



GLOBAL
REAL ESTATE INSPECTIONS



Joseph Dispensa
29707 County Road 25
Damon





"STRUCTURAL & MECHANICAL INSPECTION REPORT"

2705 Meadow Lane, La Marque, TX 77568
Toll Free: (877) 647-6616 -- Galveston: (409) 682-4279

Client: Joseph Dispensa
Concerning: 29707 County Road 25
City: Damon
State: Texas

Structure Built: _____ Inspection Type: Residential Commercial Structural Mechanical
Square footage: 1068 Story dwelling: 1 Building Status: Vacant Occupied
Date of Inspection: 5-Feb-19 Time: 3:00 AM PM Temp: 70 Degrees
Weather Conditions: Clear
Present at inspection: Buyer Buyer's Agent Seller Seller's Agent Occupant Buyer's Family No One
Buyer's Agent: David Hubbard Email: _____
Agency: _____ Phone: _____

Structural & Mechanical Fee Schedule

Digital Report Fee: Square Footage 1068
Non Digital report Fee:
Swimming Pool/Spa:
Commercial Inspection:
Termite Inspection:

ADDITIONAL FEES: If applicable / Will be stated above in fee schedule

*Invoice Fee: **\$35.00** * Payment is due at time of inspection - If not Invoicing Fee Applies Paid
Repair Re-Inspection: **1/2 inspection Fee** Cash
Returned Checks: **\$35.00** * Plus any processing fees CHECK # 1053
Re-Schedule Inspection: **No Utilities - \$50.00 plus regular Inspection Fee** NOT PAID / INVOICED

Inspector: William M Fossier Jr. TREC license #5413
Apprentice Inspector: Cody Melton TREC license # 21594

THIS REPORT IS TO BE USED SOLELY FOR THE BENEFIT OF THE PROSPECTIVE CLIENT (ONLY) LISTED IN THIS REPORT. THIS REPORT IS NOT TRANSFERABLE TO ANY OTHER FUTURE CLIENTS OR INDIVIDUALS WITHOUT WRITTEN PERMISSION FROM GREI, GLOBAL REAL ESTATE INSPECTIONS, INC.

This report is not a warrantee or guarantee of any kind. Consult your agent about warrantee companies.

This inspection complies with the Standards of Practice and Guidelines set forth by the Texas Real Estate Commission #535.222 and all subsequent amendments. It is understood that my opinion and testing methods may differ from the opinion of other inspectors or licensed technicians. If you have any concerns regarding any of the inspectors comments or observations, it is recommend that you contact a professional in that sub contract area. It is further understood that not all defects will be identified during the inspection and that unexpected repairs should still be anticipated.
I = Inspected NI = Not Inspected NP = No Present R = Not Functioning or In Need of Repair
R: DISCREPANCIES INDICATED - SHOULD BE EVALUATED AND / OR REPAIRED
Detailed limitations regarding scope of this report are outlined in the attached " Liability limitations Agreement"

PROPERTY INSPECTION REPORT

The 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.tx.us

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPENENTS. This 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 appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or 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 of future reports.

Items identified in this report do not obligate any party to make repairs or take action, 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 licensed 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 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 weathered. 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 information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific

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:

- * malfunctions, improperly installed, or missing ground fault circuit protections (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;
- * 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.

Contact 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 of purchase of the home.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Important Notice:

All directions are from the street facing the Structure (*Front door*)

Future performance can not be determine on any item.

"If you have any concerns - You "the buyer" should contact the inspector(s) to evaluate any and all concerns and comments.

Pictures provided in this report are a representation of some, not all of the affected area. Other like observations may not be pictured but may exist and should be further evaluated by a licensed professional.

ATTENTION CLIENTS:

Detailed limitations regarding scope of this report are outlined in the following (attached):
INSPECTION AND LIABILITY LIMITATION AGREEMENT, "COMPONENTS INSPECTED" list and "FOUNDATION INFORMATION" sheet. Please call our office if any of these items are not enclosed with this report.
We shall forward you copies immediately.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If any item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector(s) whether or not an item is deemed in need of repair. Any item checked as a repair or further evaluation suggested by this inspector(s) should be done so by a independent licensed and trained professional with a copy of that inspectors report or work performed provided to the buyer during the option period. Any deviation from the above is solely at the buyer's own risk.

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I	NI	NP	D	INSPECTED ITEM
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I. STRUCTURAL SYSTEMS

A. Foundations



Damage to more than one of the main foundation stilts.



Additional pictures of damage to the porch support post.



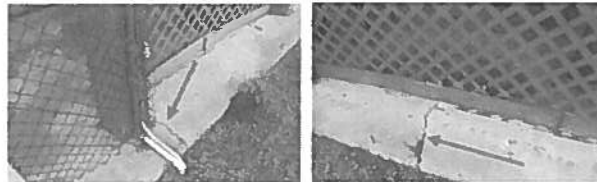
Additional picture of damage noted to porch support post



Damage observed to center support beam at the house.

Type of Foundation: Slab on grade Post Tension Pier and Beam Stilt
 * If foundation has crawl space, was entire crawl space accessible to inspect: No Yes
 Comments: **Damage noted to the bottom of several of the stilts and a couple of the porch 4x4 support post.**

- Foundation Is Is not performing as intended. Some settlement is not uncommon
- * Please read, "Important Notice section" below as it contains valuable information.
- Signs of Structural Movement or Settling: Read Important Notice
 - Cracks in wall(s) and/or ceiling
 - Cracks in brick veneer and or mortar
 - Window and or door separation from brick siding
 - Separation of Fascia or Frieze board at corners
 - Cracks in floor, floor tiles or foundation
 - Exposed/damaged rebar or rusting re-bar or post tension cable ends
 - Doors and windows will not open/close properly or make contact with frame
 - Spaces between walls and ceilings or floors
- Deterioration noted to Piers Beams Joist Stilts Sub Floor
- Vertical crack(s) observed in foundation footer
- Foundation repairs indicated: Read Important Notice:
- Exposed foundation rebar present: Suggest having checked and sealed.
- Exposed "Post Tension Cable Ends" need to be properly sealed along the ends.
- Heavy foliage present next to foundation prevented being able to visually inspect.
- Wood in direct contact with soil is subject to damage and possible termite concerns.
- Wedge (Corner) cracks observed at corners:
- Recommend Professional contractor inspect structure(s) and repair as needed:



Foundation cracks observed in multiple areas.



Damage observed to one of the stilts, located on the back left corner in the storage room.



Exposure and damage observed to the insulation located in the storage room.

