



2140 Hall Johnson Rd., Suite 102-160, Grapevine, TX 76051
817.329.5200 / 972.241.3711



PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

(Address or Other Identification of Inspected Property)

By:

(Name and License Number of Inspector: (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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-

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

(512) 936-3000
REI 7-4 (04/2014)

I=Inspected

NI=Not Inspected

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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

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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.

Information Regarding Corrugated Stainless Steel Tubing(CSST)

- Corrugated Stainless Steel Tubing (CSST) is a flexible, stainless steel pipe (coated with yellow, or in some cases, a black exterior plastic coating) used to supply natural gas and propane in residential, commercial and industrial structures. Since 1990,CSST has been installed in millions of homes across the country. If lightning strikes on or near a structure, there is a risk it can travel through the structures gas piping system and cause a leak , and in some cases a fire. Since 2006 manufacturers instructions have required direct bonding and grounding of yellow CSST in new installations. A bonding connection installed on a gas piping system will reduce the likelihood of electrical arcing to or from other bonded metallic systems in the structure, thus reducing the likelihood of arc induced damage. The CSST industry and Texas State Fire Officials have launched a consumer education campaign to address some specific safety concerns including the importance of properly bonding CSST. For more information, please visit: www.csstsafety.com.

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

Information Regarding Corrugated Stainless Steel Tubing(CSST)

Corrugated Stainless Steel Tubing (CSST) is a flexible, stainless steel pipe (coated with yellow, or in some cases, a black exterior plastic coating) used to supply natural gas and propane in residential, commercial and industrial structures. Since 1990,CSST has been installed in millions of homes across the country. If lightning strikes on or near a structure, there is a risk it can travel through the structures gas piping system and cause a leak , and in some cases a fire. Since 2006 manufacturers instructions have required direct bonding and grounding of yellow CSST in new installations. A bonding connection installed on a gas piping system will reduce the likelihood of electrical arcing to or from other bonded metallic systems in the structure, thus reducing the likelihood of arc induced damage. The CSST industry and Texas State Fire Officials have launched a consumer education

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campaign to address some specific safety concerns including the importance of properly bonding CSST. For more information, please visit: www.csstsafety.com.

Information regarding the approximate age of HVAC System Components/Water Heating Equipment is beyond the scope of the inspection and is only provided as a courtesy. Accuracy and reliability of the information provided is believed accurate but is not guaranteed. In no event Amerispec or its representatives be liable for any loss or damages that might arise from the use of or reliance on the information provided. In Attendance - Buyer(s), Buyers Agent, Occupancy- This is a limited review of many areas in this home. Home was occupied at time of inspection. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.

Property Information- This is a single family home. Levels- 2 story structure, Estimated age- This structure is approximately 12 years of age. Weather Conditions Cloudy. Temperature at the time of the inspection was in the mid 60's.

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Concrete slab on grade. The slab is reinforced with post tension cables.

Comments:

Because some structural movement is tolerated in the DFW area, evaluation of foundation performance is, to a great extent, subjective. Our evaluation of this foundation is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. If actual measurements and an engineering evaluation are desired, a qualified structural engineer should be consulted.

The house appears to be located on expansive clay soil, which is very common in this area. Proper watering of this type soil in the area of the foundation is important to the integrity of the structure. It is recommended that a proper foundation watering program begin immediately.

The foundation appears to be functioning as intended at the time of the inspection.

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B. Grading and Drainage

Comments:

General lot drainage and slope is inspected by visual means only (no measuring devices are used—such means and devices are beyond the scope of our inspection). The findings are, to a great extent, subjective. Our evaluation of the slope of the grade and lot drainage is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. If actual measurements and a professional drainage evaluation are desired, a qualified engineer should be consulted.

Retaining walls were observed at the left and right sides of the house. Verification of the construction and design of such walls is an engineering consideration beyond the scope of our inspection.

With slab foundations, we advise that at least two inches of concrete show between the brick or siding and the dirt line. Inadequate clearance can allow water to penetrate into the house, causing wood and carpet damage. No interior damage caused by this condition was noted at the time of the inspection, but we recommend that the dirt line on the, t front side of the house be lowered to provide adequate clearance.

Grade appears to slope toward the foundation on the Front side(s). Reshaping the area around the foundation to move water away from the structure would help to minimize movement of the foundation system which can be caused by poor drainage.



