indoor blower observed to be dirty and should be cleaned to help improve the efficiency of the unit.
- The evaporator coils were observed to be dirty and require cleaning.
- The dirty air filter should be replaced.
- The outdoor unit of the air conditioning system requires cleaning.
- The electrical wire conduit has pulled loose at the outside condenser housing and/or service disconnect.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines in the crawl space area should be repaired or replaced as necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

Additional Notice from the Inspector: The cooling equipment in place uses R-22 refrigerant. R-22 refrigerant is currently being phased out and is becoming progressively more expensive to obtain. You should be aware that R-22 components and their future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary. If you are being provided or purchasing a Home Warranty Policy, you should closely review the HVAC section of the policy related to R-22 refrigerant and component coverage.

Note: When D (**D = Deficient**) is checked, it is recommended that this item be fully investigated by a Qualified / Licensed HVAC Technician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the equipment.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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:

- Some of the crawl space ductwork was observed to be damaged and/or crushed. This condition should be further evaluated and corrected as necessary.
- The ductwork in the crawl space area was observed to be in contact with the ground in one or more locations. The ductwork in the crawl space area should not come in contact with the ground at any point.
- 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.
- Air leaks were detected at and around the ductwork connections and the distribution plenum(s).
- Loose fitting joints and/or openings in the ductwork should be sealed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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: Unable to Locate a Main Supply Valve

Static Water Pressure Reading: 50 to 60 psi

Type of Supply Piping Material: Copper or Copper-Alloy Pipe and PEX - Cross Linked Polyethylene Plastic Tubing

Comments:

Water Supply System

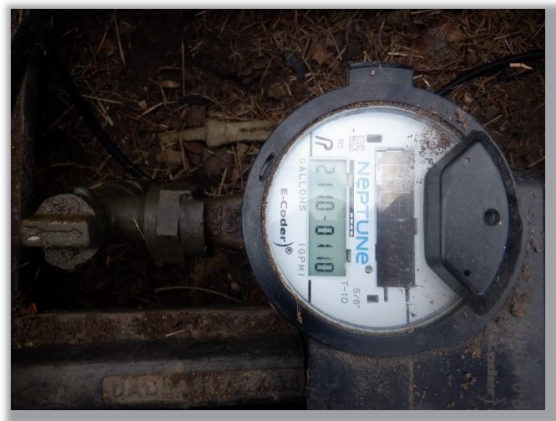
- All exposed water supply lines in the crawl space area should be insulated to help protect them from possible freeze damage.



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. **Note:** This is not uncommon to observe with a home of this age.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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.

Kitchen Sink

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

Wet Bar Sink

- The drain leaks water into the cabinet when drained under pressure with a large volume of water.

Half Bath

Commode / Toilet

- The commode appears to be excessively loose at the floor mount. This condition should be further evaluated and corrected as necessary.

Bath Between Rooms – “Jack & Jill Bath”

Left Lavatory / Sink

- The stopper does not appear to be functioning properly.

Front Corner Bedroom Bathroom

Bathtub

- Cracked, deteriorated and/or missing bathtub enclosure grout and/or caulking should be repaired or replaced as necessary.
- The faucet leaks at the handle when on.

Lavatory / Sink

- The drain leaks water into the cabinet when drained under pressure with a large volume of water.

Master Bathroom

Left Lavatory / Sink

- The stopper does not appear to be functioning properly.

<p>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. <u>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.</u></p>

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Type of Drain Piping Material: PVC - Polyvinyl Chloride, Cast-Iron Pipe

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

Comments:

- Some of the crawl space area plumbing waste pipes were observed to be damaged and are leaking into the crawl space area under the laundry room.
- There are visible leaks in the cast iron piping system. Further evaluation of this condition is recommended.
- The cast iron plumbing system appears to have had some previous repairs performed. This is a good sign that additional failures may occur in the near future. Further evaluation of the cast iron plumbing system is recommended.
- The cast iron plumbing system has visible rust and corrosion on the exterior surfaces of the piping system. This is a good indicator that failures may occur in the near future. Further evaluation of the cast iron plumbing system is recommended.
- Cast iron material was observed to be present in the drains, wastes and vents system. Full evaluation of the integrity of this type of material is beyond the scope of this inspection. Due to the known latent defects that are associated with this type of older material, it is recommended to have the integrity of the drain system further evaluated by a qualified plumber. It is recommended to have a hydrostatic test and to have the inaccessible and buried pipes scoped with a camera as part of this evaluation. This evaluation should occur prior to the expiration of any time limitations such as option or warranty periods.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Energy Sources:

