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INSPECTED FOR

Kent Risien
2870 Oakdell Tr
New Braunfels, TX 78130

September 13, 2017

PROPERTY INSPECTION REPORT

Prepared For: Kent Risien
(Name of Client)

Concerning: 2870 Oakdell Tr, New Braunfels, TX 78130
(Address or Other Identification of Inspected Property)

By: B. J. Lange, Lic #20796 09/13/2017
(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 REPORT 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, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the 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).

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 requires 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

Inspection Time In: **8:15 am** Time Out: **10:00 am** Property was: **Vacant**
Building Orientation (For Purpose Of This Report Front Faces): **North**
Weather Conditions During Inspection: **Sunny**
Outside temperature during inspection: **60 to 70 Degrees**
Parties present at inspection: **Buyer, Buyer's Agent at end of inspection**

Positive Attributes: Clean, Good location, Great home for entertaining, Lots of attic insulation, Lots of character, Lots of living space, Lots of storage, Newer home, Nice curb appeal, Nice back porch for entertaining, Nice floorplan, Nice Yard, Open concept

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Kent Risien. 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, refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

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

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

This confidential report is prepared exclusively for: Kent Risien

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

When Things Go Wrong

There may come a time when you discover something with the home that you feel may have been missing from the home inspection.

Here are some things we'd like you to keep in mind.

· Intermittent Or Concealed Problems:

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

· No Clues:

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

· We Always Miss Some Minor Things:

Our reports may identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's decisions.

· Contractor's Advice:

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with minor repairs.

· Last Man In Theory:

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce his liability. This is understandable.

· Most Recent Advice Is Best:

There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

· Why Didn't We See It?

Contractors often say, I can't believe the inspector didn't find this problem. There are several reasons for these apparent oversights:

Most Contractors Have No Clue What's Inside or Outside The Scope Of A Standard Home Inspection: All of our inspections are conducted in accordance with the National Association of Certified Home Inspectors (NACHI). The Standards of Practice specifically state what's included and excluded from the standard home inspection.

Most contractors have no clue this document exists and many have a tendency to "blame the Home Inspector" for any issue found, regardless of whether the issue is within the "scope" of the standard home inspection.

· Conditions During The Inspection:

It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

· The Wisdom Of Hindsight:

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

· A Long Look:

If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take days and would cost considerably more. We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, etc.

· An Invasive Look:

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

· Not Insurance:

In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Ground
Comments:

Foundation Is Performing Adequately

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

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. Note: The inspector is not required to enter a crawlspace or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high. (535.228 SOP)
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.

B. Grading and Drainage

Comments:

Grading & Drainage

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

Gutter & Downspout System

- Gutters not present on one or more sides of home.

Note: The gutter downspouts should discharge water at least thirty-six inches (36") away from the foundation perimeter beam. Storm water should be encouraged to flow away from the structure at the points of discharge.

Notice: The inspector cannot and will not be able to verify the operation, sizing, efficiency or adequacy of any underground and/or sub-surface drainage system. If there are any questions or concerns with this type of system or the effectiveness of the system, you should consult with the current owner or a specialist related to this type of system.

C. Roof Covering Materials

Type(s) of Roof Covering: Composition shingles
Viewed From: Walking safe areas of roof
Comments:

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I	NI	NP	D
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Roof Covering

- Damaged shingle(s) were observed on the north side of the roof structure. Repair.



Flashing Details

- Drip edge flashing missing. Repair as necessary.



I=Inspected

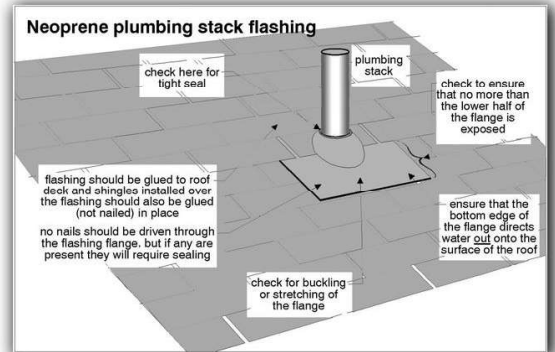
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- One or more of the roof level plumbing vent stack flashing details that need repair. i.e: have rubber that is pushed down, need sealant. The existing condition could allow water penetration at this point. Repair.



Pictures of roof:



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Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

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

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D. Roof Structures and Attics

Viewed From: Walked/crawled safe areas of attic interior where decked areas/boards/walkways were present and restrictions/blockages were not present

Approximate Average Depth of Insulation: 0-9"

(**Note:** Generally recommended depth of attic floor insulation is approximately 10+ inches to achieve a R30 rating.)

Insulation Type: Loose Filled

Description of Roof Structure: Truss Assembly

Attic Accessibility: Partial

Comments:

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Roof Structure

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

Attic Ventilation

- Bird nest was observed in attic vent. Recommend cleaning to help improve attic ventilation.



Attic Insulation

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

Picture of attic access:



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I	NI	NP	D
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Picture(s) of attic:



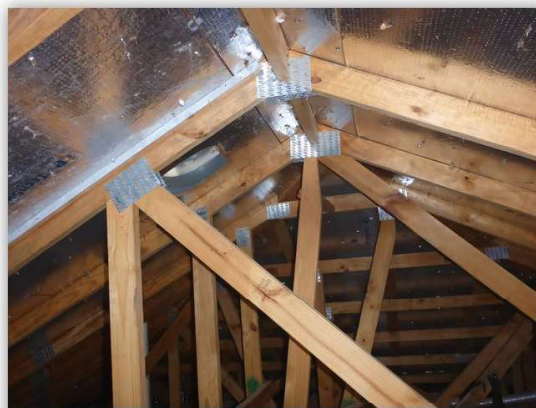
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Notice: Insulation should be installed in accordance with manufacturer's instructions and meet the local building code. The efficiency of the insulation is not covered by this inspection report.

