

Texan Inspection Services L.L.P.
1305 FM 359 #E
Richmond, TX 77406
281-342-5762 281-342-4669 Fax

PROPERTY INSPECTION REPORT

Prepared For: Home Buyer
(Name of Client)

Concerning: 1305 FM 359. Suite E Richmond, TX
(Address or Other Identification of Inspected Property)

By: Ray Hinsley TREC #6387 5/15/2014
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property,

including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to

remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

PROPERTY INSPECTION AGREEMENT

Client - _____

Property Street Address - _____

In consideration of the inspection fee of \$_____ paid by Client to Inspector, the receipt and sufficiency of which is hereby acknowledged by Inspector, and pursuant to this Property Inspection Agreement (this "Agreement"), Texan Inspection Services, L.L.P. (the "Inspector"), agrees to conduct an inspection for the purpose of informing Client of major deficiencies in the condition of certain improvements located on the Property described above. The written report produced by the Inspector regarding the Property is the confidential property of the Inspector and Client and shall not be copied, reproduced, used by, transferred to, or relied upon by any other person or company without both the Inspector's and Client's prior written consent.

1. **PURPOSE AND SCOPE OF INSPECTION.** The purpose of this one-time inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. A system or component has a major defect if it is unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The following items are **not** covered in the scope of the inspection: Any area that is not exposed to view, is concealed, or is inaccessible because of soil, walls, wall coverings, floors, floor coverings, ceilings, insulation, furnishings, stored items, built-in cabinets or shelves, etc., or those areas/items that have been excluded by the TREC standards, as well as detached buildings, fences and gates, landscaping, elevators, lifts, dumbwaiters, media equipment, telephone equipment, security equipment, intercoms, water treatment devices, thermostatic or time clock controls, radiant heat systems, solar heating systems, furnace heat exchangers, alarm systems, draperies, blinds, shutters, hardware, formica, marble, tile floors, wall coverings, air conditioning systems when outside temperature is below sixty (60) degrees, refrigerant and condensate leaks, drains, sprinkler systems in automatic mode or when outside temperature is below thirty-two (32) degrees, landscape lighting, sewer lines, septic systems, water wells, solar heating systems, water conditioning systems, and low voltage lighting. Regarding pools, hot tubs, saunas, steam baths, ponds, and fountains, only above-ground portions of such improvements are inspected, **provided, however,** that freeze protection equipment and anti-siphon equipment are not inspected. The inspection and report do not address, and are not intended to address, code and regulation compliance (all code references are for educational purposes only), the possible presence of or danger from asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, microwave radiation, electromagnetic fields, microbiological organisms and other indoor and outdoor substances, mold, underground storage tanks, proximity to toxic wastes, zoning ordinances, flood plain location, geological stability of soils, wood destroying insects, dry rot, fungus, or household pests. Client is urged to contact a competent specialist if information, identification, or testing of the above is desired. Many homes have excessive moisture issues that might lead to mold growth, but the ability to detect the presence of mold is beyond the scope of this inspection. If you are concerned about the presence of mold, you are strongly urged to consult with a qualified professional microbiologist or mold inspector prior to purchasing the Property. Inspector is not required to inspect areas which may contain, in Inspector's sole discretion, materials hazardous to the health and/or safety of the Inspector's personnel.

