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**345 Anywhere St
Weatherford, TX 76000**

**Inspected For:
Small Typical Home
January 12, 2022**



PROPERTY INSPECTION REPORT FORM

Small Typical Home

01/12/2022

Name of Client

Date of Inspection

345 Anywhere St, Weatherford, TX 76000

Address of Inspected Property

Charles Tod Brooks

TREC #9842

Name of Inspector

TREC License #

Name of Sponsor (if applicable)

TREC License #

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: **8:30 am** Time Out: **11:30 am** Property was: **Occupied**
Building Orientation (For Purpose Of This Report Front Faces): **Southwest**
Weather Conditions at time of Inspection: **Mostly Sunny**
Outside Temperature at time of Inspection: **30 to 40 Degrees**
Parties Present at time of Inspection: **Seller**
Client and/or Rep. arrived at inspection: **10:30 am**

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

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

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

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

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Concrete Slab on Grade (post tension cable)

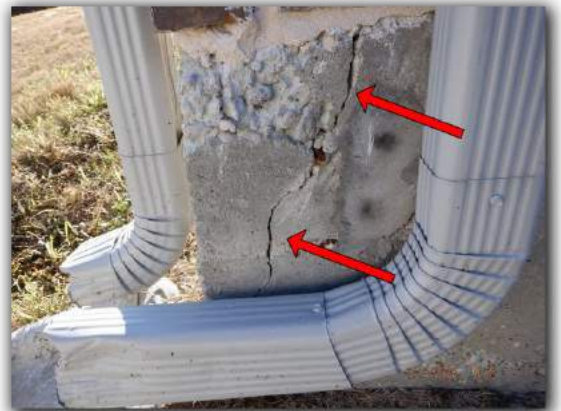
Comments:

Foundation Appears to be Performing Adequately

It is not uncommon for foundations to reveal some symptoms of settlement and /or movement. In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. However, I did observe some evidence that would indicate the presence of movement and/or deflection in the foundation. There were no notable functional problems resulting from the adverse performance of the foundation. The interior and exterior stress indicators showed some affects of movement, but I perceive the foundation to contain no major or significant unevenness after walking the first floor.

Additional Observations and/or Comments:

- One or more corners of the foundation were observed to have cracks. This is a common condition in many slab on grade foundations. This condition typically does not adversely affect the performance of the foundation. However, in some cases, cosmetic improvements may be necessary.
- One or more of the post tension cable ends are exposed on the exterior of the beam wall, and need to be properly sealed to prevent corrosion or rusting.



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Client Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

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B. Grading and Drainage

Comments:

Grading & Drainage

- Marginal site drainage was observed on the right side 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.



Notice: Proper drainage is needed to help prevent water from standing or ponding next to the foundation. There should be a minimum of 4-inches of height from the ground up to the masonry veneer, and a minimum of 6-inches of height from the ground up to any siding material; and there should be a positive slope away from the structure. Corrective measures may be required if water stands within 10-feet of the foundation for more than 24-hours.

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C. Roof Covering Materials

Type(s) of Roof Covering: Composition (Asphalt) Shingle

Viewed From: Ground level and partially walked on roof

Comments:

The roof covering generally looks good and appears to be performing as intended on the day of the inspection. There was some normal or typical wear on the roofing material observed; however, no major or significant problems or issues were observed.



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: Attic Decked Space Only

Approximate Average Depth of Insulation: 12 or more inches

Insulation Type: Loose Fill / Blown-In

Approximate Average Thickness of Vertical Insulation: 4 to 6 inches

Description of Roof Structure: Rafter Assembly (stick or site built)

Attic Accessibility: Partial

Comments:

Roof Structure

The roof structure from within the accessible attic space looks good and appears to be performing as intended on the day of the inspection.

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Attic Ventilation

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

Attic Insulation

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



Attic Ladder(s)

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

- The attic pulldown 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 per manufacturing requirements. This condition should be corrected as necessary for reasons of safety.

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E. Walls (Interior and Exterior)

Comments:

Description of Exterior Cladding: Brick and Stone Veneer

Interior Walls & Surfaces

- Interior drywall joint cracks were observed in one or more areas, mainly in the breakfast area and living room. Generally, this condition is considered cosmetic and can be repaired; however, it does imply that some movement within the structure has occurred.
- Caulking improvements are recommended for the area between the interior wall finish and one or more of the window frames. It is recommended to use paintable latex caulk.
- **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.