E. Walls (Interior and Exterior)

Comments:

Description of Exterior Cladding: Brick veneer, Fiber cement board

Interior Walls & Surfaces

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



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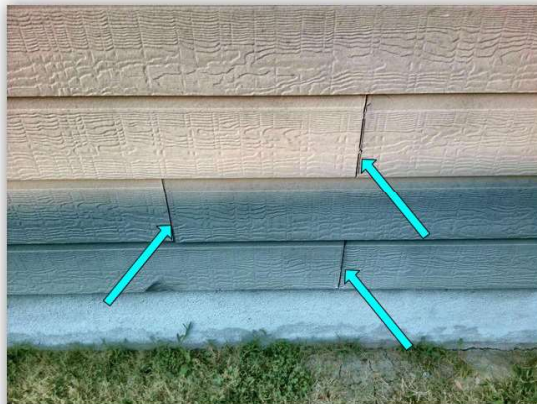
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- Water stains/moisture damage/bubbling paint/evidence of water intrusion observed on the walls in the laundry room, hallway closet. The cause and remedy should be further evaluated and corrected as necessary.
- Protimeter (moisture meter) did NOT indicate a high moisture reading in the laundry room, hallway closet.



Exterior Walls & Surfaces

- Caulking improvements are recommended between the exterior cladding/siding junctures &/or trim junctures. It is recommended to use an elastomeric caulking.



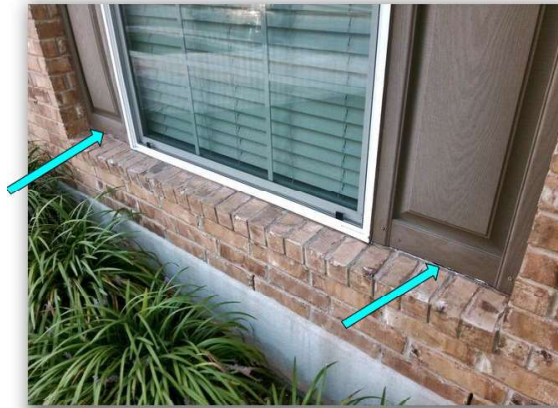
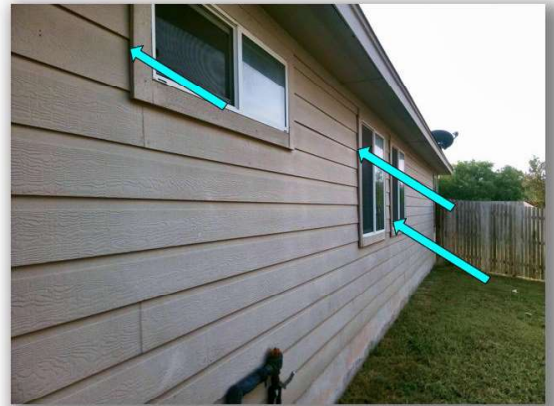
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F. Ceilings and Floors

Comments:

Ceilings

- **Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs in the kitchen, master bedroom. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.
- Ceiling joint cracks were observed in the kitchen, master bedroom.



I=Inspected

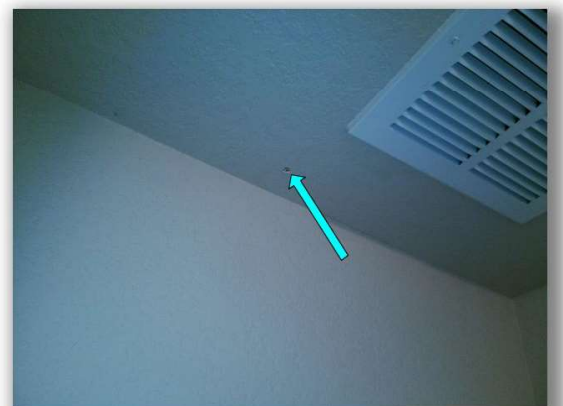
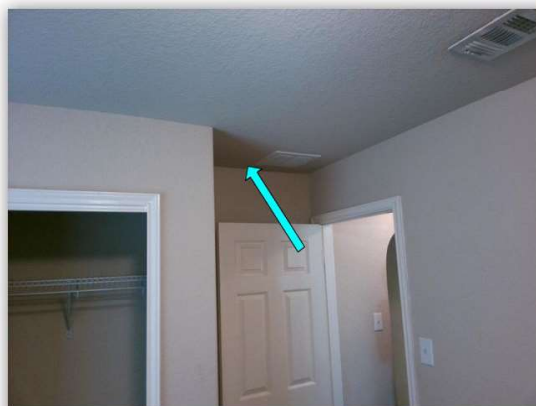
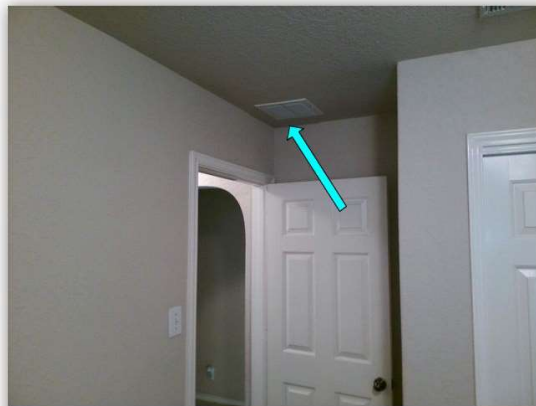
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- Nail heads were observed to be pushing through the interior finish in master bedroom, side middle bedroom, front corner bedroom, hallway.