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C. Roof Covering Materials

Types of Roof Covering: Architectural composition shingles. Note: With regular maintenance average life expectancy is between 20 -25 years under normal installation/conditions.

Viewed From: Observed from either eave level and/or ground level using binoculars.. Inspector did not climb/walk onto roof due to safety (steep pitch) or eaves too tall to access with a 14' ladder. Note: Inspector did not climb/walk onto roof due to safety (height-pitch) concerns. If further review is desired, we recommend evaluation by qualified contractor.

Comments:

To prevent damage to the roof surface, the inspector did not lift, loosen, pry up, or break the weather seals on any type of roof material. The nail pattern/fastener schedule for the roofing material was not inspected. Determining life expectancy or remaining life of the surface is beyond the scope of the inspection. As per the TREC standards of practice, we are not required to determine how the visible roof damage occurred (hail, foot traffic, workmanship, etc.). Any specific comments relate to obvious damage where there is no question concerning cause. Many insurance companies inspect roofs prior to agreeing to provide coverage. We recommend that you arrange such inspection prior to closing to help assure a smooth transition between old and new insurers.

ROOF COVERING OBSERVATIONS- Roof covering observed showing normal wear for age and type, appears to be in serviceable condition at the time of the inspection.

Tree limb(s) observed in contact and rubbing surface of roof. Trim to avoid excessive wear.

ROOF VENTS, FLASHING, & COUNTER FLASHING OBSERVATIONS- No problems were observed during this inspection period.



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D. Roof Structure and Attic

Viewed From: Attic access can be limited in attics by several factors including deep insulation, low clearance, or framing. Other situations may arise where the inspector deems it unsafe to "walk" an attic (hidden wiring, plumbing, etc.). Attics with limited access are typically viewed from access areas only.

The access hatches were located in the Garage & Hallway.

The attic was viewed from platforms only. Partial attic access, Attics with deep insulation cannot be safely inspected due to limited visibility of framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area.

Approximate Average Depth of Insulation: Blown cellulose insulation was noted, approximately 6 to 8 inches deep.

ATTIC OBSERVATIONS- Conventional framing Plywood sheathing was noted. ROOF STRUCTURE OBSERVATIONS- All visible components were in serviceable condition at the time of our inspection, ATTIC VENTILATION IS PROVIDED BY: Eave Vents. turbine Vents



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E. Walls (Interior and Exterior)

Comments:

INTERIOR WALL OBSERVATIONS- INTERIOR WALLS ARE COVERED WITH THE FOLLOWING MATERIAL(S): Drywall. Personal items are limiting our view of the interior walls. All visible components were in serviceable condition at the time of our inspection

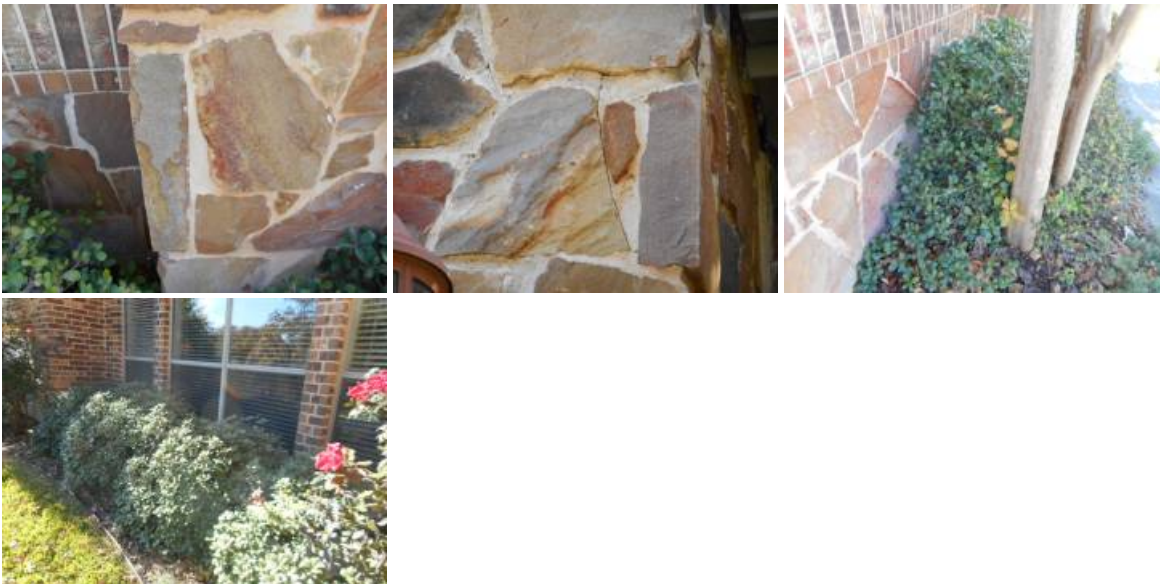
As a matter of general home maintenance, it is recommended that any deficiencies in the "exterior envelope" be sealed for energy efficiency and to help prevent water and moisture penetration into the structure. Examples would be caulking windows/doors, replacing worn weather-strip seals, and sealing wall penetrations or openings(around light fixtures ,a/c lines etc.)