2. **NO WARRANTIES OR GUARANTIES.** This inspection is not intended to be technically exhaustive, nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected, and it should not be relied on as such. The inspection may include the use of infrared camera/digital camcorders, which can capture infrared and digital images. The use of this additional advanced equipment is for the benefit of the Client; provided, however, that latent and concealed defects and deficiencies are excluded from the inspection, and Inspector in no way purports to perform any service beyond the standard "visual inspection" of the Property. **CLIENT IS HEREBY NOTIFIED THAT THE INSPECTOR HAS NOT MADE, DOES NOT MAKE, AND HEREBY DISCLAIMS ANY WARRANTIES OR GUARANTEES, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, OR CONDITION OF ANY STRUCTURE, ITEM, COMPONENT, OR SYSTEM INSPECTED, SPECIFICALLY INCLUDING (BUT NOT LIMITED TO), ANY IMPLIED WARRANTIES OF FITNESS, MERCHANTABILITY, HABITABILITY AND GOOD AND WORKMANLIKE CONDUCT.** Client is advised that property owner warranties are available through third-party providers if warranties are desired. The price of the inspection does not include any such warranties, and none are offered or available through the Inspector. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to the Property or the systems, components, or contents therein. Since the inspection procedure is visual only and is not intended or designed to be diagnostically and/or technically exhaustive, an inherent risk remains that undiscovered problems exist and/or future problems will develop. Client acknowledges that the Inspector is not an insurer and it is not the intent and/or purpose of this inspection procedure to provide client with a risk free purchase or usage of the Property.

3. **LIMITATION OF LIABILITY.** Since the inspection is primarily a visual inspection, it is not possible to eliminate all risks involved in the purchase and/or ownership of the Property. **CLIENT AGREES, TO THE FULLEST EXTENT PROVIDED BY LAW, THAT CLIENT'S SOLE AND EXCLUSIVE REMEDY FOR ANY AND ALL LOSSES OR DAMAGES SUSTAINED BY CLIENT RELATING TO THIS AGREEMENT OR THE INSPECTION OR REPORT PROVIDED PURSUANT HERETO, INCLUDING ATTORNEYS' FEES AND COSTS, AND EXPERT WITNESS FEES AND COSTS, IS LIMITED SO THAT THE TOTAL AGGREGATE LIABILITY OF THE INSPECTOR (OR INSPECTOR'S EMPLOYEES OR ASSIGNEES) SHALL NOT EXCEED THE AMOUNT OF THE FEE PAID BY CLIENT TO INSPECTOR FOR THE INSPECTION AND REPORT.** This limitation shall apply regardless of the cause or the legal theory pled or asserted specifically including, but not limited to, negligence and shall control the amount of any award against the Inspector. Unless Inspector is found to be grossly negligent, Inspector shall have no liability with respect to Inspector's obligations under this Agreement or otherwise for consequential, exemplary, special, incidental, or punitive damages even if Inspector has been advised of the possibility of such damages. Client further waives any rights under the Deceptive Trade Practices-Consumer Protection Act, Section 17.41 *et seq.*, Texas Business & Commerce Code, a law that gives consumers special rights and protections, for any claim. After consultation with an attorney of their own selection, or with reasonable opportunity to consult with an attorney, Client voluntarily consents to this waiver.

4. **TAINTED, CORROSIVE DRYWALL.** From approximately 1999 until today, some homes in Texas were reportedly built or renovated using tainted drywall imported from China ("Tainted, Corrosive Drywall"). Tainted, Corrosive Drywall may emit toxic levels of Hydrogen Sulfide (H₂S), iron disulfide, strontium sulfide, carbon disulfide, carbonyl sulfide, formaldehyde, sulfur dioxide, and/or sulfur trioxide causing corrosion of copper and metal surfaces, including air conditioner coils, refrigerator coils, copper tubing, and electrical wiring, and it often creates noxious odors which may pose health risks. Tainted, Corrosive Drywall has most commonly been reported in houses built or renovated/remodeled after 2000 in 42 out of the nation's 50 states. Additional information concerning Tainted, Corrosive Drywall can be found at:

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, (512) 459-6544 (<http://www.trec.texas.gov>).

.REI 7-4 (04/2014)

http://www.cpsc.gov/info/drywall/index.html; http://www.constructionguru.com; and http://chinesedrywallcomplaintcenter.com. By signing this Agreement, Client acknowledges that this Inspection will not reveal the existence of Tainted, Corrosive Drywall and/or damages to the Property which may have resulted from Tainted, Corrosive Drywall. In order to determine the existence of Tainted, Corrosive Drywall and related damages, it is recommended that an inspection be scheduled with a drywall specialist.