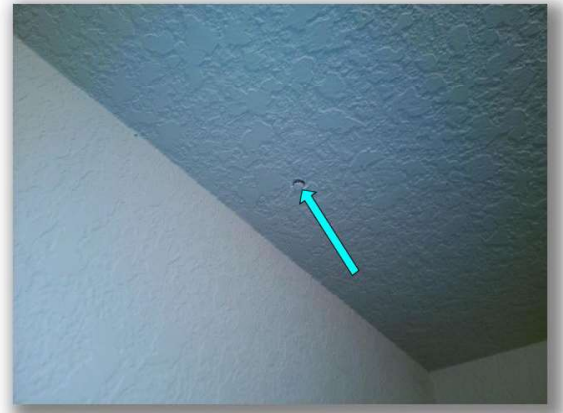
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Floors

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.

Overhead Garage Door

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

Garage Entry Door

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

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H. Windows

Comments:

Windows

Window Screens

-
-
-
-

I. Stairways (Interior and Exterior)

Comments:

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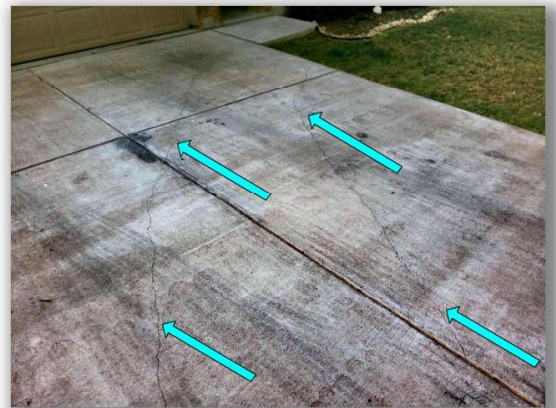
- The step is loose and repairs are necessary for reasons of safety.



J. Fireplaces and Chimneys
Comments:

K. Porches, Balconies, Decks, and Carports
Comments:
Driveway/Garage Floor

- Cracks and/or deficiencies were observed in the driveway.



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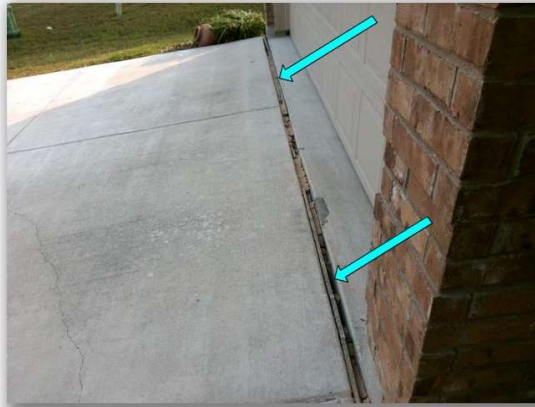
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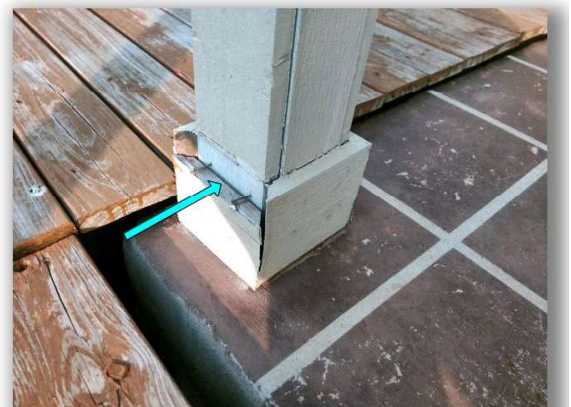
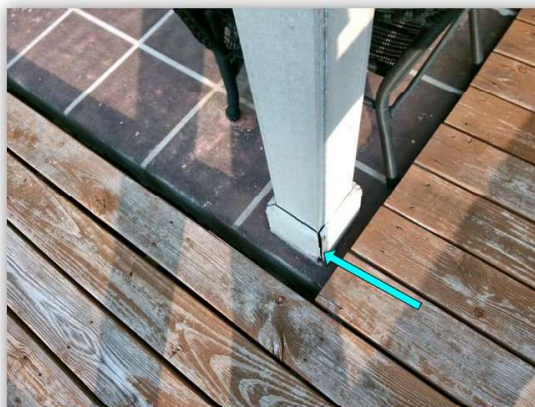
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- The driveway appears to have settled more than normal. Repairs are recommended to improve drainage/further damage of driveway.



Porches

- One or more of the porch support posts have some deterioration, rot, and/or damaged at the base of the post.



Sidewalk(s)

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

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NP=Not Present

D=Deficient

I	NI	NP	D
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Deck(s)

- The deck/porch material is weathered and/or has some deterioration and/or damage. Repairs may be necessary to improve the deck quality.

L. Other

Comments:

- Deteriorated caulking/sealant at junctures. Re-sealing recommended.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Grounding / Bonding

- The connection to the ground electrode rod is below finished grade and/or not easily visible. The connection should be made above finished grade or with an approved clamp listed for burial.