Important Notice >>> The condition of the foundation is reported on the day of inspection. This report is of the general condition (Not an engineers report). If foundation movement is indicated the degree of movement or weathers repairs are needed goes beyond this type of inspection and can only be determined by a qualified foundation professional or Structural Engineer. If you have ANY concerns you are recommended to have a second opinion. If foundation repairs are indicated it highly recommended that you acquire and review the engineers report inclusive of any recommended repairs and a copy of the work performed, materials used and an explanation of the terms and conditions of any implied or transferable warranty. If you do not feel comfortable reviewing the report yourself it is recommended that you have a professional review the material with you. * If the foundation is raised and the entire crawl space was not accessible the buyer should be aware that not all deficiencies may be observed. Future performance can not be determined inclusive of foundation movement or settlement. IF you have any concerns regarding this inspector's observation or comments you should ask for clarification or have a foundation professional or Structural

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B. Grading and Drainage



The soil is high and slopes toward the underside of the structure.

*Improper grades prevents water from flowing away from the foundation. Proper grading and drainage of the soil adjacent to the foundation can be critical to the performance of the foundation and to avoid water penetration problems. The ground adjacent to the foundation should be graded such that there is positive drainage away from the foundation wall. Surface drainage should be diverted to a storm sewer conveyance or other approved point of collection not to create a hazard. Lots should be graded so as to drain surface water away from the foundation walls. The grade away from the foundation walls should fall a minimum of 6-inches with the first 10- feet.

Comments: The soil around the perimeter of the home is high and slopes toward the home.



The concrete driveway slopes toward the carport area.

- Improper drainage from foundation: (Soil should have a slope of 6" in 10ft)
- Downspout damaged
- Gutters or Downspouts filled with leaves or debris and will not function properly
- Downspout position such that it does not divert water away from foundation: Needs adjusting
- Improper clearance between soil and perimeter beams (12" to soil) or joist(18" to soil)
- A/C primary condensation line terminates too close to foundation

Should have approximately 4" slab exposure.

Soil should not be contact with any wood siding and have a positive slope away from the house.

Asphalt Slate or Tile Metal Rolled roof

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C. Roof Covering Asphalt Slate or Tile Metal Rolled roof

Viewed from: Roof Level Field Glasses: "Read notice to Buyers"

Last Recorded Windstorm Certificate:

Comments:

- Condition of roof covering: Aging Lifted shingles Damaged or missing shingles
 - Damage to metal roofing
 - Tree limbs close or in direct contact with roof covering should be cut back not less than 5 ft.
 - Wall/vent or counter flashing curling: Suggest having roofer inspect and repair
 - The neoprene rubber boot on the electrical pole is damaged, missing or in need of repair.
 - Plumbing or vent pipe flashing not properly sealed along back or sides by covering flange with shingles:
 - One or more of the roofing nails have popped up causing the shingle above the nail to be lifted.
 - No cricket/Saddle installed on ridge of masonry chimney that has a span of 30"; Ref: IRC R903.2.2
 - Recommend roofing contractor inspect roof covering and roof structure and repair as required
- Roof accessibility: Limited accessibility not accessible

Important Notice >>> The condition of the roof is reported on the day of inspection. Any item checked should create a concern and be investigated further. The condition of the roof is of a general nature and future performance can not be determined after that day. This is not a code inspection and does not address local building codes or Texas Wind Storm requirements. It is highly recommended that you inquire about any previous repairs and secure documentation if possible. This will provide valuable information with concern to the company's name, roofer, work performed and any warranty if available. It is further recommended that you acquire a copy of the most recent WPI-8 (Wind Storm Certificate). Notice to buyer: Due to roof not being accessible the roof covering may have been inspected from the ground using binoculars which may not reveal all deficiencies. If you have any concerns you are recommended to have a roofing contractor check the roof and roof structure. Note Of Interest: The insurance Industry has started to change how they insure older roof structures. Any roof over 10 years of age may be subject to new underwriting guidelines. Suggest checking with agent to assure roof is insurable

D. Roof Structure and Attic (The inspector is not required to enter attic spaces with less than 5ft. of head clearance.)



Attic opening not accessible by today's building standards.

Viewed From: Entered attic area At attic opening atop ladder

* Only those boxes checked or areas commented on apply to this report.

Comments: **The access to the attic is located in the kitchen utility room above the water heater which made accessing the attic area not possible. Thus nothing in the attic was inspected.**

- Avg. depth of attic Insulation: **Unknown** Some areas of attic or vertical wall insulation missing
 - "Fire wall" between garage roof area has been breached, damaged or not installed: Potential Fire Hazard.
 - Exterior damage noted to Soffit Soffit screens Fascia or fascia trim
 - Frieze trim separation noted at corner(s)
 - Drop down attic door not insulated or weather stripped
 - Damage present to roof framing member Rafter(s) Cross braces
 - Evidence of moisture penetration present indicated by discoloration on roof decking
 - Discoloration present to roof decking around gas vent.
 - Attic ventilation : Adequate Inadequate (No lower(Soffit) vents)
 - Inadequate roof support and/or failed members
 - Some purlins not braced or struts(braces) or greater than every 4 feet
 - Damaged and /or split rafter (s):
 - Recommend roofing contractor inspect roof and roof structure and report on needed repairs:
- Attic accessibility: Limited accessibility not accessible

Only Accessible areas of the attic are inspected

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E. Walls (Interior and Exterior)

Comments:
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Sheetrock repairs or painting may hide structural defects that may not be detected. Walls are examined for structural deficiencies related to structural performance and water penetration only, cosmetic deficiencies may not be address.

Interior Walls: Some cosmetic observation may be included :



A section of the wood paneling appears to have been removed and reinstalled, located in the closet of the master bdrm.

Comments: **A section of the wood paneling appears to be installed incorrectly, which may allow water to enter, above the shower wall located along the right wall in the master bath.**

Damage or Discoloration on interior wall covering : Damaged Missing Discolored

Location: **Damage observed along the left wall in the master bath, located behind the commode.**

Wall cracks present

Damage to wall structure

Indication of sheetrock or interior wall covering patching



Damage observed to the wall covering behind the commode in the master bath.



Discoloration present on house wrap inside the down stairs storage area may be a form of mildew or mold and should be cleaned up.