5. **NOTIFICATION OF DISPUTES REQUIRED/ARBITRATION OF DISPUTES.** Client shall notify Inspector in writing of any controversy or claim related to this Agreement, the inspection or the inspection report within ninety (90) days after the date of this Agreement, and all disputes not submitted to Inspector within such time shall be deemed waived by Client, and Client hereby releases, acquits, and forever discharges Inspector from such claims, and all related causes of action and damages, not submitted to Inspector within said ninety (90) day period. In order to provide Inspector with an opportunity to investigate and resolve any such claim, Client shall not commence any arbitration or other legal proceeding relating to such claim for a period of thirty (30) days after Inspector's receipt of written notice of the claim. If, with respect to a controversy or claim related to this Agreement, the inspection or the inspection report, Client and Inspector are unable to reach a mutually satisfactory resolution within said thirty (30) day period, such dispute shall be settled by binding arbitration administered by the American Arbitration Association under its construction industry arbitration rules; provided, however, that if such claim is made by Client, Client shall satisfy the requirements of Section 5 hereof prior to submitting such claim to arbitration. Only TREC licensed real estate inspectors will be eligible to serve as the arbitrator. Judgment upon the award rendered by an arbitrator may be entered in any court having jurisdiction thereof. In any arbitration or other legal action in which the Inspector is the prevailing party or is not found liable, Inspector shall recover from Client any attorney's fees and costs incurred by Inspector in defense of the proceeding. NOTICE TO CONSUMERS AND SERVICE RECIPIENTS: A recovery fund is available for aggrieved persons through the Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 800-250-8732 or 512-459-66544, http://www.trec.state.tx.us.

6. **CERTIFICATE OF MERIT.** Client shall make no claim, including without limitation any claim of professional negligence, against Inspector unless Client has first provided Inspector with a written certification executed by an independent Texas Licensed Professional Real Estate Inspector currently practicing in the field of residential inspections in the Greater Houston, Texas area for homebuyers. The certification shall: a) contain the name and license number of the certifier; b) specify the acts or omissions of the Inspector that the certifier contends are not in conformance with the standard of care for a Licensed Professional Real Estate Inspector performing a home inspection under similar circumstances; and c) state in detail the basis for the certifier's opinion that such acts or omissions do not conform to the standard of care. This certificate shall be provided to the Inspector not less than twenty (20) days prior to the presentation of any claim, or the institution of any arbitration or legal proceeding by Client. This certificate of merit requirement will take precedence over any existing state law in force at the time of the claim or demand for arbitration.

7. **INDEMNITY. CLIENT AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS INSPECTOR, ITS PARTNERS, OFFICERS, EMPLOYEES, ATTORNEYS, AND AGENTS, AND TO DEFEND ANY ACTION BROUGHT AGAINST ANY SUCH PARTIES, WITH RESPECT TO ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, DEBTS OR LIABILITIES, INCLUDING REASONABLE ATTORNEYS' FEES, ARISING OUT OF OR RELATING TO THIS AGREEMENT, WHETHER OR NOT RESULTING FROM THE NEGLIGENCE OF ANY PARTY SO INDEMNIFIED, UNLESS CAUSED BY THE GROSSLY NEGLIGENT ACTIONS OR INTENTIONAL MISCONDUCT OF INSPECTOR.**