EXTERIOR WALL OBSERVATIONS- EXTERIOR WALLS ARE CONSTRUCTED OF THE FOLLOWING MATERIALS: Brick and/or block (stone) veneer over wood framing and cement board

Common cracks observed, primarily a cosmetic concern. Suggest sealing all brick and mortar cracks to prevent water penetration as a routine maintenance effort.

Heavy vegetation was noted at the front, and and rear, side, limiting our view of the exterior.

We recommend sealing the fireplace vent at rear wall to prevent water intrusion.



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F. Ceilings and Floors

Comments:

CEILING COVERING(S): Painted sheet rock. CEILING OBSERVATIONS- All visible components were in serviceable condition at the time of our inspection

Condition of flooring was not determined where covered by carpets/rugs or other floor coverings or stored articles.

FLOOR COVERING(S): Vinyl/tile and carpeting. All visible components were in serviceable condition at the time of our inspection

GARAGE FLOOR OBSERVATIONS- No problems observed during this inspection period.

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G. Doors (Interior and Exterior)

Comments:

INTERIOR DOOR OBSERVATIONS- **The following door/ doors will not latch when closed. left front upstairs bedroom**

EXTERIOR DOOR OBSERVATIONS- No problems observed at this time.

OVERHEAD GARAGE DOOR OBSERVATIONS- Garage doors are metal.

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H. Windows

Comments:

Our ability to visually detect failed thermal pane window sections in the early stages of seal failure is greatly influenced by outside lighting conditions, cleanliness of the windows, and the presence of screens. The absence of labeled safety glass does not necessarily mean the installed glass is not rated as safety glass. In accordance with the TREC standards we do look for identifying labels when required, but do not definitively test glass surfaces for proper certification when no labels are present. NOTE TO CLIENT(S): Only a representative number (random sampling) of windows are checked. No obstructed or locked windows were checked. Access to some of the windows was blocked by the storage of personal effects, furniture and or/window coverings. **Some screens are missing, these are not itemized by room.**

Thermal pane window(s) deficiencies- **Condensation stains were noted in the thermal pane windows located in the following areas: 1ea living room, 1ea right upstairs bedroom. Repair or replacement will be required if the visibility of the windows is to be restored.**

Area(s) of window glazing is cracked and/or missing.



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 I. Stairways (Interior and Exterior)

Comments:

INTERIOR RAIL(S) & STEP(S)- All visible components were in serviceable condition at the time of our inspection.

 J. Fireplaces and Chimneys

Comments:

Examination of concealed or inaccessible portions of the chimney is beyond the scope of our inspection. We do not perform draft or smoke tests. If further review is desired, we recommend consulting with a qualified contractor. FIRE PLACE LOCATION- First Floor, Living Room. FIREPLACE TYPE- The fireplace is a prefabricated metal type. Gas logs were noted, The gas logs operated, FIRE PLACE OBSERVATIONS- All visible components were in serviceable condition at the time of our inspection.



 K. Porches, Balconies, Decks, and Carports

Comments:

PORCH OBSERVATIONS- All visible components were in serviceable condition at the time of our inspection.