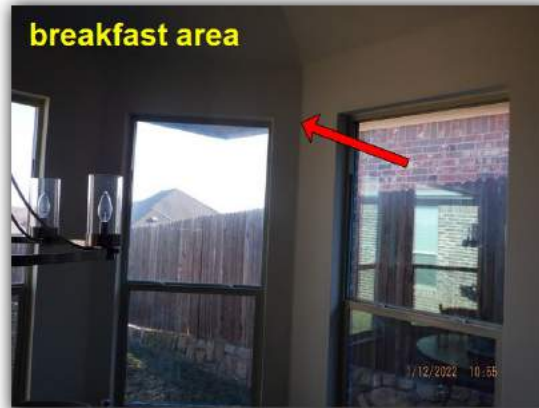
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Exterior Walls & Surfaces

- Some cracking was observed in one or more areas of the exterior masonry walls of the structure. This implies that some movement of the structure has occurred, which is generally a common or typical condition; however, it is recommended to monitor these areas.
- Mortar cracks were observed in the exterior masonry veneer in one or more locations around the structure. This is a common condition and does not appear to be significant at this time; however, it does imply that some movement of the structure has occurred.

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- Caulking improvements are recommended for the area between the exterior veneer and one or more of the window frames. It is recommended to use elastomeric caulking.



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Notice: No moisture, mold and/or indoor air quality (IAQ) tests were performed; they are beyond the scope of a general home inspection. The inspector is not qualified or certified for such evaluations and studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and/or water damaged conditions. If concerned, the client is advised to contact a Qualified IAO Professional for further evaluations of this property. Please note that the interior finishes may disguise evidence of prior and/or active leak source generators and interior water penetration.

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F. Ceilings and Floors

Comments:

Ceilings

- Ceiling stress or settlement cracks were observed in one or more areas of the home; primarily at the sloped and/or pop-up ceiling areas. Generally, this condition is common and considered cosmetic.
- The tape lines or joints are pulling loose and/or separating at the pop-up ceiling area in the primary bedroom. This condition is sometimes related to adverse foundation performance and should be further evaluated.



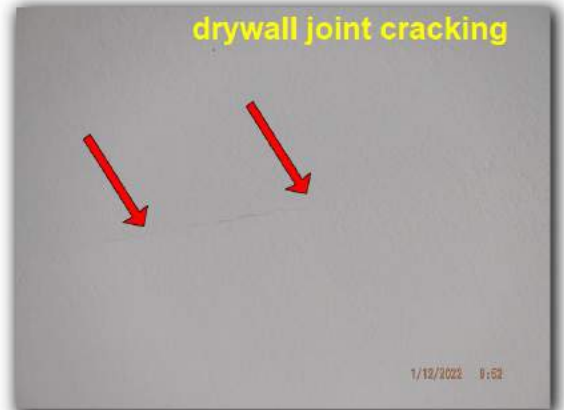
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Floors

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

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G. Doors (Interior and Exterior)

Comments:

Interior Doors

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

Exterior Doors

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

Additional Observations and/or Comments:

- Weather-stripping improvements are recommended for one or more of the exterior doors. The weather-stripping around the door frame or jamb was found damage, missing or in poor condition. This will help improve energy efficiency.

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H. Windows

Comments:

Window Screens

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

Windows

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

Additional Observations and/or Comments:

- One or more of the windows were observed to be stiff or tight in the frame and hard to operate; this is a common condition and does not necessarily require attention. However, some adjustments may be needed to allow for ease of use of the operable windows.
- **Note:** I was unable to inspect the operation of some of the windows due to window treatments, personal effects, large, heavy or fragile storage and/or furniture.

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I. Stairways (Interior and Exterior)

Comments:

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J. Fireplaces and Chimneys

Comments:

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

Additional Observations and/or Comments:

- The secondary air supply intake is installed at an elevation higher than the firebox. This condition does not meet current building standards and should be further evaluated; often it is not feasible to correct this issue.

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K. Porches, Balconies, Decks, and Carports

Comments:

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

- Note: Some cracking of the porch and/or patio concrete flatwork was observed.