8. **MISCELLANEOUS.** Any particular concern of Client regarding the Property shall be brought to the attention of the Inspector before the inspection begins. All written comments by the Inspector shall supersede oral comments. The inspection report is valid for the date and time of the inspection only. Re-inspections charges will apply for any additional trips to the Property. Client agrees that if he/she is not in receipt of the written inspection report on this Property within 48 hours of the date and time of the inspection, Client will contact the Inspector in writing to inform him that the inspection report has not been received. The invalidity, illegality, or unenforceability of any provision contained in this Agreement shall not affect any other provision hereof, and this Agreement shall be construed as is such invalid, illegal or unenforceable provision has never been contained herein. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS. VENUE FOR ANY DISPUTE ARISING IN CONNECTION HERewith IS EXPRESSLY DECLARED TO BE IN HARRIS COUNTY, TEXAS. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Agreement. This Agreement may not be assigned by Client without Inspector's prior written consent. To the extent that the inspection report issued by the Inspector conflicts with the terms of this Agreement, the terms of this Agreement shall control. This Agreement shall be included as an addendum to the inspection report issued by the Inspector related to the Property. Any notice which is required or desired under this Agreement shall be given in writing and may be sent by personal delivery or by mail (either a. United States mail, postage prepaid, or b. Federal Express or similar generally recognized overnight carrier), addressed as follows (subject to the right to designate a different address by notice similarly given): if to Inspector, Texan Inspection Services, L.L.P., 1305 FM 359, Suite E, Richmond, Texas 77406; if to Client, to the address set forth herein below.

The undersigned Client hereby executes this Property Inspection Agreement on this the _____ day of _____, 201_.

I would like a copy of the inspection report forwarded to my REALTOR. (Please check box, if applicable.)

I would like a copy of the inspection report forwarded to _____. (Please check box, if applicable.)

CLIENT:

(Signature)

(Printed Name)

(Current Address)

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Type of Foundation(s): Slab on grade, Post tension cable design

Method of inspection: Visual inspection of exterior



Note: Foundations on clay soil require adequate and even moisture around the perimeter of the foundation to prevent movement. Trees and shrubs can cause foundation damage when growing too close. Water should not be permitted to pond or erode under or alongside of any part of the foundation.

Comments (An opinion on performance is mandatory.):

In my opinion the foundation is performing as intended.

Exposed post tension cable ends were observed on the exterior of the foundation. They should be sealed/repared to prevent corrosion.

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B. Grading and Drainage

Comments:

All areas of home appear to have positive drainage at this time.

Drainage system present in back yard of home.

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C. Roof Covering Materials (If the roof is inaccessible, report the method used to inspect.)

Type of Roof Covering: Asphalt composition shingle

Viewed From: Method of inspection: Weather, type and slope of roof allowed roof to be inspected by walking the roof.

Note: Not all roofs are walked on during the inspection due to slope of roof, weather and other safety concerns. Weather conditions, wind, hail and extreme temperatures affect all roofing from day to day. Continual observation is recommended. (Roofs are not checked for insurability; this is due to the fact that different insurance companies have different standards for insuring homes.)

Comments:

The counter flashing is not installed properly as it does not overlap sufficiently to ensure protection against moisture intrusion. It should be repaired around fireplace at left side of home.



Recommend adding splash blocks at all gutter downspouts to promote water to flow away from home and foundation.

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D. Roof Structures and Attics (If the attic is inaccessible, report the method used to inspect.)

Viewed From: Method of inspection: Entered attic and performed a visual inspection

Approximate Average Depth of Insulation: 10 inches

Soffit and ridge attic ventilation was observed.

Comments:

The roof rafters are 2x6 members and the purlin braces are 2x4 members. Today's standards require the purlin braces to be the same size of the rafters. Repairs are recommended.

*Evidence of roof leakage was observed on roof decking in attic. This area is below the chimney flashing (refer to above roof covering section) repairs should be made as necessary.

The attic access hatch should be insulated to better protect from thermal loss.



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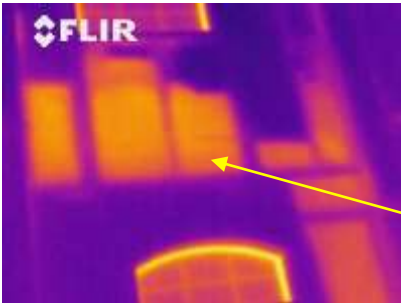
E. Walls (Interior and Exterior)

Note: Not all interior walls/ceilings are visible/ accessible in occupied homes as they are obstructed by wallpaper, paneling, furniture, etc...

Comments:

Brick and cement fiber exterior veneer was observed. All exterior wall materials appear to be installed properly and functioning properly at time of inspection.