Exterior Walls:

Type(s): Wood Metal Brick Veneer Hardi Board Stone Stucco Vinyl

Comments:

Fascia/trim boards missing or damaged in one or more areas

Mortar/brick cracks noted in one or more areas

Exterior siding is loose, damaged or missing in one or more areas

Deficiencies noted to the exterior siding

Deterioration noted to vertical support

Discoloration present to exterior siding on main structure, detached garage or accessory building

Caulking/sealant damaged or missing around one or more windows

Structural damage present : should be further evaluated by a professional

Exterior wall separation around windows and doors:

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FOUNDATION INFORMATION:

The following evidence and consequences are generally associated with foundation differential movement: the structure and loss and gain of moisture content of framing lumber. It is not uncommon for foundations to reveal some systems of differential movement. At the time of inspection, this inspector may have observed evidences and consequences of differential movement. Unless noted otherwise, these evidences and consequences may not be excessive and do not indicate the immediate presence of significantly deflected foundation or foundation failure. Therefore, if indicated, any discrepancy should be evaluated by a Structural Engineer or foundation repair company. Expansive soils that are common in the "Gulf Coast" area can dramatically adversely affect the performance of a foundation. Variations in moisture content produces swelling and shrinkage of the soil which can result in differential heaving and settlement of a foundation. The opinion rendered in this report does not apply to future changing conditions and structural consequences affected by thermal/climatic conditions, moisture or any other conditions that affect foundation movement. Differential movement in the foundation can occur rapidly under certain conditions and the future performance or stability of the foundation cannot be predicted. If in-depth information is desired on the foundation, soil stability or any part thereof, a Structural Engineer should be consulted.

Foundation movement may not necessarily be the cause of cracks in the home gypsum board (sheetrock) and brick veneer. Expansion and contraction of the home's framing may cause the following:

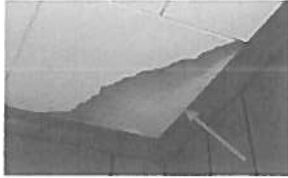
- 1) Horizontal cracking of sheetrock at the inside corners of windows is due to thermal expansion/contraction of the window framing.
- 2) Cracks in corners of raised ceilings are most commonly the result of thermal expansion/contraction in attic framing.
- 3) Minor separations in brick/sheetrock connections are commonly due to different expansion/contraction rates of different materials.
- 4) Cracks in top "soldier brick" rows are commonly caused by framing movement.
- 5) Foundation corners that chip off are caused from improper removal of foundation wooden form boards or by frictional forces from the movement between the brick veneer and concrete foundation.
- 6) Minor cracks may appear in brick veneer due to normal structural movement of walls installed without brick expansion joints or at the weak areas of brick walls under windows.

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F.

Ceilings and Floors



Discoloration observed in bdrm 2 closet.



Discoloration observed in hall bath.

Ceiling:
Comments:

Discoloration to ceiling:

Ceiling cracks present in one or more areas: **Ceiling cracks observed in bdrm 2 and living room.**

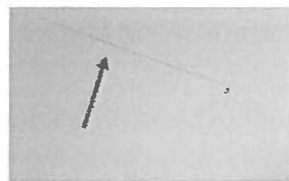
Discoloration observed to ceiling wall covering **Discoloration to the ceiling was present in a couple of different areas. Due to the attic not being accessible it was not possible to determine the cause. For additional information refer to seller.**

Damage or missing section(s) of sheetrock wall covering

Sheetrock and /or patching (repairs to drywall) observed:



Discoloration observed along the right wall in the kitchen.



Ceiling cracks observed in living room.

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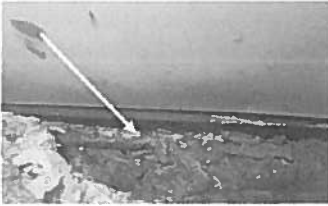
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Floors:

Comments: **Damage observed to the sub floor along the front wall of the master bdrm exterior door. (2) Damage observed to the laminate flooring in the living room.**

Carpet wearing/Aging: **Ripples observed on the master bdrm carpet.**

Uneven or slope in floors **Master bdrm hallway, master bath, and the living room.**



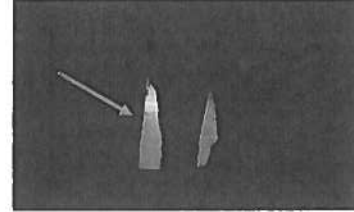
Damage present to subfloor located along the front wall near the master bdrm exterior door.



Damage observed to the laminate tile flooring in the living room.



Ripples observed to the carpet in the master bdrm.



Light can be seen entering from the bottom of the hall bath plumber's access. It is recommended that all areas be properly sealed to prevent pest from freely entering.

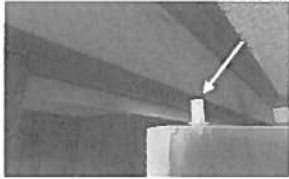
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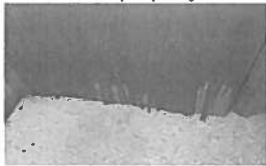
G. Doors (Interior and Exterior)



Damage observed to the bottom of the frame of the master bdrm exterior door.



The utility bi-folding door is not installed properly on tracks.



Damage to the master bdrm hall door.

Comments: The master bdrm exterior door would not open when tested, and appears the door locking hardware is not performing as intended. (2) The locking hardware on the living room exterior sliding door is difficult to operate. (3) The utility bi-folding door in the master bdrm hallway does not sit properly on the tracks. (4) The master bdrm closet doors do not close evenly with one another.

Damaged or missing door or door frame(s): **Damage observed on the master bdrm exterior door frame, and bdrm 2.**

Door out of square or not aligned with frame: Binds or sticks

Striker plates:

Damaged Location:

Trim doors to fit: Drags on carpet or flooring: **Master bdrm.**

Door jam does not align with striker plate

Interior door Location: **Master bath.**

Exterior door Location:

Door Hardware:

Loose/missing Exterior door Interior door Location:

Door Stops

Loose Exterior door Interior door Location:

Missing Exterior door Interior door Location:

Damaged Exterior door Interior door Location:

Interior or exterior doors close or open on own

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H. Windows



Damage and discoloration observed on the left trim of the back right window in the living room.



Spring balance have fallen on the back middle window in the living room.



The master bdrm windows were not tested during the time of inspection, due to active wasp.



The spiral balance has fallen on the bdrm 2 right window.

Comments: The windows located in the master bdrm were not tested during the time of inspection, it was deemed unsafe to this inspector due to active wasp present that were resting on the window frames. (2) Discoloration and damage observed to the bottom left and right trim boards on a majority of the windows located throughout the home.