- I was unable to locate the electrical bond connection for the metal water piping to the grounding electrode system and/or it was not indicated at electrical panel. All bond connections should be accessible for inspection, repair or replacement. This condition should be further investigated and corrected if necessary. Note: Some homes are equipped with plastic/pex type plumbing which may not need to be electrically bonded.

Panel Box

Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: West Exterior Wall

Cabinet Manufacturer: Square D

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

Pictures of panel:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Sub Panel

Box Location: Garage

Cabinet Manufacturer: Square D

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

Pictures of subpanel:



Notice: *The Inspector is not a state licensed/certified electrician.* If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a state licensed/certified electrician of your choice.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Carbon Monoxide Alarms

- Unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms or inspector was unable to tell if any existing smoke detectors had additional carbon monoxide detection capability.

R315.1 Carbon monoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Doorbell / Chime

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Fixtures

- Light flickering in front porch. Repair as necessary.



- One or more of the light fixtures appear to be inoperative in the attic. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.



I=Inspected

NI=Not Inspected

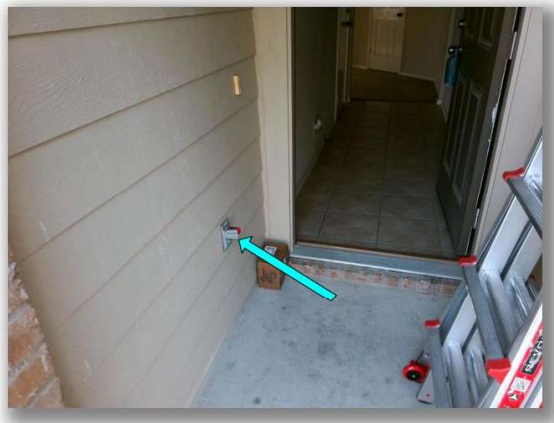
NP=Not Present

D=Deficient

I	NI	NP	D
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Receptacle Outlets

- No ground fault circuit interrupter (GFCI) protection was observed at the exterior outlet(s) or the receptacles were not labeled as such. Under current electrical standards, all of the exterior receptacles, all kitchen counter top receptacles, all bathroom receptacles, all wet bar countertop receptacles, all laundry room sink countertop receptacles, all garage non-appliance dedicated receptacles, all unfinished basement receptacles, all soffit receptacles, all crawlspace receptacles, and all pool lighting should have GFCI protection. Note: Depending on the age of the home, GFCI's may not have been a requirement at the time of construction. This can be checked further by consulting your local municipality.



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.

SECTION R314 SMOKE ALARMS

R314.3 Location. Smoke alarms shall be installed in the following locations:

- In each sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Switches

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

Notice: *The Inspector is not a state licensed/certified electrician.* If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a state licensed/certified electrician of your choice.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

Energy Sources:

Comments:

Central Heating System – Energy Source: Gas

Brand Name: Carrier

High Temp. From Registers: 120-130 deg. F

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.

Note: Average life span of a heating system according to industry officials is ~25 years.

B. Cooling Equipment

Type of Systems:

Comments:

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

Central Cooling System

Brand Name: Carrier

Approximate System Age: 2010

Filter Size: 14 x 25 Location: At Interior Closet Unit

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

Return Air Temp (deg. F.): 73 Supply Air Temp (deg. F.): 53

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.

- The outdoor unit of the air conditioning system is out of level. It is recommended that the outside condenser/coils be within 1-inch of level.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- **Note:** The primary condensate drain line is terminated next to the exterior foundation perimeter beam. It is recommended that the drain line terminate further away from the foundation beam or to an approved waste system.



- There was an unknown dark mold like substance observed at the air handler. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommend further evaluation by a professional in the Air Quality sampling field.



- Debris and/or restrictions found in primary drain line. Recommend drain line be kept free of debris/flushed so it drains properly.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

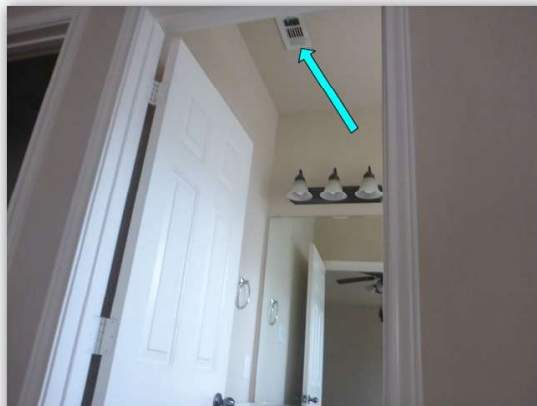
- Recommend replacement of dirty air filter(s).



- The air filter enclosure door will not close completely and/or function properly.



- >5 degree difference in register's air temperature in the master bathroom compared to other registers in the house. Recommend further investigation/repair as necessary.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Picture(s) of a/c condenser:



Picture(s) of evaporator coil:

Note: Access was restricted to the evaporator coil at the air handler. Unit cover was either sealed or some other reason for not being able to gain access was present at the time of the inspection. If there is any concern about the integrity of the evaporator coil or any other part of the HVAC system, the an HVAC specialist should be contacted for further investigation.

Picture of thermostat/components:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Note: Average life span for central air conditioning according to industry officials is ~12 years.

Notice: Temperature differential readings are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component. The Inspector is not a state licensed/certified HVAC technician.* If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a state licensed/certified HVAC technician of your choice.