*Observed missing insulation on front wall of entry area. Insulation should be blown in to protect from thermal loss.



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F. Ceilings and Floors

Note: Not all interior floors are visible/ accessible in occupied homes as they are obstructed by furniture, floor coverings, etc...

Comments:

Moisture was detected at left rear bedroom ceiling (40% moisture level in sheetrock), recommend repair. Moisture is originating from A/C refrigerant line condensation in attic. Repairs should be undertaken to prevent further damage.



Moisture with infrared



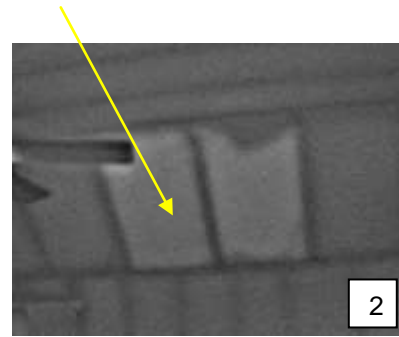
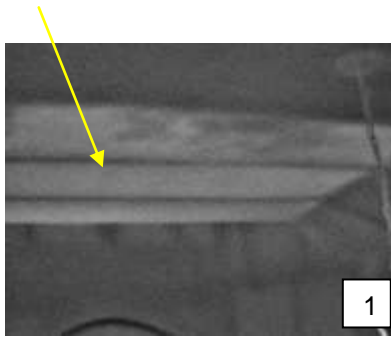
Unable to see moisture with naked eye

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Observed missing or compressed insulation at entry foyer ceiling above door (1) and living room right ceiling (2), insulation should be blown in to protect from thermal loss.



Missing insulation with infrared

Carpet, tile and wood flooring were observed and are performing as intended at time of inspection.

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G. Doors (Interior and Exterior)

Comments:

Both front and rear exterior doors should not be keyed from the inside. This creates a fire egress safety concern. This should be repaired promptly.

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H. Windows

Note: Only accessible windows are inspected. Defective thermal windows are not always visible. Cloudy days or dirty glass can obscure their condition. As thermal pane windows lose their vacuum, moisture and humidity levels change. (Windows are listed as observed at the time of inspection and no warranty is implied.)

Comments:

Champion brand double pane, double hung, and fixed windows present at time of inspection.

The window springs have popped loose at formal dining room left rear window and should be re-secured to ensure proper operation of the window.

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I. Stairways (Interior and Exterior)

Note: For safety reasons, wood decks and stairs should be checked frequently for loose boards, screws and nails.

Comments:

Tack strip nails are exposed in the carpet floor covering at the stairwell. Repairs are recommended to prevent injury.

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J. Fireplaces and Chimneys

Comments:

Masonry natural gas artificial log fireplace

It is recommended that a damper stop (c-clamp) be added to the flue damper allow gas to escape in case of leak.



*Observed flue vent pipe not connected in attic, recommend repairing as required.

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K. Porches, Balconies, Decks and Carports

Note: For safety reasons, wood decks and stairs should be checked frequently for loose boards, screws and nails.

Comments:

Minor cracks were observed in the garage floor and driveway. The size and shape of the cracks in my opinion are typical.

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L. Other

Comments:

II. ELECTRICAL SYSTEMS

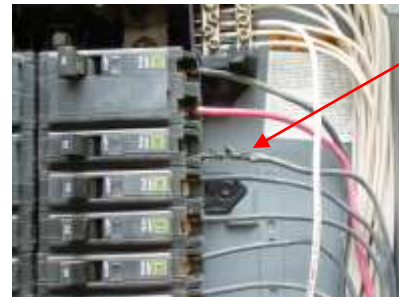
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A. Service Entrance and Panels

Comments:

Square D Brand 150 amp electrical service panel located in the garage

Overheated wiring and or breakers within the main distribution panel should be examined by a licensed electrician and repaired promptly as this is a safety issue.



Neutral wires within the main distribution panel that are bunched together on the neutral bus bar should be separated. Each wire should be served by a separate screw.