Capacity:

Comments:

Water Heater #1 – Energy Source: Electric

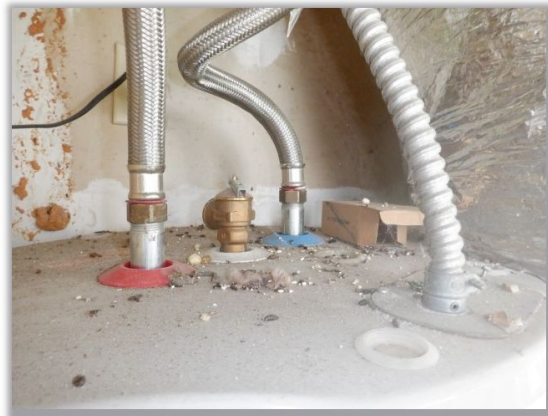
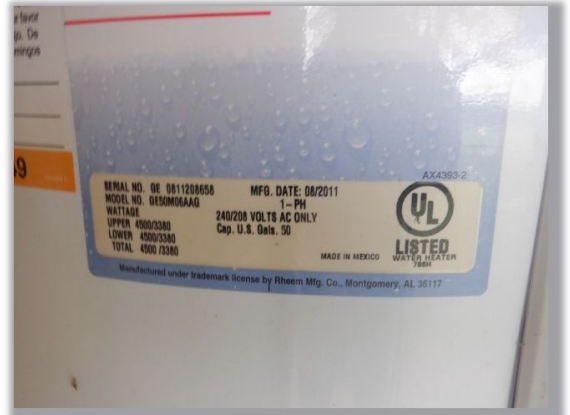
Location: Exterior Storage Closet

Approximate Capacity: 50 Gallons

Approximate Age: 2011 Approximate Design Life: 15 years

Brand Name: General Electric - GE

- There is no temperature and pressure relief valve (TPR) discharge pipe in place at the time of this inspection. For safety reasons, it is recommended that a TPR valve discharge pipe be installed. Under current building standards, the discharge pipe should run downward to the exterior of the structure, turn downward, and terminate within 6-inches of the ground.
- The floor under the water heater was observed to be water damaged and/or sagging. This condition should be further evaluated and corrected as necessary.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Water Heater #2 – Energy Source: Electric

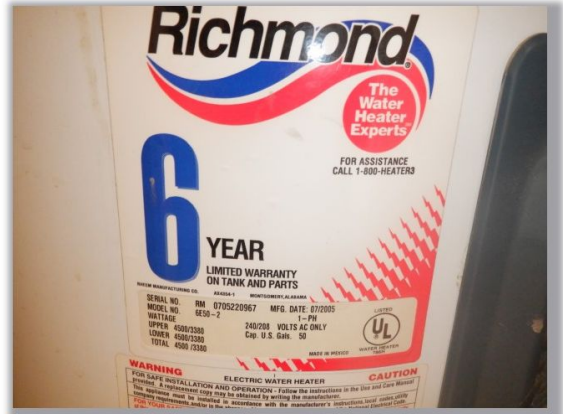
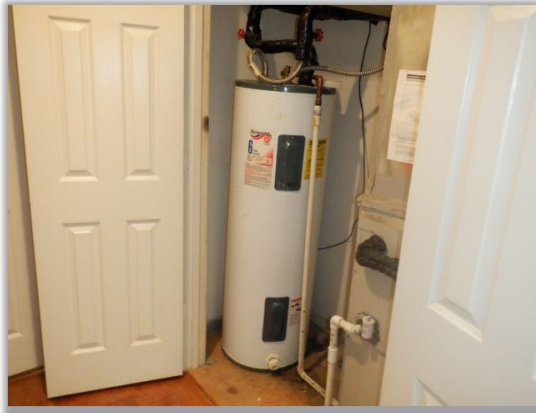
Location: Interior Closet