- Missing window screens: **Living room.**
- Damaged window screens:
- The bottom of the opening of the window is less than 24" from finished floor, and more than 72" above grade. It is recommended window limiters be installed to prevent an object of more than 4" from freely exiting window: **Living room, bdrm 2, and the hall bath.**
- Damaged window frame:
- Window spring or balance has come loose: **Living room and bdrm 2. (2) Multiple windows throughout the home would not stay up on their own.**
- Cracked, loose and / or missing glass:
- Safety glass not present in hazardous location: **Hall bath and master bath.**
- Window glazing bead loose, damaged or missing: **The glazing beads are damaged on multiple windows located in the living room and bdrm 2.**
- Window is hard to open or binding:
- Some windows were inoperable: **Multiple windows in the living room did not open when tested.**
- Windows lack window guards
- Some windows could not be tested due to furniture blocking access
- Cloudy or fog observed between window glass: Indicates window seal is leaking

General comment: This company recommends the removal of all bars on windows and doors. Safety glass required in hazardous locations as outlined in IRC section R308.4



The height of the bottom of the openings of the living room windows do not comply with today's standards. It is recommended window limiters to be installed at such height that prevents an object of more than 4" from freely exiting the window.

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Comments: **The exterior staircase structure does not comply with current standards with regards to riser height, riser opening and the presence of a graspable handrail.**

Height of interior handrail is < 34" above nosing of tread

Space between baluster rails will allow an object of 4" to pass:

Riser height is greater then 7 3/4" which may create a steep climb and a fall hazard

Damage noted to staircase structure. **Two of the treads have come loose**

Suggest having professional check all stair rails and repair where needed



Fuel Type: Gas Electric Wood

Not all areas of the flue liners are accessible for inspection. Crown / Cap is not accessible for inspection.

Comments:

Damper does not operate properly:

Damper is rusted over or damaged:

Chimney rain cap missing or damaged

Damage to one or more refractory panels **Crack observed on the rear refractory panel.**

No firestop installed where chimney passes thru attic area

Insufficient space (<2") allowed between chimney vent and combustible material

Rust present on cover

No spark arrestor present:

Hearth not proper: Width from combustible material may not be sufficient

Recommend chimney professional or contractor inspect chimney system and recommend repairs:

A crack is observed on the rear refractory panel.

Note: If the inspector noted the presence of creosote in the chimney flue or around the damper area this could be a fire hazard and should be checked and cleaned by a chimney sweep.



Comments: **A majority of the porch structure does not comply with current standards and is experienced some damage.**

No guard rail present where height of porch is > 30" above grade

The ceiling section of the porch or carport is damaged or missing sections of covering

Guard rails loose and/or damaged: **The outer guard rail has come loose.**

Space between vertical railings (balusters) is greater then 4"

One or more of the vertical rails or loose, missing or damaged

Height of guard rail outside of allowable range of 34" - 38 "

One or more of the decking boards or warped, damaged or missing

Some of the fasteners(nails) used to fasten the decking planks have back out

Damage present to one or more of the guard rail framing members

Cracks present in concrete slab of porch.

Recommend having contractor check all porch and deck structures and repair as needed

The above picture shows the wide space between the horizontal porch railings and does not comply with current standards.

The top guard rail has come loose and needs to be fastened back to the vertical support.



L. Other

Comments:

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I	NI	NP	D	INSPECTED ITEM
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II. ELECTRICAL SYSTEMS

A. Service Entrance Panel Type of wiring: Copper Some Aluminum Knob & Tube



FPE panel and breakers are currently in use. FPE breakers have known hazards. (2) Multiple breakers are double tapped. (3) White wires used as power wires, and should be properly labeled.

Note of Interest: For residences built after September 2008, The National Electric Code requires Arc Fault Circuit Interruption protection (AFCI) to be installed for family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. Also GFCI Protection at all garage receptacles. The Texas Real Estate Commission rules and regulations require that the lack of these devices in any of these areas must be noted as deficient. Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, Form OP-1.

*** ONLY those boxes checked or comments made apply to this structure.**

Comments: The height of the service drop above the deck is < 10 ft and the droop is within reach. (2) Aluminum wiring used as feeder wire to main electrical disconnect.



Service provided: No main disconnect present 70 Amp 125 Amp 150 Amp 200 Amp

Service panel currently in use has known hazards and should be further evaluated by a licensed electrician

- FPE Zinc
- Service drop, weather head or mast not securely mounted or fastened to structure
- Service drop <10ft above ground or <12ft above driveway.
- Aluminum wiring present: Recommend having electrician check.
- Missing Breaker Knock(s) in service panel



Several electrical connections pass through the living room sub panel box through unprotected knockouts.

Several electrical connectors (wires) pass through unprotected knockouts (holes) in the service panel without the use of

No NM bushings or clamps used where wires pass thru the FPE sub panel

Double lugged at feeder wire bolts or individual breakers not meant for double tapping double tapped

Two of the 220A circuits are double tapped.

- One or more neutral wires observed under one lug on neutral bus does not follow NEC 408.41
- Neutral and Ground wire(s) installed under same lug improper: Ref: NEC 408.21
- Wire color: White wires used as power wires (Noted):
- Electrical connectors(wires) in direct contact with soil
- Loose or ground wire not connected to ground rod:
- Meter is not secured to wall: Service panel not secured to wall: Electrical pole not properly secured to building
- Dead front missing or not properly sized for service panel
- Underground electrical conduit separating from meter box or damaged
- Breakers not labeled: Main Panel Sub Panel(s) Panel not bonded



Zinc panel present, located in the utility closet. Panel has known hazards and should be further evaluated by a licensed electrician.

- One or more electrical wires pass through knockouts in service or sub panel w/o use of NM bushing or cable clamp
- Surface rust present on main disconnect, service panel or meter
- Damage noted to service panel or meter can which may allow pest or wind blowing rain to enter
- Service panel located in a prohibited area by today's standards: bathroom or bedroom closet
- Working Space requirements (36" in front of panel) around service panel limited or not present:
- Recommend licensed electrician inspect entire electrical system and repair as required:



The electrical service loop is < 10 ft. above the deck. and does not comply with current electrical standards.



The feeder wires exit the meter can through a large unprotected knockout which needs to be sealed

Electrical connector ran through knockout in main disconnect not proper

Note #1: Only items visually accessible at the time of inspection are commented on.

Note #2: This inspection does NOT address electrical design, capacity, wiring/ beaker adequacy but, may list industry known safety hazards or defects.

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I	NI	NP	D	INSPECTED ITEM
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B.

Branch Circuits - Connection Devices and Fixtures

(Report as in need of repairs , the lack of ground fault circuit protection where required.):

Comments: **Power not present on the left wall receptacle located in the kitchen.**

(2) Several of the exterior receptacles lack weatherproof covers and are not GFCI protected.



Junction box lacks a cover, located in the master bath.