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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

Service Entrance

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



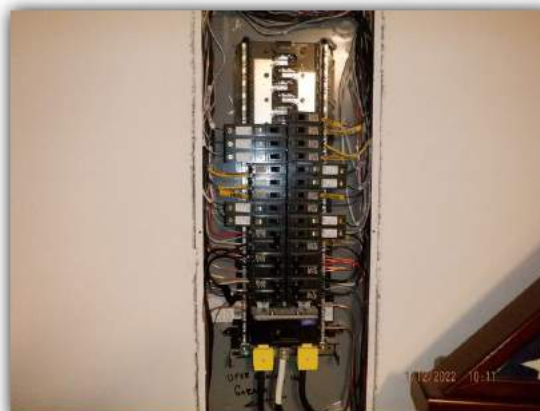
Panel Box

Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: Garage

Cabinet Manufacturer: Square D

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



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets

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

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

Switches

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

Fixtures

- One or more of the up-light fixtures were observed to be damaged in the front side.



Smoke Alarms

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

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

Carbon Monoxide Alarms

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

Doorbell / Chime

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

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System:

Energy Source:

Comments:

Central Heating System – Energy Source: Electric

Brand Name: Lennox

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 consistent with accepted industry practices for its age.



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B. Cooling Equipment

Type of System:

Comments:

Note: It should be noted that it was a mild or cool day on the day of the inspection; this condition could be a factor in how the cooling system performs in the heat of the summer when the temperatures are considerably higher. If there is concern beyond this inspection report, then it is recommended to have the cooling system and equipment checked and serviced by a Qualified / Licensed HVAC Company.

Central Cooling System

Today's Temperature Differential (Delta-T): **20 Degrees**

Approximate System Age: **2018**

Approximate (min.) System SEER: **14**

Approximate System Size: **3 ton**

Listed Refrigeration Type: **R-410A**

Filter Size: **20 x 25 and x 4** Location: **At Attic Unit**

Brand Name: Lennox

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

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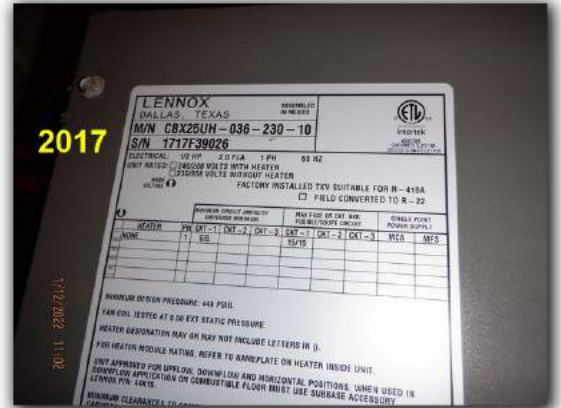
NP=Not Present

D=Deficient

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Additional Observations and/or Comments:

- **Note:** Previous water leakage was observed from around the base of the indoor coil housing. This condition should be closely monitored.



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Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately **between 15 to 23 degrees F.** total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

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C. Duct Systems, Chases, and Vents

Comments:

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

- **Note:** The air-return chase for the HVAC system is dirty and should be cleaned to help maintain good air quality.



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IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front Yard Near Street

Location of main water supply valve: At the Water Meter

Static water pressure reading: 70 to 80 psi

Type of supply piping material: PEX

Comments:

Water Supply

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



Kitchen Sink

- The kitchen sink faucet fixture is stiff and hard to rotate; also, it is difficult to find the off position when turning off the water with the single handle.



Laundry Connections

A visual inspection (only) was conducted of the clothes washer water supply hookups and drain. All components appear to be in satisfactory condition on the day of the inspection.

- Note:** There is an existing clothes washer hooked up and in place at the time of the inspection; which is not a required inspection item. This is a visual inspection of the washer connections only.

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Primary Bathroom

- Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired or replaced as necessary.
- The shower drain was observed to drain slowly, suggesting that an obstruction may exist.



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I	NI	NP	D
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Hall Bathroom

- Cracked, deteriorated and/or missing bathtub enclosure grout and/or caulking should be repaired or replaced as necessary.



Exterior Faucets/Fixtures

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

Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; 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.

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B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

All visible and accessible components appear to be performing and in satisfactory condition on the day of the inspection.

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.

D=Deficient

I NI NP D

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C. Water Heating Equipment

Energy Source:

Capacity:

Comments:

Water Heater – *Energy Source:* **Electric**

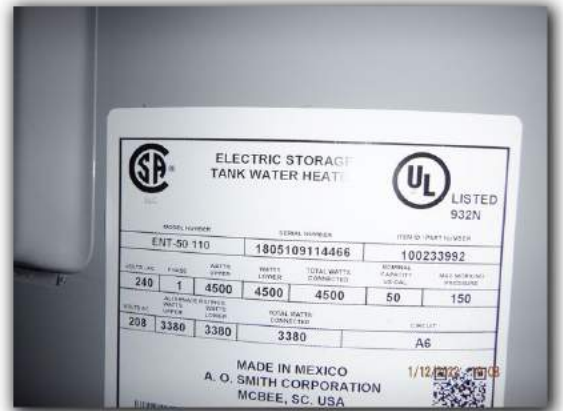
Location: **Garage**

Approximate Capacity: **50 Gallons**

Approximate Age: **2018**

Brand Name: **A.O. Smith**

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



Notice: The temperature pressure and relief (TPR) valve (aka pop-off valve), should be tested at least once a year by the water heater owner to ensure that water ways are clear. Certain naturally occurring mineral deposits may adhere to the valve, blocking water ways, rendering the valve inoperative. See the TPR valve manufactures label for more information. The TPR valve is not tested as part of this inspection because often they will not properly reset and will drip or leak after testing. It is outside the

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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scope of a general home inspection.

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D. Hydro-Massage Therapy Equipment

Comments:

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: N/A

Type of gas distribution piping material: N/A

Comments:

Note: There is no gas service to this property.

<p>Notice: If they exist, only the visible and accessible gas lines, piping and connections shall be inspected using local and/or industry accepted procedures; specialized tools are not required and are not used by this inspector. The inspector is not required to inspect sacrificial anode bonding or for its existence. The Inspector does not and will not perform a pressure test on the gas lines. The Inspector cannot detect gas leaks below the finished grade (under ground) or between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any concerns exist about possible gas line failure and/or deficiencies, it is recommend the client have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber.</p>

<p>Notice: Under current standards, carbon monoxide detectors/alarms should be installed outside each separate sleeping area in the immediate vicinity of the bedrooms of homes in which gas or fuel-fired appliances are installed and in homes with an attached garage.</p>
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I NI NP D

V. APPLIANCES

☒ ☐ ☐ ☒

A. Dishwashers

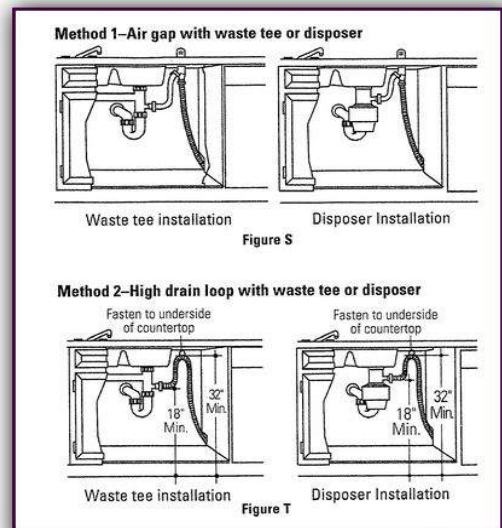
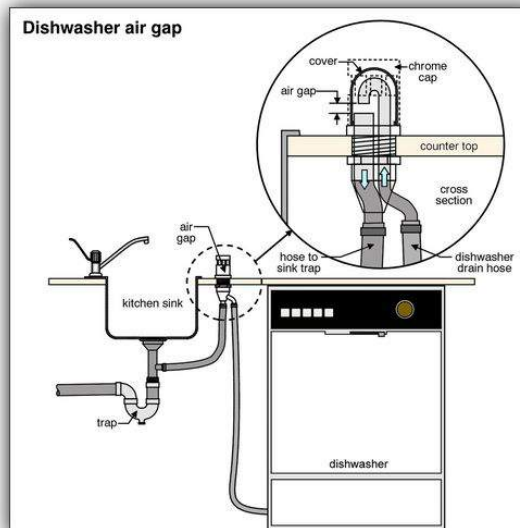
Comments:

Brand Name: Whirlpool

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

Additional Observations and/or Comments:

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



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B. Food Waste Disposers

Comments:

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

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I NI NP D

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C. Range Hood and Exhaust Systems

Comments:

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

- **Note:** The range or cook top exhaust vent fan is part of the microwave unit.
- **Note:** The kitchen exhaust vent is a recirculating type and currently does not vent out to the exterior.

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D. Ranges, Cooktops, and Ovens

Comments:

Range Brand Name: Whirlpool

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

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E. Microwave Ovens

Comments:

Brand Name: Whirlpool

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

Additional Observations and/or Comments:

- The filter(s) are dirty and need to be cleaned or replaced.
- The microwave oven cooktop surface light is inoperative.