Approximate Capacity: 50 Gallons

Approximate Age: 2005 Approximate Design Life: 15 years

Brand Name: Richmond

- Some corrosion was observed at the water supply connections at the top of the water heater.
- There is no pan installed under the water heater.
- The floor under the water heater was observed to be water damaged and/or sagging. This condition should be further evaluated and corrected as necessary.
- The electrical wiring conduit has pulled loose at the top of the water heater.
- The temperature and pressure relief (TPR) valve discharge pipe is connected to the HVAC discharge pipe. This condition does not meet current mechanical installation standards. This is an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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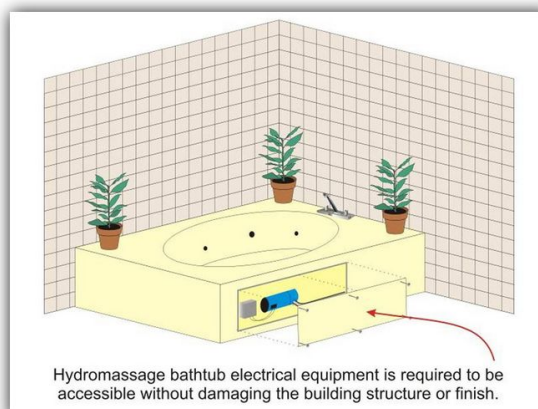
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D. Hydro-Massage Therapy Equipment

Comments:

Location of GFCI: Unable to locate a GFCI for equipment.

- I was unable to locate a ground fault circuit interrupter (GFCI) receptacle or breaker for the hydro-massage therapy equipment. The homeowner should be consulted on the location of this GFCI device. If there is no GFCI device installed on the hydro-massage therapy equipment circuit, a GFCI receptacle or breaker should be installed for reasons of safety.
- The access to the hydro-massage therapy equipment motor is not readily accessible and inspection of the equipment lines and motor could not be performed. This does not meet current installation standards.



I=Inspected

NI=Not Inspected

NP=Not Present

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 and CSST - Corrugated Stainless Steel Tubing

Comments:

Corrugated Stainless Steel Tubing (CSST) was observed to be in use at the time of this inspection. This product is known to have various installation and grounding / bonding problems or deficiencies. Full evaluation of this product is beyond the scope of this inspection. You are strongly encouraged to have a licensed plumber evaluate the installation and a licensed electrician investigate for proper bonding and grounding of this component of the gas distribution system. **Such follow-up should take place prior to the expiration of any time limitations such as option or warranty periods.** Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs.



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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

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

Comments:

Brand Name: Kenmore

The dishwasher is loose at the cabinetry and should be better secured.

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

Comments:

- The electrical wiring to the food waste disposer is not properly secured to the disposer housing.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

C. Range Hood and 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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☒

D. Ranges, Cooktops, and Ovens

Comments:

Built-in Oven

Brand Name: Frigidaire

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.

Cooktop

Brand Name: Jenn-Air

- There should be at least thirty inches (30") of free clearance above the cooktop to any combustible material.



☒ ☐ ☐ ☒

E. Microwave Ovens

Comments:

Brand Name: Electrolux

The microwave is loose at the cabinetry and should be better secured.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Comments:

- The mechanical exhaust vents were observed to be venting into the attic area. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an **“as-built”** condition.
- The mechanical exhaust vent fan appears to be inoperative in the Jack and Jill bathroom.
- One or more of the bathrooms are not equipped with a mechanical exhaust vent. Master Bathroom. Under current building standards, all bathrooms are required to have mechanical exhaust ventilation. This is an **“as-built”** condition.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	-------------------------------------	--------------------------

G. Garage Door Operators

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

H. Dryer Exhaust Systems

Comments:

- The dryer duct termination was observed to be screened. Screening the termination is not permitted under current installation standards. **Note:** Screening the dryer termination will cause the dryer duct to clog and will not allow the dryer to operate efficiently.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☐

A. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

Type of System: **Traditional Septic System**

Location of Drain Field: **North Side of Structure**

Operation Opinion: Acceptable – *Good to Fair Condition*

The private sewage disposal (septic) system and related components appear to be operating at an acceptable level 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.