II. ELECTRICAL SYSTEMS

 A. Service Entrance and Panels

Comments:

It is beyond the scope of the inspection (per TREC standards) to report on breaker labeling (what circuit each breaker controls), or verify the accuracy of any labeling.
 Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's for all receptacles per TREC guide lines (excluding those that are GFCI protected) to enhance safety. AFCIs use unique current sensing circuitry to discriminate between normal and unwanted arcing conditions. Once an unwanted arcing condition is detected, the control circuitry in the AFCI trips the internal contacts, thus de-energizing the circuit and reducing the potential for a fire to occur. Upgrades should be performed by a licensed

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electrician. Service is underground. MAIN PANEL COMMENTS: The main service was approximately 200 amps, 240 volts. A grounding system was present. A main disconnect was not present. Overload protection provided by breakers. Main panel is located in the Garage Arc- Fault Circuit Interrupters (AFCI) were providing protection to all bedroom outlets. AFCIs use unique current sensing circuitry to discriminate between normal and unwanted arcing conditions. Once an unwanted arcing condition is detected, the control circuitry in the AFCI trips the internal contacts, thus de-energizing the circuit and reducing the potential for a fire to occur. Circuit breakers are provided. All visible components were in serviceable condition at the time of our inspection.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: The branch circuit conductor is copper, preferred for safety. The electrical system is a standard two wire type with ground.

Comments:

As per our State standards, we do not assess circuit loads or determine proper circuit sizes per breaker based on current standards. Only accessible outlets are tested. Wall switches may not always control a fixture or device. We do not definitively determine an intended use for any switch that does not appear to operate a fixture. We do not carry extra light bulbs or test a fixture with spent bulbs. Ground fault circuit interrupter (outlets with integrated test and reset buttons) provide added safety in locations that are considered to be more hazardous than normal ie. wet locations). GFCI's were not designed for use with motor loads such as refrigerators or freezers. Care should be taken to help guard against unanticipated defrosting. Garage GFCI outlets with appliances installed are not tested. A door bell was present and operating as intended at the time of the inspection. Fire Protection Equipment Comments: Smoke detectors are tested for a local alarm by pressing the test button on each detector. Testing of sprinkler systems, central alarm systems, and actual smoke tests are outside the scope of this inspection. If such testing is desired, we recommend you consult with a company specializing in fire systems. Smoke detectors are present and operating correctly at the time of this inspection. Carbon Monoxide Disclaimer, Carbon monoxide is a colorless, odorless gas that is emitted as a by-product of incomplete combustion. (Such as your vehicle engine) Levels as low as 30 parts per million can cause illness. If exposed for an extended period, death. Signs of Carbon Monoxide poisoning are headache, nausea, confusion, and/or loss of consciousness. In extreme prolonged cases, a condition called "Cherry Face" may be present. This is where the CO binds to the blood hemoglobin and presents itself as a cherry color to the skin of the face and neck. Carbon Monoxide Detector(s) are present and operating correctly at the time of this inspection.

We noted the front porch light is missing a globe recommend repair.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Forced Air furnace(s) located in the, attic.

Energy Sources: Gas A gas shut off was noted. and A flex supply line was noted.

The evaluation of the HVAC system is an operational test of the equipment. The equipment is not disassembled, which means that in most cases, evaporator coils are not viewed and heat exchangers are not fully accessed (most newer units prevent any visibility of the exchanger/burner compartment). Regular maintenance of the hvac system can greatly extend it's useable life. We recommend contracting with a licensed professional on a yearly basis to help ensure safe and proper operation of the furnace and air-conditioning system. Heating System- The heating system operated correctly at the time of the inspection.



Hvac Location/Coverage Area

Unit covers the entire Structure.

The evaluation of the HVAC system is an operational test of the equipment. The equipment is not disassembled, which means that in most cases, evaporator coils are not viewed and heat exchangers are not fully accessed (most newer units prevent any visibility of the exchanger/burner compartment). Regular maintenance of the hvac system can greatly extend it's useable life. We recommend contracting with a licensed professional on a yearly basis to help ensure safe and proper operation of the furnace and air-conditioning system.

B. Cooling Equipment

Type of Systems: Electric.

Comments:

Evaluation of the HVAC system is an operational test of the equipment. Efficiency, adequacy, leak testing, use of pressure gauges for testing, disassembly of the system, etc are outside the scope of our review as determined by the Texas Real Estate Commission.

Downstairs unit

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Data

Manufacturer. Trane
Model Number. 2TTR2060B1000AA
Serial Number. 3365V632F
Approx. Age. 12

The return air temperature was 64°F and the supply air temperature was 49°F, giving a temperature differential of 15 which was within a serviceable range.

CONDENSER (EXTERIOR UNIT) OBSERVATIONS- Condenser Deficiencies- Insulation is damaged and/or not present on refrigerant line, recommend repair.

EVAPORATOR OBSERVATIONS- Evaporator Deficiencies- Rust was present in the secondary drain pan. This is an indication that the primary drain line is or has been clogged at some point in time, recommend review/repair by qualified HVAC contractor.