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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

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G. Garage Door Operators

Comments:

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

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

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

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

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

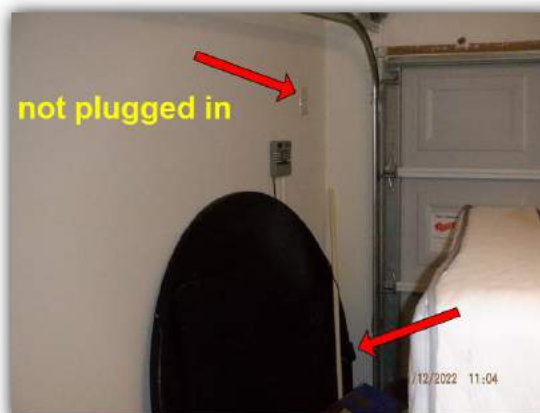
☐ ☒ ☐ ☐

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Note: The sprinkler system and related components were not inspected as part of this inspection. This is an optional item and not required to be inspected as part of a general home inspection. The client did not request this item to be inspected or choose to pay for the optional item to be inspected.

- **Note:** The sprinkler system was not turned on and tested on the day of the inspection due to personal and stored items in the garage area. I was unable to access the controller.



REPORT SUMMARY

The “Report Summary” section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. ***THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED IN THE SHORT TERM.***

The Report Summary is intended to follow the flow of the main body of the Property Inspection Report and ***IS NOT*** a suggested priority repair list. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as “Deficient”. There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable.

You should read and understand the entire Property Inspection Report prior to completing any repair request. This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the prior to the expiration of any time limitations such as option or warranty periods.

FOUNDATIONS

- One or more corners of the foundation were observed to have cracks. This is a common condition in many slab on grade foundations. This condition typically does not adversely affect the performance of the foundation. However, in some cases, cosmetic improvements may be necessary.
- One or more of the post tension cable ends are exposed on the exterior of the beam wall, and need to be properly sealed to prevent corrosion or rusting.

GRADING AND DRAINAGE

- Marginal site drainage was observed on the right side of the structure. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam.

ROOF STRUCTURES AND ATTICS

- The attic pulldown 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 per manufacturing requirements.

WALLS (INTERIOR AND EXTERIOR)

Interior Walls & Surfaces

- Interior drywall joint cracks were observed in one or more areas, mainly in the breakfast area and living room.
- Caulking improvements are recommended for the area between the interior wall finish and one or more of the window frames.

Exterior Walls & Surfaces

- Some cracking was observed in one or more areas of the exterior masonry walls of the structure. This implies that some movement of the structure has occurred, which is generally a common or typical condition; however, it is recommended to monitor these areas.
- Mortar cracks were observed in the exterior masonry veneer in one or more locations around the structure. This is a common condition and does not appear to be significant at this time; however, it does imply that some movement of the structure has occurred.
- Caulking improvements are recommended for the area between the exterior veneer and one or more of the window

frames. It is recommended to use elastomeric caulking.

CEILINGS AND FLOORS

Ceilings

- Ceiling stress or settlement cracks were observed in one or more areas of the home; primarily at the sloped and/or pop-up ceiling areas.
- The tape lines or joints are pulling loose and/or separating at the pop-up ceiling area in the primary bedroom.

DOORS (INTERIOR AND EXTERIOR)

- Weather-stripping improvements are recommended for one or more of the exterior doors.

WINDOWS

- One or more of the windows were observed to be stiff or tight in the frame and hard to operate

FIREPLACES AND CHIMNEYS

- The secondary air supply intake is installed at an elevation higher than the firebox. This condition does not meet current building standards and should be further evaluated; often it is not feasible to correct this issue.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Fixtures

- One or more of the up-light fixtures were observed to be damaged in the front side.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Kitchen Sink

- The kitchen sink faucet fixture is stiff and hard to rotate; also, it is difficult to find the off position when turning off the water with the single handle.

Primary Bathroom

- Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired or replaced as necessary.
- The shower drain was observed to drain slowly, suggesting that an obstruction may exist.

Hall Bathroom

- Cracked, deteriorated and/or missing bathtub enclosure grout and/or caulking should be repaired or replaced as necessary.

DISHWASHERS

- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning.

MICROWAVE OVENS

- The filter(s) are dirty and need to be cleaned or replaced.
- The microwave oven cooktop surface light is inoperative.

INSPECTION AGREEMENT
PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. Scope of Services

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

II. Inspection Report

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

III. Disclaimer of Warranties

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

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

IV. LIMITATION OF LIABILITY

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

V. Dispute Resolution

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

VI. Attorney's Fees

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

VII. Exclusivity

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