C. Duct Systems, Chases, and Vents

Comments:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: By Front Curb

Location of main water supply valve: Next to water meter



Static water pressure reading: 80 to 90 psi

Comments:

Water Supply System

- The water pressure was observed to be above 80 psi at the time of this inspection. Under current plumbing standards the maximum water pressure should be 80 psi. This condition should be further evaluated and corrected as necessary and may require the installation of a pressure reducing valve next to the meter if it is not already equipped with one.



Exterior Faucets/Fixtures

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

Refrigerator Ice Maker Valve

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

Laundry Connections

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

Sinks & Faucets

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Bathtub

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

Shower

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

Commode / Toilet

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. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component. The Inspector is not a state licensed/certified plumber.* If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a state licensed/certified plumber of your choice.

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B. Drains, Wastes, and Vents

Comments:

All components were found 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. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

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C. Water Heating Equipment

Energy Sources:

Capacity:

Comments:

Water Heater(s) –*Energy Source:* **Gas**

Location: **Garage**

Approximate Capacity: **40 Gallons**

Approximate Age: **2015**

Brand Name: **Rheem**

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Water temperature reading at faucet was greater than 120 deg. F. This reading is a potential safety hazard as it can increase the chances of scalding. It is recommended to set the setting to 120 deg. or less.



- Insulation missing at water connections. More information can be found at: http://www.energycodes.gov/sites/default/files/documents/cn_residential_hot_water_piping.pdf



- The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.



I=Inspected

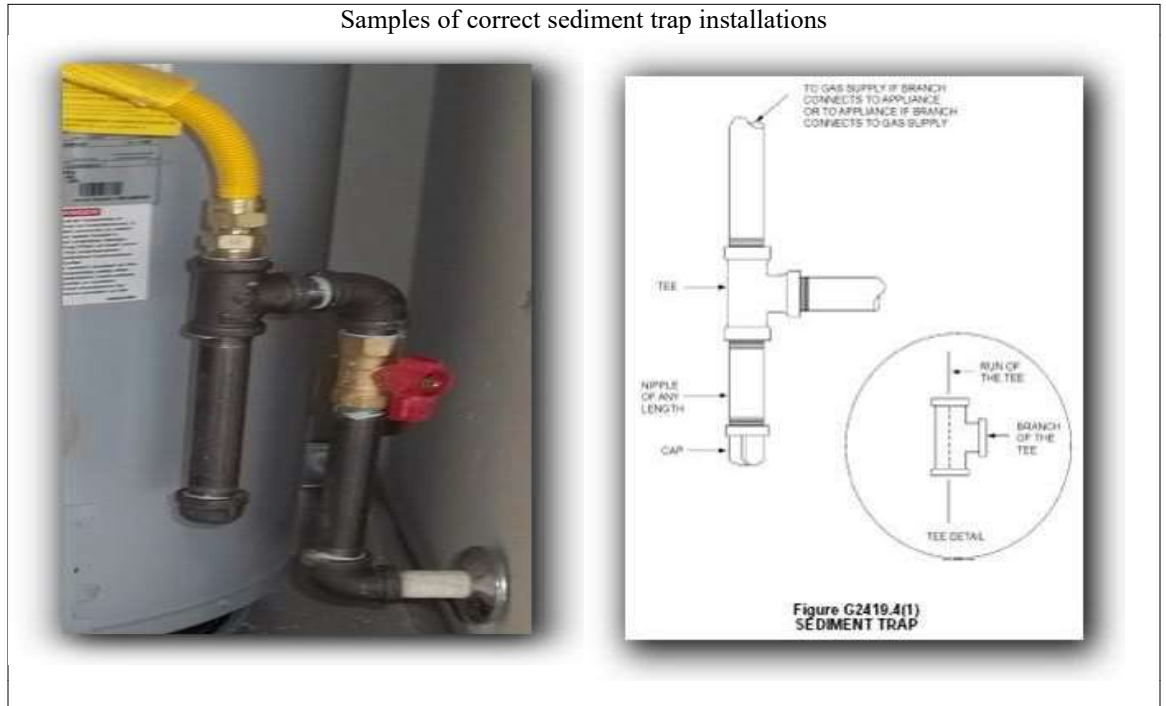
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Samples of correct sediment trap installations



Note: Average life span of a water heater according to industry officials is ~13 years.

Picture(s) of water heater(s):



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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D. Hydro-Massage Therapy Equipment

Comments:

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E. Gas Distribution System

Comments:

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

Notice: The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. If the home is equipped with gas, the presence of CSST gas piping may be hidden/not visible at the time of the inspection. CSST is known to have various installation and grounding / bonding problems or deficiencies. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

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

Note: Average life span of a dishwasher according to industry officials is ~12 years.

B. Food Waste Disposers

Comments:

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

Note: Some municipalities require that the electrical wiring to the disposal be enclosed in conduit to help prevent electrical shock for reasons of safety. Caution.

C. Range Hood and Exhaust Systems

Comments:

- The range exhaust vent is dirty and requires cleaning.



D. Ranges, Cooktops, and Ovens

Comments:

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

Note: Average lifespan of a range/oven according to industry officials is ~18 years.

E. Microwave Ovens

Comments:

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

Note: Average lifespan of a microwave according to industry officials is ~12 years.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

Notice: In some cases the exhaust venting is not visible to the inspector due to insulation and/or various other conditions. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure even when it is not visible.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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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H. Dryer Exhaust Systems

Comments:

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

Note: It is recommended to clean out the dryer ducting to prevent fires. Any ductwork that is blocked by the dryer or the termination is not easily accessible should be evaluated/cleaned prior to the client's first use.