There was no visible evidence of deficiencies in accessible components, stopped main drains and no unusual septic olfactory odors. The water was allowed to run for approximately 20 minutes at all of the water fixtures with drains and there was no visible evidence of deficiencies with functional drain flow. Approximately 80 to 100 gallons of water was added to the system. The inspection included a general visual survey of the probable tank and absorption system areas (surface and perimeter) at the beginning, during and the end of the operational test and there was no visible evidence surfacing water in the drain field.

Additional Observations and/or Comments:

- One or more of the tank access lids are not secured into place.
- Note: I was unable to observe the interior baffles between tanks.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Notice: Based on what we were able to observe and our experience with Private Sewage Disposal (Septic) System technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residences for the Septic System.

We have not been retained to warrant, guarantee or certify the proper functionality of the system for any period of time, either expressed or implied. Because of numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the System as well as the inability of the Inspector to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer.

We are also not ascertaining the impact the system is having on the environment.

Excavation or pumping of the system is outside the scope of our load testing procedures and survey.

Septic systems are a “buried” component which are hidden from normal general visual surveys and many possible problems may not show themselves at the time of a visual survey and thus we cannot make accurate predictions of the future performance of the system or associated components. Accurate determination of location, condition, or life expectancy of the system components is not possible from any survey.

This inspection includes a general visual survey of probable tank and absorption system areas, surfaces at the beginning, during, and end of the load test.

Periodic pumping is recommended to prevent costly damage to the absorption system. Pumping frequency depends on the system usage, tank size, and other factors.

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Specific limitations for Private Sewage Disposal (Septic) Systems

The inspector is not required to:

- excavate or uncover the system or its components
- determine the size, adequacy or efficiency of the system; or
- determine the type of construction.

☒ ☐ ☐ ☒

B. Electric Gate

Comments:

- The electric gate opener does not appear to be functioning properly at the time of this inspection. Does close properly.. Further evaluation is recommended.

INSPECTION AGREEMENT
PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

This Inspection Agreement ("Agreement") is entered into on this day, 04/11/2022, 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 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 04/11/2022.

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: 07/29/2022

Inspector: Brian Murphy Date: 07/29/2022

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.

Address _____

Inspected Address

City _____

City

00000 _____

Zip Code

SCOPE OF INSPECTION / AGREEMENT

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Address _____ City _____ 00000 _____
Inspected Address City Zip Code

1A. **ACME PEST CONTROL** 1B. **566069**
Name of Inspection Company SPCS Business License Number

1C. **801-C Secretary** **Arlington** **Texas** **76015** **817-467-0213**
Address of Inspection Company City State Zip Telephone No.

1D. **Brian Murphy** 1E. Certified Applicator ☐ (check one)
Name of Inspector (Please Print) Technician ☒

1F. **Monday, April 11, 2022**
Inspection Date

2. **Client Name Here** Seller ☐ Agent ☐ Buyer ☒ Management Co. ☐ Other ☐
Name of Person Purchasing Inspection

3. **N/A**
Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee ☐ Purchaser of Service ☐ Seller ☐ Agent ☒ Buyer ☒
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection): _____
☒ Main House (Excluding all Detached Structures, Sheds, Shrubs, Trees, Barns, Fences and Decks)
☐ Main House & Detached Garage (Excluding all other Detached Structures, Sheds, Shrubs, Trees Barns, Fences and Decks)
☐ Other Inspected Structures:

5B. Type of Construction:
 Foundation: Slab ☐ Pier and Beam ☒ Pier Type: Concrete Basement ☐ Other ☐: N/A
 Siding: Wood ☒ Fiber Cement Board ☐ Brick ☒ Stone ☐ Stucco ☐ Other ☐: N/A
 Roof: Composition ☒ Wood Shingle ☐ Metal ☐ Tile ☐ Other ☐: N/A

6A. This company has treated or is treating the structure for the following wood destroying insects: NO TREATMENT PERFORMED AT THIS TIME
 If treating for subterranean termites, the treatment was: Partial ☐ Spot ☐ Bait ☐ Other ☐ N/A ☒
 If treating for drywood termites or related insets, the treatment was: Full ☐ Limited ☐ N/A ☒

6B. N/A N/A N/A
Date of Treatment by Inspecting Company Common Name of Insect Name of Pesticide, Bait or Other Method
 This company has a contract or warranty in effect for control of the following wood destroying insects:
 Yes ☐ No ☒ List Insects: ACME PEST CONTROL CARRIERS NO WARRANTY ON THIS
PROPERTY EXPRESSED OR IMPLIED.