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The ground and neutral bus bars within the electrical service panel are not bonded together as required. Repairs should be undertaken.

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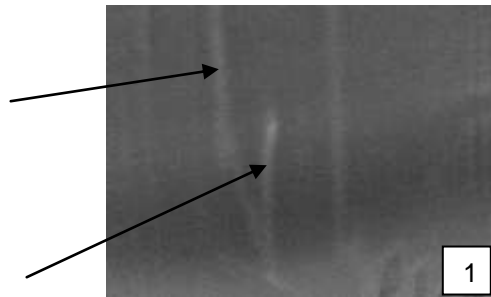
B. Branch Circuits, Connected Devices, and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Type of wiring: Copper

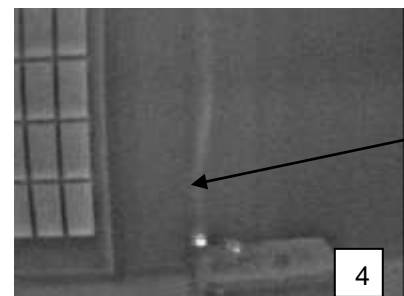
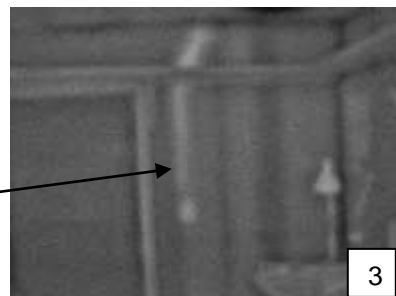
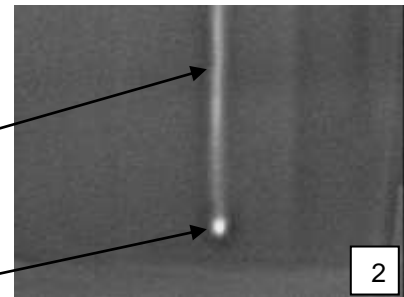
Note: Lights and equipment activated by photo cell switches were not checked. Landscape and exterior ground lighting is not included in this inspection. If there are no Ground Fault Circuit Interrupters (GFCI's) at wet areas and no Arc Fault Circuit Interrupters (AFCI's) in all bedrooms and living areas, we are required by our licensing agency (TREC) to note these on reports as a defect and in need of repair. Smoke detectors are not tested as they may be monitored by a security system.

Comments:

*An outlet and wiring appear to have overheated at left rear bedroom switch and outlet near door (1), upper right bedroom rear wall outlet (2), front den light switch (3) and living room rear wall right outlet (4). These switch and outlet circuits should be repaired by a licensed electrician.



Infrared of hot wires in wall



Today's building standards call for arc fault protection on bedroom outlets. Recommend updating to these standards.

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The installation of a ground fault circuit interrupter (GFCI) should be installed in all wet areas including all kitchen/ wet bars, all exterior, all bathrooms and the garage outlets. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Hard-wired smoke detectors with battery backup should be installed in all bedrooms and adjoining hallways and be interconnected, so that if one sound, all sound.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Central Forced Air Furnace
Energy Source: Gas

Note: We recommend that the heating system be completely serviced before each heating season. Filters should be changed as needed. Checking humidifiers, electric air filters and proper airflow is not included in this inspection. Only the emergency heat is checked on heat pump systems when the outside temperature is above 80 degrees.

Comments:

Two zone system serving the upper and lower floors
Two 1991 Lennox brand gas forced air furnaces located in attic
Both units operated and are vented properly at time of inspection.
Today's building standards call for a gas sediment trap to be installed on gas lines leading to furnaces. Recommend repairs.

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B. Cooling Equipment

Type of Systems: Central Forced Air System

Note: We recommend the AC unit be completely serviced before each cooling season and the condensate drain flushed with chlorine bleach every 2 months during the cooling season to prevent clogging. Air conditioning units are not checked when the outside temperature is below 60 degrees because of possible damage to the compressor unit.