-

I. Other

Comments:

- Hardware appears to be missing at backflow for sprinkler. Repair as necessary.



INSPECTION AGREEMENT
PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

Lange Independent Home & Termite Inspection, LLC (hereinafter referred to as "company") and Kent Risien (hereinafter referred to as "client") in consideration of the mutual conditions, premises, and covenants, the parties hereby agree to the following terms and conditions:

The client agrees to pay an inspection fee of \$408 in exchange for an inspection (hereinafter referred to as "inspection") of and report, verbal and/or written, (hereinafter referred to as "report") on the property located at 2870 Oakdell Tr in the City of New Braunfels in the State of Texas hereinafter referred to as "home" or "house") by an inspector (hereinafter referred to as "inspector") agreed upon by both the client and the company (hereinafter referred to jointly as the "parties"). **Payment by client is due at the time of delivery of a verbal report on site in the form of a check or cash if a valid credit card number is not already on file.** After payment has been processed, the written or electronic report will be emailed or mailed to the client, (and the client's representative realtor unless otherwise requested) within 72 hours of the inspection.

Date of inspection: 09/13/2017 Approximate time of beginning inspection 8:30 am

Standard of Practice: Lange Independent Home and Termite Inspection, LLC ("Lange") will perform a limited, non-invasive, visual inspection of the subject premises in accordance with the Standards of Practice of the Texas Real Estate Commission ("TREC"), a copy of which may be found at www.trec.state.tx.us.

Limit of Liability: It is understood and agreed that should Lange and/or its agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract or otherwise, the liability of Lange and/or its agents or employees shall be limited to a sum equal to the amount of the fee paid by the client for this inspection and report.

The company and its inspectors assume no liability to persons other than the client (e.g. tenants, repairmen, insurances companies, Realtors, etc.) and shall not be held liable to persons other than the client for any mistakes, omissions or errors in judgment of the company or its inspectors. This limitation of liability shall include and apply to all damages, including but not limited to any consequential damages, punitive damages, bodily injury damages and property damage of any nature.

Dispute Resolution; Binding Arbitration: Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be submitted for final and binding arbitration under the Rules and procedures of the American Arbitration Association. **CLIENT agrees to pay all required filing fees.** The decision of the Arbitrator appointed thereunder shall be final and binding and judgement on the Award may be entered in any court of competent jurisdiction.

Attorneys Fees Clause: In the event of litigation relating to the subject matter of this Agreement, the non-prevailing party shall reimburse the prevailing party for all reasonable attorney fees and costs resulting therefrom.

No Rule Of Construction: The parties acknowledge that each of them has had ample opportunity for their own counsel to participate in negotiating and drafting this Agreement. Therefore, no rule of construction shall apply to this Agreement that construes ambiguous or unclear language in favor of or against any party.

Notice and Waiver Clause: Any claim arising out of or related to any act or omission of the Lange in connection with the inspection of the property shall be made in writing and reported to the Inspector within fourteen (14) days of discovery and to allow Inspector a reasonable opportunity to re-inspect the issue giving rise to the claim before undertaking any repairs. Client agrees that a failure to

This confidential report is prepared exclusively for: Kent Risien

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REI 7-5 (05/4/2015)

comply with the terms of this paragraph shall constitute a waiver of such claim.

Binding on Others Clause: This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective spouses, heirs and successors.

Waiver of Statute of Limitations: Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be commenced within one year of the date of the inspection, without regard to the date the breach is discovered. Any action not brought within that one year time period shall be barred, without regard to any other limitations period set forth by law or statute.

Severability Clause: If any provision or provisions of this Agreement shall be held to be invalid, illegal, unenforceable or in conflict with the law of any jurisdiction, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

Research and Training Consent: For the purpose of advancing knowledge concerning the nature of construction failure and building conditions the client authorizes and consents to the attendance of trainees and other observers during the inspection and authorizes and consents to the use of closed circuit television, the taking of photographs and motion pictures, the preparation of drawings and similar illustrative graphic material and their use for purposes of advancing above mentioned knowledge, with the understanding that the exact location of the house will not be revealed unless the client expressly consents thereto.

Seller Authorization: Client hereby acknowledges that the client has obtained specific written or oral approval from the current owner of the home to have the home inspected under the terms of this contract.

Attendance of Inspection by Client: If client does not attend at least the last portion of the inspection and/or is unable to receive a review of the inspection verbally on-site then the client hereby acknowledges that the quality of service the client will receive is far inferior to the quality the client would receive if they were able to hear a verbal on-site report. Client also hereby acknowledges that the client is aware that questions or conversation to or around the inspector during the inspection may reduce the quality of the inspection as a result. The company does encourage questions, but ask that the questions be asked after the verbal inspection report has been given by the inspector.

Termites: Termites or other wood destroying insects or organisms are inspected upon request in accordance with the Texas Department of Agriculture guidelines and the customer will receive a Wood Destroying Insect (WDI) report.

Applicable law: The laws of the State of Texas shall be applied in the interpretation and adjudication of this contract.

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 expiration of any time limitations such as option or warranty periods.

ROOF COVERING MATERIALS

- Damaged shingle(s) were observed on the north side of the roof structure. Repair.
- Drip edge flashing missing. Repair as necessary.
- One or more of the roof level plumbing vent stack flashing details that need repair. i.e: have rubber that is pushed down, need sealant. The existing condition could allow water penetration at this point. Repair.