Insulation is damaged and/or not present on primary drain line recommend repair.

Upstairs unit

Data

Manufacturer. Trane
Model Number. 2TTR2036A1000AA
Serial Number. 3213KBN3F
Approx. Age. 12

The return air temperature was 64°F and the supply air temperature was 49°F, giving a temperature differential of 15 which was within a serviceable range.

CONDENSER (EXTERIOR UNIT) OBSERVATIONS- Condenser Deficiencies- Insulation is damaged and/or not present on refrigerant line, recommend repair.

EVAPORATOR OBSERVATIONS- Evaporator Deficiencies- Rust was present in the secondary drain pan. This is an indication that the primary drain line is or has been clogged at some point in time, recommend review/repair by qualified HVAC contractor.

Insulation is damaged and/or not present on primary drain line recommend repair.



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Hvac Location/Coverage Area

Unit covers the entire Structure.

Evaluation of the HVAC system is an operational test of the equipment. Efficiency, adequacy, leak testing, use of pressure gauges for testing, disassembly of the system, etc are outside the scope of our review as determined by the Texas Real Estate Commission.

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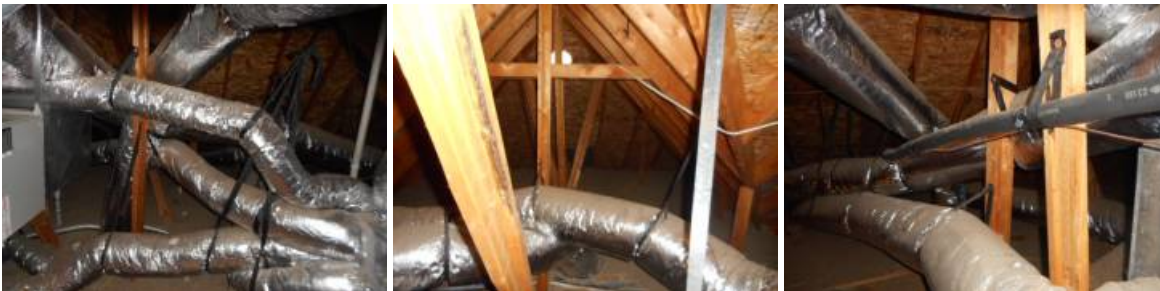
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C. Duct Systems, Chases, and Vents

Comments:

DUCTWORK TYPE- Fiberglass duct board and/or flexible type ducts were primarily used for distribution/return system throughout. No problems observed during this inspection period.

FILTER OBSERVATIONS- No problems observed during this inspection period.



IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: The water meter is located at the street.



Location of main water supply valve: Valve is located at the water meter.

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Static water pressure reading: Water pressure was checked at an exterior hose bib. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. Static pressure was noted at 77 PSI at the time of the inspection.

Comments:



The water meter drip indicator showed no signs of flow to the structure when no demand was called for at the structure. Kitchen, bathroom, and exterior fixtures were operated. Municipal service is primary water source. SUPPLY PIPING TYPE- Piping, where visible, is copper.

Private well appears to be secondary water source. No water quality and/or quantity testing done. Seller should provide buyers with any information that may be available on the water well system. (i.e. logs - depths - previous service/repairs -installation company name and number - etc.) Check with all State and local authorities for proper use - location and operation of private water wells.

POTABLE WATER LINE OBSERVATIONS- Appears serviceable

EXTERIOR PLUMBING- No problems observed during this inspection period.

Kitchen:

No problems observed during this inspection period.

Bathrooms:

LAVATORY- The following sink faucet(s) were leaking upstairs hall bathroom, recommend repair.

TOILET/BIDET PLUMBING- The master, jack & jill and upstairs hall toilet bowls were loose at its floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. We recommend properly resealing and re-securing the toilet to help prevent water leakage and damage, recommend repair.

TUB/SHOWER PLUMBING- No problems observed during this inspection period.

TUB/SHOWER ENCLOSURE- No problems observed during this inspection period.



Utility Room:

No problems observed during this inspection period.

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B. Drains, Wastes, and Vents

Comments:

DRAIN/WASTE & VENT PIPING TYPE- PVC plastic, SEWER PIPE OBSERVATIONS- No problems observed during this inspection period.

Kitchen:

No problems observed during this inspection period.

Bathrooms:

LAVATORY- No problems observed during this inspection period.