Romex wiring should be installed in an armored electrical conduit, Located above the range hood in kitchen.



Power not observed to receptacle along the left wall in the kitchen.



The polarity is reversed in one of the exterior receptacles.

- Polarity test indicate Hot / Neutral wires reversed **Exterior receptacle.**
- Open Grounded receptacles in: **The top plug on the hall bath receptacle provides indications of open ground polarity.**
- Loose receptacles in: **Master bdrm and living room.**
- Damage receptacles or cover plates
- Smoke detectors missing in sleeping areas or Outside each sleeping area or living space of each level **Bdrm 2 lacks a smoke detector.**
- Missing receptacle or switch covers in: (Interior cover plates or exterior weather proof covers **Several of the exterior receptacles lack a protective weather proof cover.**
- Junction box(s) lack cover plates **Junction box observed along the left wall in the master bath lacks a cover plate.**
- .Exposed electrical splices w/o use of junction box
- Light bulbs are out in: Recommend all bulbs be working prior to closing:
- Light globes are missing in:
- Damaged light fixture:
- Wall outlets or light not ARC Fault protected
- GFCI receptacles present but do not trip when tested :Recommend having electrician check
- Door Bell or paddle fan damaged or not working properly
- GFCI receptacle will not reset
- Convenience outlet or light not installed in attic or within 25ft of condenser
- AFCI installed receptacles do not provide protection in all required areas.
- Receptacles NOT GFCI protected : This observation follows TREC SOP 535.230
 - Kitchen Master Bath Hall Bath Half Bath Garage Exterior Plugs
- Recommend licensed electrician inspect electrical system circuits and repair as required:

Note: Only accessible branch circuits, connected devices and fixtures are commented on. Texas Real Estate Commission memorandum effective June 2003 requires the following: "The inspector shall report as in need of repair the absence of, improper installation or improper operation of Ground Fault Circuit Indicator "GFCI" devices located on All kitchen counter top plugs, All baths, garage, and All exterior receptacles &/ or in pool locations as outlined by TREC SOP 535.230 and all subsequent amendments and the absence of Arc- Fault interrupters " AFCI" devices servicing family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar room or areas as outlined by TREC SOP 535.229 (17)

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

A. Heating Equipment

Type of heating system : Forced Air Wall heater(s)

Energy Source: Gas Electric

Comments: The only form of heat present in the home was a portable electric unit which was located in bdrm # 2 and may provide sufficient heat to maintain a uniform temperature of 68 degrees throughout all habitable rooms.

Any deficiency noted should be further evaluated by a contractor or HVAC technician.

* Temperature differential reading are taken from the Return and Supply Registers

Supply temp : Return temp: Difference:

Unit is heating as intended: Temp. Differential <30 degrees: Should be checked.

Insufficient clearance (<1") between furnace vent pipe in contact roof decking: Improper

Other deficiencies:

Recommend HVAC-technician inspect ac/heating system inclusive of electrical connections and ducts:

* A sediment trap helps prevent sediment in the gas piping from getting into the gas valve or burner area

B. Cooling Equipment

Central HVAC Window unit (s)

(1) Condenser: Size: Mfg Date

(1) Evaporator : Size: Mfg. Date

(2) Condenser: Size: Mfg Date

(2) Evaporator : Size: Mfg. Date

Comments: Window units located throughout the home were tested and deemed to be in working condition at time of inspection.

Note: The Service Life Expectancy of a central air - condition unit is 12-15 years .If the system is near this age or older the buyer may experience more then normal maintenance or repairs.

<p>Unit # <u> N/A </u></p> <p><input type="checkbox"/> Unit is cooling as intended</p> <p><input type="checkbox"/> Unit is NOT cooling as intended</p> <p style="text-align: center;">Return Air:</p> <p style="text-align: center;">Supply Air:</p> <p style="text-align: center;">Differential:</p> <p><input type="checkbox"/> Condenser unit not 3 -4" above grade, not level or secured to pad</p> <p><input type="checkbox"/> Reinsulated condensing unit suction line: <input type="checkbox"/> At condenser <input type="checkbox"/> At evaporator (In attic)</p> <p><input type="checkbox"/> Condensate drain line not insulated: Recommend insulating</p> <p><input type="checkbox"/> Rust observed in auxiliary drain pan: <input type="checkbox"/> Rust observed on compressor or evaporator casing</p> <p><input type="checkbox"/> Water indicated in auxiliary drain pan & should be checked:</p> <p><input type="checkbox"/> Fin damage present to condenser coils may cause the heat transfer from the copper tubes to be inefficient</p> <p><input type="checkbox"/> Electrical conduit to condenser damaged</p> <p><input type="checkbox"/> Circuit breaker does not match manufacture's recommendation:</p> <p><input type="checkbox"/> Insulation on ventilation ducts missing or have come loose: Recommend having checked & repaired:</p> <p><input type="checkbox"/> Recommend HVAC-technician inspect ac/heating system inclusive of electrical connections and ducts:</p>	<p>Unit # <u> N/A </u></p> <p><input checked="" type="checkbox"/> N/A <input type="checkbox"/> Unit is cooling as intended</p> <p><input type="checkbox"/> Unit is NOT cooling as intended</p> <p style="text-align: center;">Return Air:</p> <p style="text-align: center;">Supply Air:</p> <p style="text-align: center;">Differential:</p>
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Inspected items (if applicable): Performance / operation of unit (s), condensation drain lines and pans, piping insulation, visible condition of condensing unit.

Proper operating differential temperature range is between 15-20 degrees Fahrenheit.

If filter is missing, evaporator should be cleaned. Systems are NOT tested if ambient temperature is below 60 degrees Fahrenheit. NOTE: evaporator casing, plenum and transition are not disassembled and tape is not removed. Inaccessible components are NOT inspected.

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I NI NP D INSPECTED ITEM

C. Duct System, Chase & Vents

Comments:

- Damage noted to the ventilation duct system or improper material used for ducts.
- Ventilation ducts or not suspended in air by use of straps so that air can pass along the underside
- No airflow observed at one or more registers
- Damage or missing insulation on ventilation ducts
- The presence of gas piping, sewer vents or electrical wiring inside return chase
- Deficiencies in filters, grills or registers or location of return air opening.

* Proper installation of flexible ventilation ducts reduces or illuminates bends, overlapping, hanging and clearance from heat related vents.

IV. PLUMBING SYSTEM

Water wells and Septic systems are **NOT** inspected.