ROOF STRUCTURES AND ATTICS

- Bird nest was observed in attic vent. Recommend cleaning to help improve attic ventilation.

WALLS (INTERIOR AND EXTERIOR)

- Water stains/moisture damage/bubbling paint/evidence of water intrusion observed on the walls in the laundry room, hallway closet. The cause and remedy should be further evaluated and corrected as necessary.
- Protimeter (moisture meter) did NOT indicate a high moisture reading in the laundry room, hallway closet.
- Caulking improvements are recommended between the exterior cladding/siding junctures &/or trim junctures. It is recommended to use an elastomeric caulking.

CEILINGS AND FLOORS

- Ceiling joint cracks were observed in the kitchen, master bedroom.

STAIRWAYS (INTERIOR AND EXTERIOR)

- The step is loose and repairs are necessary for reasons of safety.

PORCHES, BALCONIES, DECKS, AND CARPORTS

- The driveway appears to have settled more than normal. Repairs are recommended to improve drainage/further damage of driveway.
- One or more of the porch support posts have some deterioration, rot, and/or damaged at the base of the post.
- The deck/porch material is weathered and/or has some deterioration and/or damage. Repairs may be necessary to improve the deck quality.

OTHER

- Deteriorated caulking/sealant at junctures. Re-sealing recommended.

SERVICE ENTRANCE AND PANELS

- The connection to the ground electrode rod is below finished grade and/or not easily visible. The connection should be made above finished grade or with an approved clamp listed for burial.
- I was unable to locate the electrical bond connection for the metal water piping to the grounding electrode system and/or it was not indicated at electrical panel. All bond connections should be accessible for inspection, repair or replacement. This condition should be further investigated and corrected if necessary. Note: Some homes are equipped with plastic/peX type plumbing which may not need to be electrically bonded.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- Unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms or inspector was unable to tell if any existing smoke detectors had additional carbon monoxide detection capability.
- Light flickering in front porch. Repair as necessary.
- One or more of the light fixtures appear to be inoperative in the attic.
- No ground fault circuit interrupter (GFCI) protection was observed at the exterior outlet(s) or the receptacles were not labeled as such. Under current electrical standards, all of the exterior receptacles, all kitchen counter top receptacles, all bathroom receptacles, all wet bar countertop receptacles, all laundry room sink countertop receptacles, all garage non-appliance dedicated receptacles, all unfinished basement receptacles, all soffit receptacles, all crawlspace receptacles, and all pool lighting should have GFCI protection. Note: Depending on the age of the home, GFCI's may not have been a requirement at the time of construction. This can be checked further by consulting your local municipality.

COOLING EQUIPMENT

This HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician.

- The outdoor unit of the air conditioning system is out of level. It is recommended that the outside condenser/coils be within 1-inch of level.
- There was an unknown dark mold like substance observed at the air handler. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommend further evaluation by a professional in the Air Quality sampling field.
- Debris and/or restrictions found in primary drain line. Recommend drain line be kept free of debris/flushed so it drains properly.
- Recommend replacement of dirty air filter(s).
- The air filter enclosure door will not close completely and/or function properly.
- >5 degree difference in register's air temperature in the master bathroom compared to other registers in the house. Recommend further investigation/repair as necessary.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- The water pressure was observed to be above 80 psi at the time of this inspection. Under current plumbing standards the maximum water pressure should be 80 psi. This condition should be further evaluated and corrected as necessary and may require the installation of a pressure reducing valve next to the meter if it is not already equipped with one.

WATER HEATING EQUIPMENT

- Water temperature reading at faucet was greater than 120 deg. F. This reading is a potential safety hazard as it can increase the chances of scalding. It is recommended to set the setting to 120 deg. or less.
- The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector.

OTHER

- Hardware appears to be missing at backflow for sprinkler. Repair as necessary.
-

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TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

2870 Oakdell Tr
Inspected Address

New Braunfels
City

78130
Zip Code

SCOPE OF INSPECTION

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

1A. Lange Home Inspection
Name of Inspection Company

1B. 20796
SPCS Business License Number

1C. P.O. Box 311877
Address of Inspection Company

New Braunfels TX 78131 830-446-3425
City State Zip Telephone No.

1D. B. J. Lange
Name of Inspector (Please Print)

1E. Certified Applicator [checked] (check one)
Technician []

2. Case Number (VA/FHA/Other)

3. Wednesday, September 13, 2017
Inspection Date

4A. Kent Risien
Name of Person Purchasing Inspection
Seller [] Agent [] Buyer [checked] Management Co. [] Other []

4B. Risien, Kent
Owner/Seller

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

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

5. Residence

List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

6A. Were any areas of the property obstructed or inaccessible? Yes No (Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

6B. The obstructed or inaccessible areas include but are not limited to the following:

- Attic Insulated area of attic Plumbing Areas Planter box abutting structure
Deck Sub Floors Slab Joints Crawl Space
Soil Grade Too High Heavy Foliage Eaves Weepholes
Other Specify: _____

7A. Conditions conducive to wood destroying insect infestation? Yes No (Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

7B. Conducive Conditions include but are not limited to:

- Wood to Ground Contact (G) Formboards left in place (I) Excessive Moisture (J)
Debris under or around structure (K) Footing too low or soil line too high (L) Wood Rot (M) Heavy Foliage (N)
Planter box abutting structure (O) Wood Pile in Contact with Structure (Q) Wooden Fence in Contact with the Structure (R)
Insufficient ventilation (T) Other (C) Specify: _____

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

Table with 4 columns: Insect Type, Active Infestation (Yes/No), Previous Infestation (Yes/No), Previous Treatment (Yes/No). Rows include Subterranean Termites, Drywood Termites, Formosan Termites, Carpenter Ants, and Other Wood Destroying Insects.