TOILET/BIDET PLUMBING- No problems observed during this inspection period.

TUB/SHOWER PLUMBING- No problems observed during this inspection period.

Utility Room Sink:

No problems observed during this inspection period.

-

C. Water Heating Equipment

Energy Sources: Gas operated.

Capacity: 50 Gallons.

Comments:

Location:

The temperature and pressure relief valve(s) were not operated. We recommend testing the valves every six months. If the valves do not operate as intended, we recommend any repairs necessary to assure that the valve can operate under high temperature/high pressure condition. Data

Manufacturer: Bradford White.

Model Number: M15036FBN.

Serial Number: LD34248835

The water heater(s) operated as intended and all visible components were in serviceable condition at the time of our inspection.



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D. Hydro-Massage Therapy Equipment

Comments:

Hydro-Massage Therapy Equipment - Comments: The whirlpool tub was filled to a level above the water jets and operated. The pump and supply lines were not completely accessible. The items tested appeared to be in serviceable condition. If disassembly for a more detailed review is desired, we recommend consulting a licensed plumber.

No problems observed during limited test run of equipment.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D
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A. Dishwashers

Comments:

Dishwasher - Comments: Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. Discharge hose is **The dishwasher drain line needs to be looped upward near the top of the cabinet underside in order to help prevent possible contamination of clean dishes which can occur when water from the sink flows into the dishwasher.**

We noted the soap cup did not stay closed recommend repair.



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B. Food Waste Disposers

Comments:

No problems observed during limited test run of appliance.

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C. Range Hood and Exhaust Systems

Comments:

Exhaust vent is a vented type. No problems observed during limited test run of appliance.

-

D. Ranges, Cooktops, and Ovens

Comments:

Ovens are temperature tested in normal "bake" mode only as determined by the Texas Real Estate Commission. "Convection, roast, or self-clean" modes and or cooking efficiency are not operated/ tested. Gas ranges are not moved away from the wall to view any present utility connections that are behind the unit. Range present, Gas. No problems observed during this inspection period. Oven present, Electric. No problems observed during this inspection period. With the thermostat set at 350 degrees the oven shut down temperature was 350 degrees.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient	
I	NI	NP	D	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>E. Microwave Ovens</p> <p><i>Comments:</i> Microwave Oven - Comments: Built-in microwave ovens are tested using normal operating controls. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing. No problems observed during this inspection period. Note: No microwave leak detection and/or output testing was done during this inspection period.</p>

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency	
I	NI	NP	D	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>F. Mechanical Exhaust Vents and Bathroom Heaters</p> <p><i>Comments:</i> Vent unit present. No problems observed during limited test run of appliance.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>G. Garage Door Operators</p> <p><i>Comments:</i> No problems observed during limited test run.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>H. Dryer Exhaust Systems</p> <p><i>Comments:</i> Viewed, but not operated. It is recommended that the dryer vent be periodically cleaned throughout the year to prevent excessive lint build-up. This will help ensure safe operation and more effective dryer operation.</p>

VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A. Landscape Irrigation (Sprinkler) Systems</p> <p><i>Comments:</i> The system is controlled by a timing device; Evaluation of efficiency, and adequate coverage is beyond the scope of this inspection. Rain/freeze sensors are not tested for operation. Some municipalities require drip irrigation in some locations around the structure; determining which drip zones water each location can be difficult. All attempts are made to accurately determine which zone at the controller irrigates what area at the exterior. All zones are operated at the timer in manual mode only. A backflow prevention valve and cut off was noted. A rain/freeze sensor has not been installed, it may have not been required at the time the home was built, however most municipalities require them today. Recommend installation by a qualified irrigation contractor.</p> <p>Zone 1 Front flower bed. Zone 2 Left side. Zone 3 Front yard. Zone 4 Street. Zone 5 Front yard. Zone 6 Right side. Zone 7 Did not operate Zone 8 Right side.. Zone 9 Right side. Zone 10 Rear yard. Zone 11 Rear yard. Zone 12 Rear yard. Zone 13 Rear yard. Zone 14 Rear yard.</p>
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I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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Zone 15 Rear yard.



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

I	NI	NP	D
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Concrete.