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase of sale of this property. I do further state that neither I nor the company for which I am acting is associate in any way with any party to this real estate transaction.

Signatures:

7A. **Brian Murphy #561188**
Inspector (Technician or Certified Applicator Name and License Number)

Others Present:

7B. N/A
Apprentices, Technicians, or Certified Applicators (Names) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:

8A. Electric Breaker Box ☐ 8B. Date Posted: 04/11/2022
 Water Heater Closet ☐
 Beneath the Kitchen Sink ☒

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Address _____ City _____ 00000
Inspected Address City Zip Code

9A. Were any areas of the property obstructed or inaccessible? Yes ☒ No ☐
 (Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. The obstructed or inaccessible areas include but are not limited to the following:

Attic <input type="checkbox"/>	Plumbing Areas <input checked="" type="checkbox"/>	Planter box abutting structure <input type="checkbox"/>	Slab Joints <input checked="" type="checkbox"/>
Attic Partially Accessible <input checked="" type="checkbox"/>	Bath-trap(s) <input checked="" type="checkbox"/>	Below or Behind High Soil Grade <input checked="" type="checkbox"/>	Cracks in Slab <input checked="" type="checkbox"/>
Insulated areas of attic <input checked="" type="checkbox"/>	Construction Voids <input checked="" type="checkbox"/>	Wood Pile in Contact with Structure <input type="checkbox"/>	Crawl Space <input type="checkbox"/>
Inside Eaves <input checked="" type="checkbox"/>	Recent Renovation(s) <input checked="" type="checkbox"/>	Behind Personal Effects / Furniture <input checked="" type="checkbox"/>	Sub Floors <input checked="" type="checkbox"/>
Deck <input type="checkbox"/>	Blocked/Stored Areas <input checked="" type="checkbox"/>	Debris Piled Next to Structure <input checked="" type="checkbox"/>	Weepholes <input type="checkbox"/>
Behind Storage in Garage <input checked="" type="checkbox"/>	Under Floor Covering <input checked="" type="checkbox"/>	Crawl Space Partially Accessible <input checked="" type="checkbox"/>	Heavy Foliage <input type="checkbox"/>
Raised Concrete, Brick and/or Stone at Patio/Porch(s) <input checked="" type="checkbox"/>		Behind Bathroom Tile Enclosures <input checked="" type="checkbox"/>	
Behind Foundation Beam Cosmetic Repair <input checked="" type="checkbox"/>		Behind Cabinetry <input checked="" type="checkbox"/>	
Behind Wood Paneling (Wall Covering) <input checked="" type="checkbox"/>		Foundation Corner Pops <input checked="" type="checkbox"/>	
Foundation Plumbing Penetrations <input checked="" type="checkbox"/>			
Other <input type="checkbox"/>	Specify: _____		

10A. Conditions conducive to wood destroying insect infestation? Yes ☒ No ☐
 (Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. Conducive Conditions include but are not limited to:

Wood to Ground Contact (G) <input checked="" type="checkbox"/>	Standing Water in Crawl Space (SW) <input checked="" type="checkbox"/>	Wood Pile in Contact with Structure or within Dripline (Q) <input type="checkbox"/>
Formboards left in place (I) <input type="checkbox"/>	Planter box abutting structure (O) <input type="checkbox"/>	Wooden Fence in Contact with the Structure (R) <input type="checkbox"/>
Excessive Moisture (J) <input checked="" type="checkbox"/>	Debris under or around structure (K) <input type="checkbox"/>	Footing soil line too high (L) <input checked="" type="checkbox"/>
Footing soil line too low (L) <input type="checkbox"/>	Insufficient ventilation (T) <input checked="" type="checkbox"/>	Tree Branches in Contact with Roof Structure (TB) <input type="checkbox"/>
Heavy Foliage (N) <input type="checkbox"/>	Wood Rot (M) <input checked="" type="checkbox"/>	Flowerbed Wood Formers within Dripline (F) <input type="checkbox"/>
Other (C) <input checked="" type="checkbox"/>	Specify Other: _____	