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: None

8G. Visible evidence of: _____ has been observed in the following areas: _____ If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company: Yes No

If "Yes", specify corrections: _____

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H and I, Scope of Inspection) Yes No

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes No Specify reason: _____ Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: Not Applicable

If treating for subterranean termites, the treatment was: Partial Spot Bait Other

If treating for drywood termites or related insets, the treatment was: Full Limited

10B. N/A Date of Treatment by Inspecting Company N/A Common Name of Insect N/A Name of Pesticide, Bait or Other Method

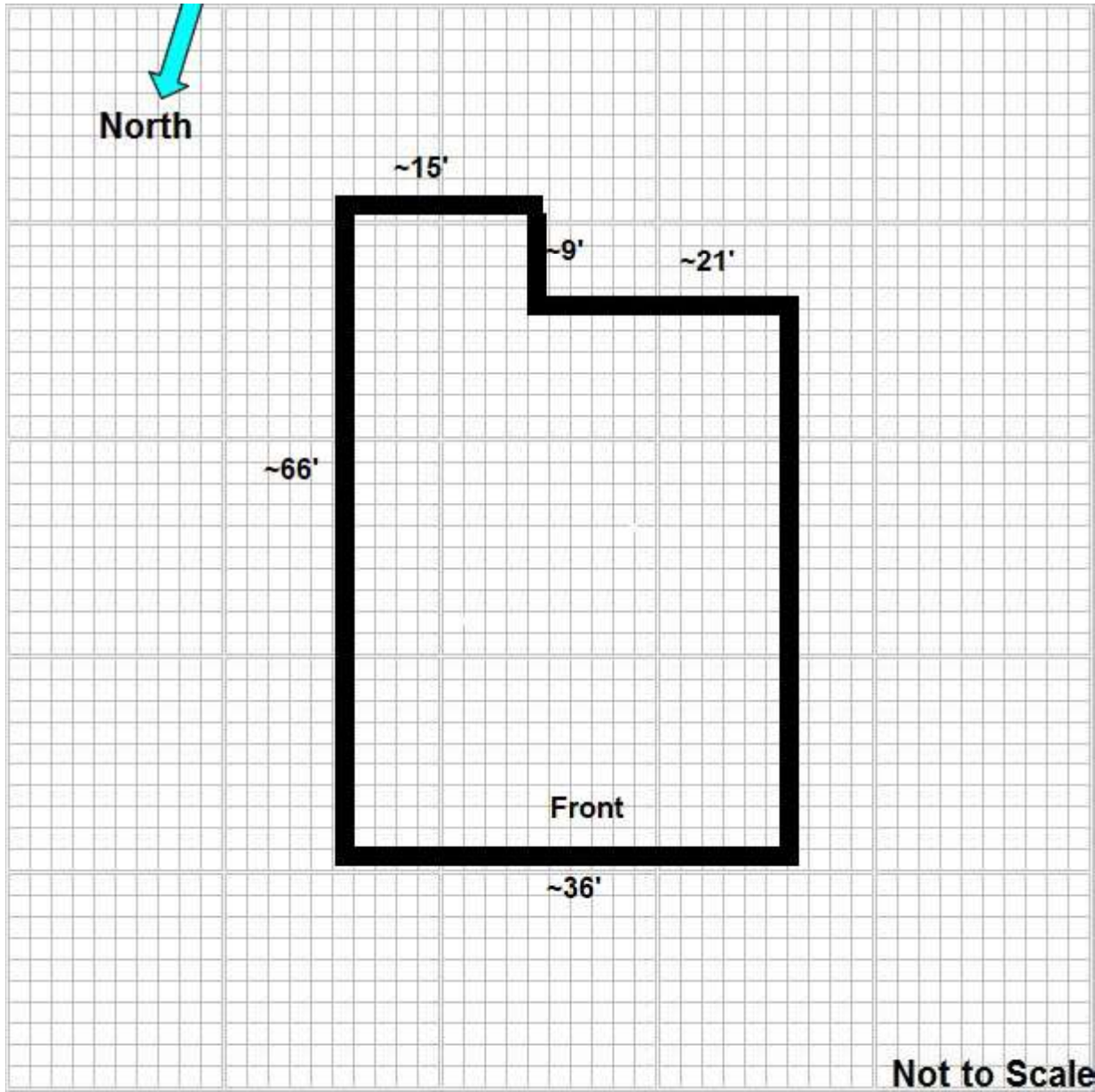
This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes No List Insects: N/A

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

Diagram of Structure(s) Inspected

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



Additional Comments _____

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

Signatures:
11A. B. J. Lange
Inspector

Notice of Inspection Was Posted At or Near

- 12A. Electric Breaker Box
- Water Heater Closet
- Bath Trap Access
- Beneath the Kitchen Sink

Approved:
11B. B. J. Lange #0672502
Certified Applicator and Certified Applicator License Number

12B. Date Posted 09/13/2017
Date

Statement of Purchaser

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

If additional information is attached, list number of pages: _____

Signature of Purchaser of Property or their Designee
[Signature]

Date
09/13/2017