Comments:

Two zone system serving the upper and lower floors
1991 Goodman brand 5 ton model# GSC14601AE, coil model # CHPF4860D6AA zoned to lower floor.
Lower zone unit operated to control and produced a supply of 52 degrees and a return of 67 degrees. This is within test limits of 15 to 20 degrees.
1991 Goodman brand 4 ton Model # GSC140481AE, coil model # CHPF4860D6AA zoned to upper floor.
Upper zone unit operated to control and produced a supply of 50 degrees and a return of 68 degrees. This is within test limits of 15 to 20 degrees.

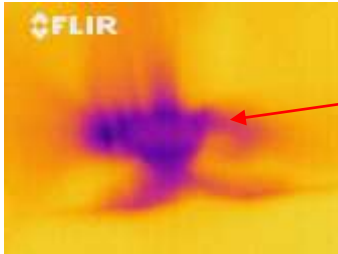
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Both A/C refrigerant lines in attic should be properly insulated to avoid condensation/water damage (see ceiling section notes above).

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C. Ducts Systems, Chases, and Vents

Comments:



*Observed supply vent covered by sheetrock and not providing air at lower guest powder bathroom, recommend repairing as required.

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front right corner of the property

Location of main water supply valve: Garage right wall

Static water pressure reading: 64 PSI

Note: Pipes, plumbing equipment and reservoirs concealed or in enclosures or underground are not checked for leaks or defects.

Comments:

Cracked, deteriorated and/or missing upper right guest bathtub enclosure grout and caulk should be replaced.

Cracked, deteriorated and/or missing master shower stall grout and caulk should be replaced.

The master toilet runs on after flushing. Improvement to the tank mechanism is likely to be needed.

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B. Drains, Wastes, and Vents

Comments:

All drains operated and appeared to be vented properly at time of inspection.

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C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Energy Source: Gas

Capacity: 40 Gallons

Comments:

Brand: 2006 State brand 40 gallon 40000 BTU model # GS640YBRS gas unit located in attic

Unit operated and is vented properly at time of inspection

The water temperature was measured at 124 degrees which is not within acceptable limits for safety. Recommend that the temperature be lowered to 120 degrees or lower as to prevent scalding.

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D. Hydro-Massage Therapy Equipment
Comments:
 The master hydro tub unit in master bathroom operated properly at time of inspection and is GFCI protected.

E. Other
Comments:

V. APPLIANCES

A Dishwashers
Comments:
 Brand: Kenmore brand
 The dishwasher lacks an airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed.

B. Food Waste Disposers
Comments:
 Brand: Badger brand
 The food waste disposer operated properly at time of inspection.

C. Range Hood and Exhaust Systems
Comments:
 Brand: General Electric brand ducted unit venting to exterior
 The range hood operated properly at time of inspection.

D. Ranges, Cooktops, and Ovens
Comments:
 Brand: General Electric brand gas cook top is performing as intended at time of inspection.
 General Electric brand electric oven
 The oven temperature was measured at 346 degrees when set at 350 degrees which is within acceptable limits.

E. Microwave Ovens
Comments:
 Brand: General Electric brand
 The microwave operated properly at time of inspection.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters <i>Comments:</i> All vent fans operated properly at time of inspection and appear to be vented to the exterior.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Garage Door Operators <i>Comments:</i> Brand: Genie brand The garage door opener did <u>not</u> automatically reverse under resistance to closing. <i>There is a serious risk of injury, particularly to children, under this condition.</i> Improvement may be as simple as adjusting the sensitivity control on the opener. This should be repaired immediately.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems <i>Comments:</i> The dryer vent appears to properly vent to the exterior of the home.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other <i>Comments:</i>
VI. OPTIONAL SYSTEMS				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems <i>Comments:</i> Brand: Rain Bird Brand 7 zone sprinkler system The water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment <i>Type of construction:</i> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended.) <i>Type of Pump:</i> <i>Type of Storage Equipment:</i> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems <i>Type of System:</i> <i>Location of Drain Field:</i> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other <i>Comments:</i>

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