A. Water Supply System And Fixtures

Water NOT on: Plumbing fixtures not tested

Water meter located: Front of property Rear of property Left side Right side

Main water shut off located: Front Right Left Rear In Garage

Static Water pressure : 20-30 PSI 35-40 PSI 45 - 50 PSI 55 - 60 PSI 65-70 PSI

* Static water pressure is reported as deficient if inadequate or excessive (< 40 psi or > 80 psi)

Comments:

- Anti - Siphon device missing on exterior water bibs: Recommended on all exterior water bibs
- Main water shut valve missing or damaged
- Galvanized pipe used as sections of supply plumbing which can become clogged as it ages reducing pressure
- Recommend plumber inspect supply plumbing, drainage system and fixture installation where needed

Important Notice >>> Pressure checks are done by running two fixtures at the same time.

1 Kitchen

Pressure: Weak/Low Normal Strong

Comments:

Fixture Stem packing leaks: Swivel Leaks

spray attachments: Does not operate properly:

2 Wet Bar

Pressure:

Comments:

faucet: Stem packing leaks: Water pressure low:
 Sink loose &/or damaged:

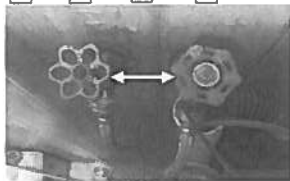
supply pipes/valves:

3 Laundry Connections / Sink (s)

Drain lines are not physically tested

Comments:

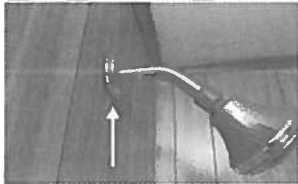
supply pipes/valves: Faucet knobs not color coded (Red= hot and blue=Cold)
 Stem packing leaks:



No plumbers access present

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I	NI	NP	D	INSPECTED ITEM
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Play observed on the shower riser. (2) The shower stem flange should be properly sealed.

Master Bath

Pressure: Good

No plumbers access present

Comments:

Plumbing lines for the master bath vanity observed in master bdrn closet.

Lavatory (s): **Discoloration observed on the base of the vanity cabinet.**

Hot/Cold water lines reversed Corrosion observed on fixture

faucet: Stem packing leaks: Water pressure low: Sink loose &/or damaged:

supply pipes/valves: Missing waste stop: Waste stop not functioning properly:

Tub/Shower (s): **Play observed on the shower riser and tub fixture. (2) Water observed coming from the tub faucet while the shower was being tested, thus the diverter is not performing as intended.**

Commodes:

supply pipes/valves: Shut off valve leaks:

bowl / tank: Tank is loose from commode base:

anchorage: Commode base is not secured to floor or level:

Jack- n - Jill

Pressure:

No plumbers access present

Comments:

Lavatory (s):

Hot/Cold water lines reversed Corrosion observed on fixture

faucet: Stem packing leaks: Water pressure low: Sink loose &/or damaged:

supply pipes/valves: Missing waste stop:

Tub/Shower (s):

Play observed in shower riser: Play observed in tub fixture:

Hot/Cold water lines reversed Corrosion observed on fixture

faucet: Stem packing leaks: Water pressure low:

supply pipes/valves: Missing tub drain plug: Tub drain plug not working properly :

enclosure (s): Open joints indicated / re-caulk or re-grout:

supply pipes/valves: Shut off valve leaks:

bowl / tank: Tank is loose from Commode Base:

anchorage: Commode Base is not secured to floor of level:

Other:

Hall Bath

Pressure: Good

No plumbers access present

Comments:

Lavatory (s):

Hot/Cold water lines reversed Corrosion observed on fixture

faucet: Stem packing leaks: Water pressure low: Sink loose &/or damaged:

supply pipes/valves: Missing waste stop:

Tub/Shower (s): **Play observed on the shower riser and tub fixture.**

faucet: Stem packing leaks: Water pressure low:

supply pipes/valves: Missing tub drain plug: Tub drain plug not working properly :

enclosure (s): Open joints indicated / re-caulk or re-grout:

supply pipes/valves: Shut off valve leaks:

bowl / tank: Tank is loose from Commode Base:

anchorage: Commode Base is not secured to floor of level:

Other:

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I	NI	NP	D	INSPECTED ITEM
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6 Half Bath Pressure:
 Comments:

Lavatory (s):

- Hot/Cold water lines reversed Corrosion observed on fixture
- faucet: Stem packing leaks: Water pressure low: Sink loose &/or damaged:
- supply pipes/valves: Missing waste stop: Waste stop not functioning properly:
- Commodes:
- supply pipes/valves: Shut off valve leaks:
- bowl / tank: Tank is loose from Commode Base:
- anchorage: Commode Base is not secured to floor of level:
- Other:

6 Half Bath Pressure:
 Comments:

Lavatory (s):

- Hot/Cold water lines reversed Corrosion observed on fixture
- faucet: Stem packing leaks: Water pressure low: Sink loose &/or damaged:
- supply pipes/valves: Missing waste stop: Waste stop not functioning properly:
- Commodes:
- supply pipes/valves: Shut off valve leaks:
- bowl / tank: Tank is loose from Commode Base:
- anchorage: Commode Base is not secured to floor of level:
- Other:

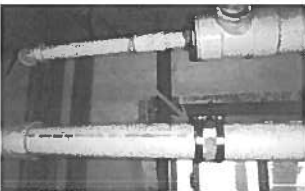
7 Outside Shower Plumbed for: Cold Only Hot & Cold
 Comments:

- Water supply line (s): Water leaks indicated:
- Outside faucet (s): Missing handles: Water pressure low:
- Stem packing leaks:
- Plumbing not strapped:

B. Drains, Waste, Vents
 Comments:



The left drain line has an active leak present in the kitchen.



Drip leak noted at boot

Main Drain : **The main drain line is leaking where the boot is attached.**

Kitchen: **A leak is observed on the left kitchen drain line.**

Master Bath:

Hall Bath:

Apt. Bathroom :

Recommend plumber inspect entire supply plumbing, drainage system and fixture installation where needed

*** The above inspection does not include inspecting drainage lines that run under ground.**

If you have any concerns you are recommended to have a plumber perform a video camera line inspection



The drain line that terminates on the left side of the exterior appears to be off of the laundry room, and has become damaged, allowing grey water to terminate on grade.

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I	NI	NP	D	INSPECTED ITEM
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C. Water Heating Equipment (Report *as in need of repair* those conditions specifically listed as recognized hazards by TREC rules.)



A reducer is observed on the temperature and pressure relief valve, which does not comply with current building standards.