Other: Wood Fence within Drip Line (Conducive by Design) (WF) ☒
 Other: Wood Deck in Contact with Structure (Conducive by Design) (WD) ☐
 Other: Planter Box abutting Structure (Conducive by Design) (OD) ☐
 Other: Wood in concrete expansion joints. (Conducive by Design) ☒
 Other: Plumbing penetrations (Conducive by Design) ☒

11. Inspection Reveals Visible Evidence in or on the structure:

	Active Infestation		Previous Infestation Previous Treatment			
	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
11A. Subterranean Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
11B. Drywood Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
11C. Formosan Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
11D. Carpenter Ants	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
11E. Other Wood Destroying Insects	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Specify: _____

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

Treatment Label and Drill Holes

11G. Visible evidence of: Previous Sub-Termite Infestation has been observed in the following areas: Crawl Space

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment

as identified in Section 11. (Refer to Part G, H and I, Scope of Inspection) Yes ☐ No ☒

12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes ☒ No ☐

Specify reason: The high soil line(s) need to be corrected. If active wood destroying insects are discovered during the correction process, treatment will be required. , The wood to ground contact needs to be eliminated and/or corrected or preventive treatment can be provided. If active wood destroying insects are discovered during the correction process, treatment will be required. , The standing water in the crawl space area needs to be corrected. , The crawl space ventilation could use improving.
 Refer to Scope of Inspection Part J

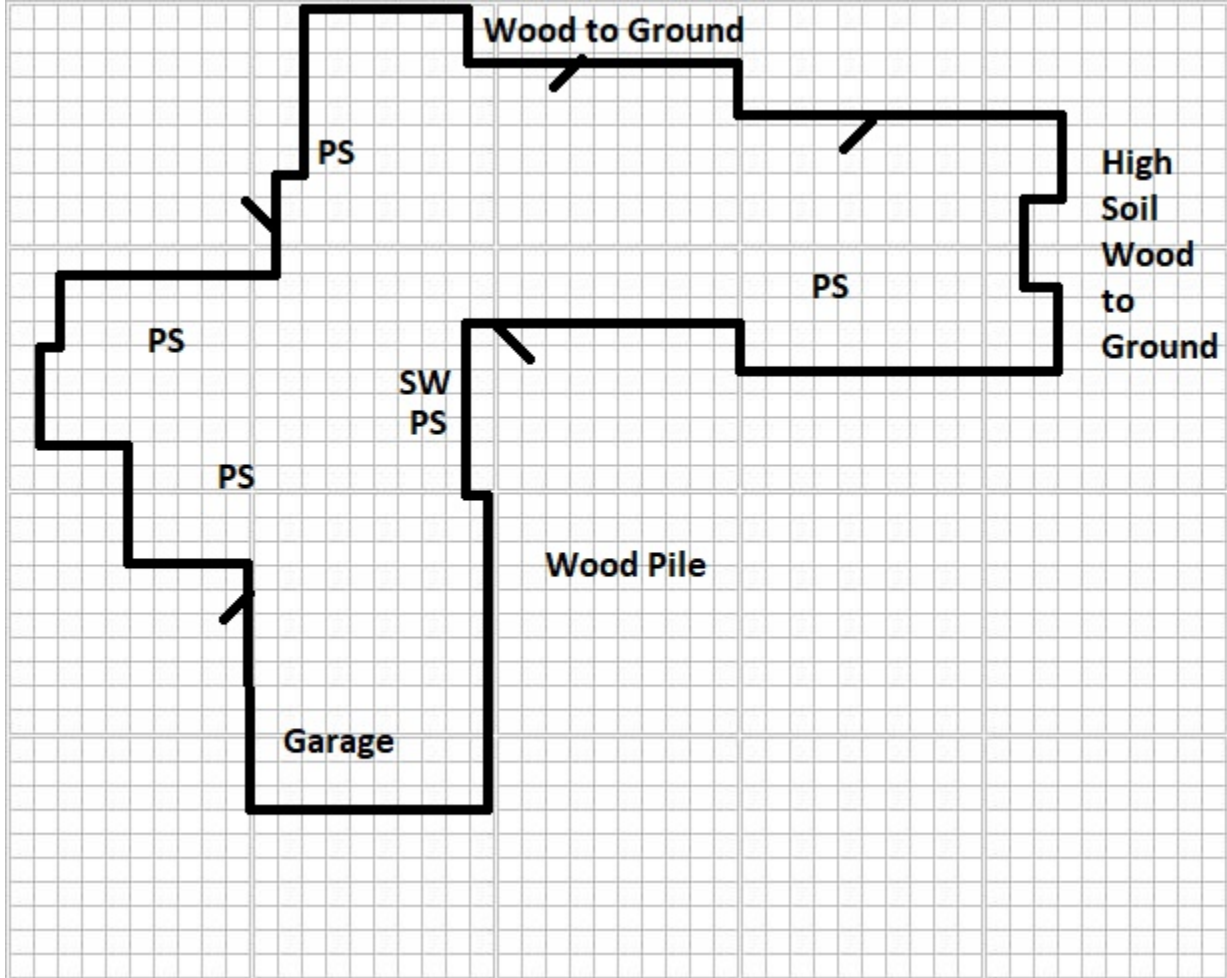
TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Address _____ City _____ 00000
Inspected Address City Zip Code