Comments:

To enhance safety, we recommend locking gates and door alarms to limit unwanted access to the pool area. Anti-entrapment drain systems/covers and dual drains prevent mechanical entrapment at the drain inlets and are recommended. Proper water chemistry should be maintained at all times to ensure serviceability. Rain/wet conditions limit our ability to visually detect leaks. Leak testing of the structure or any present defects should be performed by a qualified contractor. Manual line/main control valves are not operated or evaluated for efficiency (beyond the scope of our inspection as determined by the Texas Real Estate Commission). If further review is desired, we recommend inquiry with the seller or review by a qualified pool contractor. For more information on pool operation and safety visit: www.nspf.org.

Chemical equipment: The automatic chemical treatment equipment was not tested (Chlorine injector). Salt generation equipment was noted (salt water pool). This type of equipment requires regular maintenance to ensure the turbulator and other valves operate as intended. We recommend inquiry with the seller as to the operation of the salt system, or evaluation by a qualified contractor if proper records cannot be verified.

We noted surface wear and rust stains on surface recommend repair.

Tile Serviceable

Decking/Coping, Serviceable

Slides, Serviceable

Steps, Serviceable

Skimmer, Serviceable

Valves, The valves were not operated.

Piping, **Piping leaks noted recommend repair.**

Lights, **The pool light did not operate recommend repair.**

GFI Protection, Serviceable

Pump/Motors **We were not able to turn on the fountain or clean pumps recommend verifying operation before closing.**

Electrical, Serviceable

Bonding, Serviceable

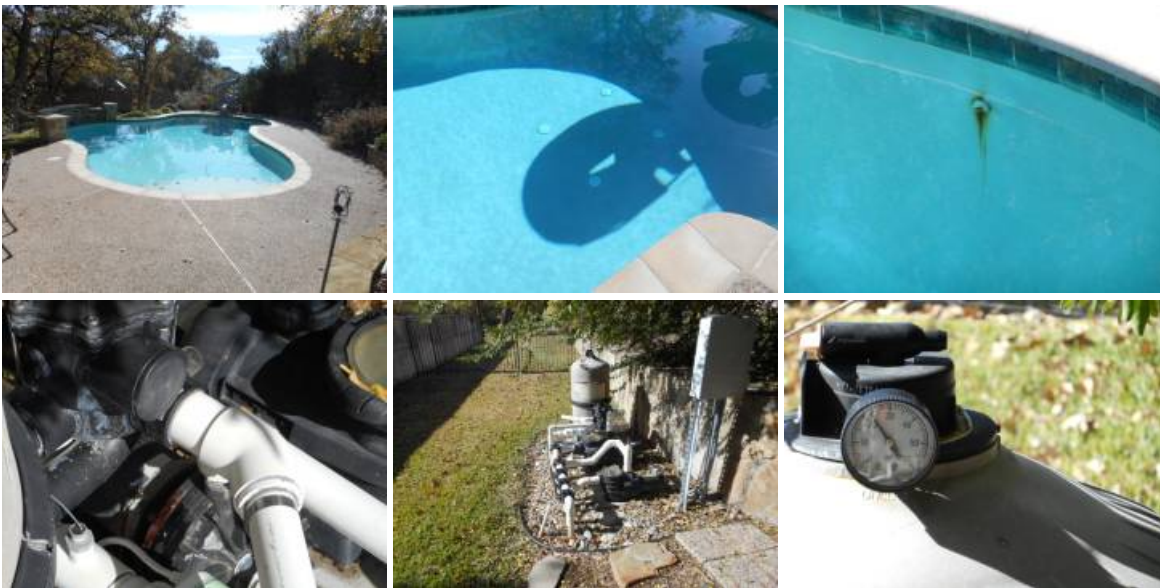
Filter, Serviceable

Fence, Serviceable, Type, Wrought Iron

No patio door alarm was noted. We recommend installation for safety.

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

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

I	NI	NP	D
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C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis is recommended.)



Type of Pump Submersible.

Type of Storage Equipment: Pressure Tank (with membrane)

Comments:

PRESSURE: No problems were noted during the time of the inspection. PUMP/MOTOR OBSERVATIONS- Appears serviceable, SITE DRAINAGE- Drainage is adequate. COLIFORM BACTERIA WATER TEST- A coliform test was not performed at the time of inspection, but is recommended prior to closing on the property.

E. Private Sewage Disposal (Septic) Systems Septic systems are load tested only (per our standards of practice). Load testing consists of running water at several fixtures for an extended period of time. We do not remove covers, lids, or disassemble any components. The existence of any required county or municipal periodic inspections or permits is not verified.