Energy Source: No of units: 1 Fuel Type: gas electric Tankless
 1) Mfg Date : 12/2014 Size: 40 Gallon Mfg: Rheem
 2) Mfg Date: N/A Size: Gallon Mfg:

Comments:

- Electric or Gas Water heater installed lower than 18" above garage floor:
- No water pan installed under unit where a leak could do property damage.
- Corrosion noted on dielectric union or fittings
- No bonding straps installed between metal water lines and gas line.
- Temperature & Pressure drain line terminates in hidden area
- Temperature & Pressure valve drain lines runs uphill:
- No sediment trap installed on gas line
- Temperature & Pressure valve drain line should terminate to outside:
- Temperature & Pressure valve drain line should not "T" to any other drain line
- The drain line off the Temp.& Pressure Relief valve terminates higher than 6" above grade or garage floor.
- No walkway installed from attic opening to unit and or no work platform installed in front of work area.
- No shut off valve installed on service side of water line
- Recommend plumber inspect entire hot water system for both units and repair as needed

* A sediment trap helps prevent sediment in the gas piping from getting into the gas valve or burner area
 * According to the US Dept. of Energy the expected service life of a water heater is 10 to 15 years

Water temperature should be max. temperature of 130 degrees
 Texas Real Estate Commission guidelines require any water heater located in garage be listed "in need of repair" if unit is not raised 18" from garage floor. Temperature safety relief valves may/may not be tested due to possibility that valve may not properly re-seat (causing water leak). Relief valve should be tested by homeowner annually.

Hydro equipment not GFCI protected: Improper

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro - Therapy Equipment <input type="checkbox"/> Hydro equipment not GFCI protected: Improper <input type="checkbox"/> Hydro equipment access door not present Comments:
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				V. APPLIANCES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Dishwasher Performs as intended: <u>Yes</u> <input type="checkbox"/> Unit is inoperable: Comments: <u>Rust observed to the bottom dish rack.</u> <hr/> <input type="checkbox"/> Drain line should loop to the highest point of the sink then down to drain line: <input type="checkbox"/> Not secured to cabinet: <input type="checkbox"/> Damaged dish racks &/or missing rollers: <input type="checkbox"/> Damaged door springs: <input type="checkbox"/> Visible leaks indicated:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposal Performs as intended: Comments: <input type="checkbox"/> Damaged rubber splash guard: <input type="checkbox"/> Romex wiring should be in conduit: <input type="checkbox"/> Visible leaks indicated:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Range Hood <input checked="" type="checkbox"/> Vented exhaust <input type="checkbox"/> Nonvented exhaust: <input type="checkbox"/> Downdraft exhaust: Performs as intended: <u>No</u> Comments: <u>Unit did not turn on when tested.</u> <hr/> <input type="checkbox"/> Light is out: <input type="checkbox"/> Light is not covered: <input type="checkbox"/> Missing or damaged filter: <input type="checkbox"/> Vent pipe terminates in attic vs. venting to atmosphere: Suggest professional inspect and repair:
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Minimum clearance not met around vent pipe and combustible material.

* A range hood is recommended above gas range appliances.

Definition: A vented draft hood vents the exhaust to the atmosphere above the roof. A Nonvented exhaust recirculate the air through a filter back into the room. A downdraft exhaust vents the exhaust through the foundation to the exterior of the structure.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Range / Ovens / Cook tops <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Counter top <input type="checkbox"/> Free Standing <input checked="" type="checkbox"/> Slide in Performs as intended: <u>Yes</u> Comments: <u>The range unit is a slide in unit, but was set up as free standing, and lacked an anti-tip bracket. (2) The downdraft vent on the unit did not turn on when tested.</u> <input type="checkbox"/> Anti-tip bracket not installed: <input type="checkbox"/> Element on range does not operate properly: <input type="checkbox"/> Oven light is out OVEN TEMPERATURE (see below - unit should be within +/- 25 degrees to be operable) Oven are tested at 350 degrees - Actual oven temperature is Lower right oven: Lower left oven: Single: <u>350</u> Oven temperature variance should be + - 25 degrees / if <u>not</u> - should be calibrated
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Microwave Cooking Equipment (Portable units not inspected) Performs as intended: Comments: <input type="checkbox"/> Unit is inoperable: <input type="checkbox"/> Inside light is out: <input type="checkbox"/> Inside damage indicated:
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Bathroom Exhaust Fans and / or Heaters Performs as intended: Comments: <hr/> <input type="checkbox"/> No mechanical or natural ventilation required <input type="checkbox"/> Master bath <input type="checkbox"/> Hall bath <input type="checkbox"/> Half bath <input type="checkbox"/> No mechanical or natural ventilation present <input type="checkbox"/> Master bath <input type="checkbox"/> Hall bath <input type="checkbox"/> Half bath <input type="checkbox"/> Unit is inoperable: <input type="checkbox"/> Master bath <input type="checkbox"/> Hall bath <input type="checkbox"/> Half bath <input type="checkbox"/> Vent terminates in attic <input type="checkbox"/> Master bath <input type="checkbox"/> Hall bath <input type="checkbox"/> Half bath * Mechanical ventilation is not required if bathroom is equipped with an operative window.
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G Garage Door Operators Performs as intended Comments: <input type="checkbox"/> Unit does Not reverse - Recommend Adjustments: <input type="checkbox"/> Safety Sensors higher then 6" above garage floor: Safety reversing mechanism: <input type="checkbox"/> tested <input type="checkbox"/> not tested <input type="checkbox"/> not present <input type="checkbox"/> Unit is inoperable: Doors: <input type="checkbox"/> Metal <input type="checkbox"/> Wood
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I Dryer Vent <input checked="" type="checkbox"/> Side wall <input type="checkbox"/> Roof mount Comments: <input type="checkbox"/> Deficiency with dry vent louver cover: <input type="checkbox"/> Missing louver cover <input type="checkbox"/> Damage to louver cover <input type="checkbox"/> Wrong type of material used for dryer vent: Should be rigid steel with smooth interior wall <input type="checkbox"/> Dryer vent is dirty or clogged and needs to be cleaned <input type="checkbox"/> Dryer exhaust terminates: <input type="checkbox"/> Garage <input type="checkbox"/> Crawl Space <i>* Clogged dryer vents can become a fire hazard and should be checked and cleaned regularly.</i>
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VI. OPTIONAL SYSTEM

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Lawn Sprinklers Comments: <input type="checkbox"/> Backflow preventer not installed <input type="checkbox"/> Damage present to head <input type="checkbox"/> Anti-siphon valve <input type="checkbox"/> Rain gutter present <input type="checkbox"/> Number of zones
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B Garage <input type="checkbox"/> Attached Garage: <input type="checkbox"/> Detached Garage: Comments: <input type="checkbox"/> Cracks in sheetrock wall/ceiling covering: <input type="checkbox"/> Cracks in cement slab:
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I	NI	NP	D	INSPECTED ITEM
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Important Inspection and Liability Limitation Agreement

We are a general real estate inspection company. We are licensed and regulated by the Texas Real Estate Commission. Our inspection forms are designed to adhere to guidelines in the "Rules of the Texas Real Estate Commission" for home inspectors effective October 1, 1992 and all subsequent amendments. (This complies with the June 2003 requirements from T.R.E.C.)