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants;

Other(s) - Specify _____



Additional Comments There is no visible evidence of active wood destroying insects found at the time of this inspection.

Notice to Client: There is always a possibility of the presence of undetectable activity of wood destroying insects. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.** If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present, whether visible or non-visible.

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: TREC Property Inspection Report & Termite Inspection Agreement

Signature of Purchaser of Property or their Designee _____

Date _____

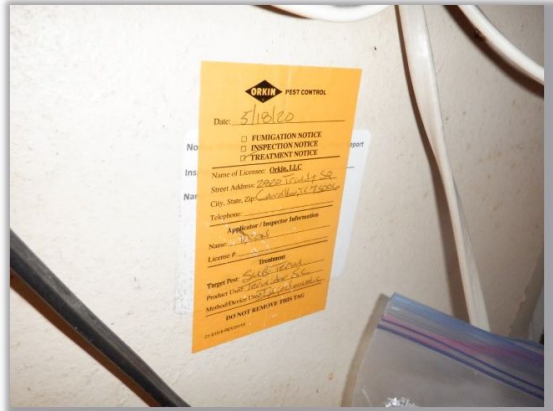
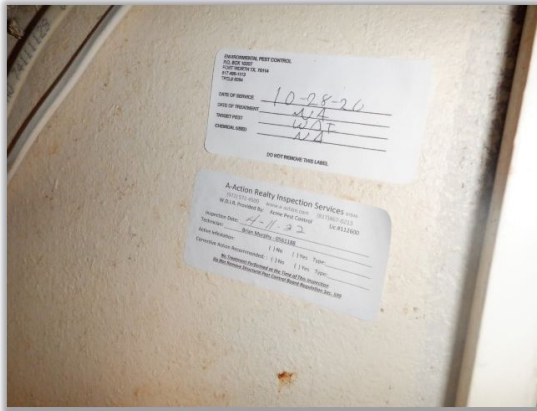
☒ Customer or Designee not Present

Buyers Initials _____

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Address _____ City _____ 00000
 Inspected Address City Zip Code

The digital pictures within this report are a representative sample of active/previous wood destroying insects, locations of active/previous infestations, inaccessible areas, conducive conditions, deficiencies or damages in place and should not be considered to show all. There will be active/previous wood destroying insects, locations of active/previous infestations, inaccessible areas, conducive conditions, deficiencies or damages not represented with digital imaging.



TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Address _____ City _____ 00000
Inspected Address City Zip Code

WOOD-DESTROYING INSECT INSPECTION AGREEMENT

This is a Wood-Destroying Insect Inspection Agreement ("Agreement") between Acme Pest Control ("INSPECTION COMPANY") and the undersigned client **Client Name Here** ("CLIENT"), collectively referred to herein as the "PARTIES." CLIENT agrees to employ the INSPECTION COMPANY to perform a wood-destroying insect inspection as set forth below.

1. **Property Address.** The address of the property to be inspected is: **Address City, TX 00000** ("Property").
2. **Fee.** The fee for the inspection service has been included in the cost of the home inspection to be performed by A-Action Realty Inspection Services, LLC. By signing this Agreement, Client acknowledges that A-Action Realty Inspection Services, LLC and Acme Pest Control are separate and distinct entities.
3. **Purpose.** The purpose of the inspection is to attempt to detect the presence of wood-destroying insects by performing a visual inspection of the Property without removing or defacing any part of the structure.
4. **Scope of Inspection.**
 - A. The inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection.
 - B. The inspection is limited to those parts of the structure that are visible and accessible at the time of the inspection. Examples of inaccessible areas include, but are not limited to, the following: (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). The inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.
 - C. Client understands and agrees that due to the characteristics and behavior of various wood destroying insects, the inspection may not detect the presence of infestation because the Inspection Company is unable to deface or remove parts of the structure being inspected. Client understands that often, previous damage to trim, wall surface, etc., is frequently concealed with putty, spackling, or other decorative material. Therefore, wood-destroying insects are often not discoverable until sheetrock or other coverings are removed.
 - D. If visible evidence of active or previous infestation of wood destroying insects is reported, it should be assumed that some degree of damage is present.
 - E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
 - F. **THE INSPECTION IS NOT A STRUCTURAL DAMAGE INSPECTION OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
5. **Report.** The CLIENT will be provided with a written report of the INSPECTION COMPANY's visual observations and opinions. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions. 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.
6. **Exclusivity.** The report is intended for the sole, confidential and exclusive use and benefit of the CLIENT and the INSPECTION COMPANY has no obligation or duty to any other party. INSPECTION COMPANY accepts no responsibility for use by third parties. There are no third party beneficiaries to this Agreement. This Agreement is not transferable or assignable.

7. **LIMITATION OF LIABILITY.**

IT IS UNDERSTOOD THE INSPECTION COMPANY IS NOT AN INSURER AND THAT THE INSPECTION AND REPORT SHALL NOT BE CONSTRUED AS A GUARANTEE OR WARRANTY OF ANY KIND. BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTION COMPANY IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING WOOD-DESTROYING-INSECT INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTION COMPANY 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 (\$FEE HERE) PAID BY THE CLIENT OR \$500.00, WHICHEVER IS GREATER. THE CLIENT AGREES TO HOLD THE INSPECTION COMPANY AND ITS RESPECTIVE OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL LIABILITIES, DEMANDS, CLAIMS, AND EXPENSES INCIDENT THERETO FOR INJURIES TO PERSONS AND FOR LOSS OF, DAMAGE TO, DESTRUCTION OF PROPERTY, COST OF REPAIRING OR REPLACING, OR CONSEQUENTIAL DAMAGE ARISING OUT OF OR IN CONNECTION WITH THIS INSPECTION.

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Address _____ City _____ 00000
Inspected Address City Zip Code

8. **Disclaimer of Warranties.** The Inspector makes no guarantee, warranty or promise, express or implied, that all signs of past or present termite infestation have been found or that the Inspector will pay for treatment or cost of repairs.
9. **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 re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector's expense) to re-inspect 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.
10. **Attorney's Fees.** The INSPECTION COMPANY and 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.
11. **Entire Agreement.** This Agreement represents the entire agreement between the PARTIES. No statement or promise made by the INSPECTION COMPANY or its respective officers, agents or employees shall be binding.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING 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 HE OR SHE HAS BEEN AUTHORIZED TO ENTER INTO THIS AGREEMENT ON BEHALF OF HIS OR HER SPOUSE AND/OR OTHER FAMILY MEMBER(S).

Client Signature: _____ Date: 07/29/2022

Inspector: Brian Murphy Date: 07/29/2022