(1) What We Do :

We perform a visual inspection of readily accessible areas and items and report to you the general conditions of inspected areas and /or items. Our inspection is limited to items specifically listed in this report only. We inspect and report to you if an item is performing the function for which it was designed or in need of repair. We will explain our report to you or your designated agent. We perform our inspection in a professional and workmanlike manner. Our report of the inspection and its contents are based solely on the condition and appearance existing at the time of the inspection. We do not address or comment on the condition or functional abilities of any item past the date and time of inspection. If we report that an item is not functioning or in need of repair or replacement, we urge you to have the item examined by a specialist prior to making the final purchase of the property. We also advise you to re-check the functional ability of systems to insure no defects have occurred after the date of the inspection and prior to closing. If a structure has been unoccupied for an extended period of time, it is not uncommon for defects to occur, particularly in plumbing joints or HVAC systems

We are not liable for damage or defects which may have been cosmetically masked or altered or not completely visual and apparent under normal conditions. Weather conditions may affect the Inspector's ability to detect defects. Example: Minor areas of moisture penetration may not be visible at different times of the day or with low levels of humidity.

We will make the report available to only you and your agent unless otherwise directed.

(2) What we Do Not Do:

We, Global Real Estate Inspections, the inspector nor the report, do not offer guarantees, warranties or insure the future performance or condition of any item, whether inspected or not. If you desire a guarantee, warranty, insurance policy or certification you must obtain such products and information from a company in that business endeavor.

We do not inspect any item we can not see in a normal manner of inspection.

We do not move furniture, rugs, carpet, paintings or any other furnishings or stored items in the course of our inspection.

We do not enter areas with less than proper clearance space needed, or area which in the opinion of the inspector is unsafe. We do not walk on wood shake, wood shingle, tile or any roof areas where we may damage the roof or the inspector considers unsafe to walk. These area will be viewed either from the attic or ground or both, whichever is applicable.

We do not dismantle any item or system to check component parts, including gas fired heat exchangers.

We do not inspect for building codes, soil analysis, design adequacy, capacity, efficiency, sizing, value, flood plain location, pollution, environmental hazards or habitability.

We do not inspect for termites or any other insect infestation. We do not inspect security systems or smoke detectors.

We do not inspect for, nor comment on cosmetic damage.

We do not operate equipment or systems outside the parameters of manufacturers recommendations.

We do not re-inspect repair work. All repairs are to be performed by a duly licensed and trained repairman.

Any exceptions you make to this is at your own risk.

(3)Dispute and Resolution and Remedy Limitation:

Notice of claim: If client has issues regarding this inspection arising out of an alleged act of omission by GREI, Its inspectors or assistants Client must notify GREI in writing within 10 business days of discovery of the defect and allow GREI or its inspectors to re-inspect before changing the condition of the problem, otherwise all claims for damage arising out of such complaints are waived by client. Client agrees that any failure to timely notify GREI and allow adequate time to investigate, prior to any modification of condition(s) after the time of inspection, shall result in client's waving of any and all rights client may have against GREI or its inspectors, related to the alleged act of omission. If GREI fails to perform the services as agreed or is careless and /or negligent in any performance of the services, our liability for any and all claims related thereto is limited to the fee paid for the service and their will be no recovery for consequential damages.

Mediation and Arbitration:

In the event of a dispute between the parties relating to this agreement, the parties or their representatives will meet promptly in an effort to resolve the dispute amicably. Upon request of any party to this agreement, all unresolved disputes (not limited to breach of contract action), shall be submitted for binding arbitration in accordance with the Construction Arbitration Services Inc. Then in effect, and then neither party shall have a right to bring a suit in court.

You Agree any payment made for inspection services that are subsequently dishonored will result in an additional \$50.00 fee.

Re-Inspection Fee \$50.00 (To come back and finish job due to utilities not on or outside temperature too low for A/C)

You attest the inspector performing this inspection has made no oral representation that differs from the content of this agreement.

You agree to the provisions and limitations of this contract and report by your reliance upon it whether you sign it or not.

You agree to pay a \$35.00(thirty five dollar) billing/invoicing fee for any inspection not paid for at the time of inspection. If, for any reason the contract is not completed the amount invoiced inclusive of the invoice fee is due and payable in full at the time the contract is cancelled. Should we incur any legal or collection fees associated with the collection of this invoice that the client name in this report will be responsible for them in addition to the invoiced amount.

No warranties or guarantees are offered for inspected components.

I have read this agreement in its entirety and understand and accept these conditions.

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

I	NI	NP	D	INSPECTED ITEM
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ADDITIONAL INSPECTED OR COMMENT ITEMS

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Septic System:

Due to the lack of time an open records request for documentation regarding the septic system could not be acquired and no documentation was available from the seller. Thus the age of the system, the size and location of the tank and leaching field are all unknown. It is suggested that the buyer acquire this information from the seller. The buyer should also ask the seller if there has been any repairs to the system and if so by whom. If the system is over 25 years old check with the seller as to the the last time it was professionally checked, pumped and cleaned.

A circular concrete lid is located under the house. If this is the septic tank cover it is damaged and should be checked by a professional. If it is not then suggest checking with seller as to location of tank and leaching field. Attached is a general diagram of a septic system.

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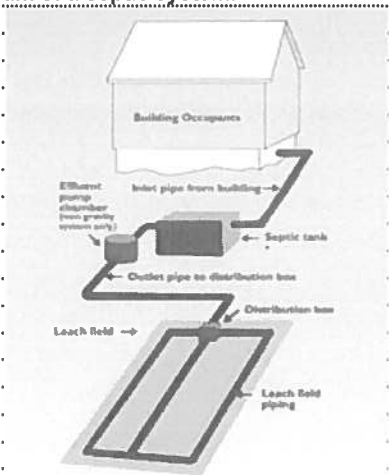
Cracked concrete lid

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Attached is a "**Liability Limitation Agreement**". Please read carefully. Acceptance and reliance upon this inspection report is contingent upon acceptance and understanding of this liability agreement.