

INSPECTION DIMENSION

17215 Lazy Hill Lane Spring, Texas 77379
281.376.9445

ID 199@aol.com
www.inspectiondimension.com

PROPERTY INSPECTION REPORT

Prepared For: C.WEBER – Y.TOURE
(Name of Client)

Concerning: 427 LAURA LANE
(Address or Other Identification of Inspected Property)

By: DON MIDURA TREC PI # 375 11/30/2017
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000
(<http://www.trec.texas.gov>).

Report Identification: 427 LAURA LANE

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

Report identification: 427 LAURA LANE

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

THE "OVERVIEW" ADDENDUM ATTACHED IS AN IMPORTANT COMPONENT OF THIS INSPECTION REPORT!

THE DISCOVERY FOR ANY TYPE OF DAMAGE TO THE CONSTRUCTION MATERIALS INSIDE OF THE WALL, CEILING &/OR FLOOR CAVITIES IS BEYOND THE SCOPE OF THIS INSPECTION.

THIS INSPECTION SPECIFICALLY EXCLUDES FOR THE DISCOVERY OF ANY TYPE OF ENVIRONMENTAL HAZARDS, BIO/HAZARDS, ALLERGENS, MILDEW, MOLDS (<http://www.epa.gov/iaq/homes/index.html>), CHINESE DRYWALL (<http://www.cpsc.gov/info/drywall/index.html>) OR ANY TYPE OF CONTAMINANT!!

EPA INFO REGARDING - CONTROLLING MOLD & MOISTURE IN YOUR HOME MAY BE FOUND AT <http://www.epa.gov/iaq/molds/images/moldguide.pdf>.

A FULL & COMPLETE COPY OF THE STANDARDS OF PRACTICE MAY BE FOUND AT: <http://www.trec.texas.gov>.



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

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

I. STRUCTURAL SYSTEMS

A. Foundation(s)

Type of foundation(s): Slab on Grade

Method of inspection: Visual inspection of exterior /interior. Only readily visible portions of the structure were observed. Items causing obstructions were not moved. Cracks &/or separations that are covered by floor coverings, wall coverings or hidden by furnishings are not visible & cannot be included in this inspection. **The inspection does not include any type of soil sampling or geological investigations to determine the existence of any relative faults or subsidence conditions.** Standards for determining Foundation Performance are not widely accepted & are generally the result of subjective analysis based on the Inspector's experience / education & should not be considered as conclusive. **Additional information & limitations are listed in the attached "Overview" addendum at the end of this Report!**

Note: An elevation survey has not been conducted as a part of this inspection. In the opinion of this Inspector, the observance of negative phenomena is more relevant than survey elevations when considering evidence of differential building /foundation movement /settlement. Reading of the elevations of the surface of a foundation does not determine if the foundation has moved differentially. "Movement" is a function of time. Movement is a change in position over a change in time. The taking of the elevations of the surface of the foundation can only define the configuration of the foundation at the time the readings were taken. In order for the elevation survey to be relevant, additional measurements would be required at intervals spanning over a period of months or years.

The inspector is not required to: (A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high; (B) provide an exhaustive list of indicators of possible adverse performance; or (C) inspect retaining walls not related to foundation performance.

Comments (An opinion on performance is mandatory.):

The purpose of this inspection was to view the visible structural components of the foundation and give a subjective professional opinion of whether or not evidence of building settlement conditions were present & visible that would lead this Inspector to believe that the building /foundation was in obvious need for remedial repairs or not.

Cosmetic defects, unless caused as the result of some structural failure are not generally considered as part of this inspection. Conditions that are not apparent, such as termite damage, water damage or any type of damage that is not clearly visible at the time of the inspection may not be included in this report. Inspection Dimension, Inc. or its Inspector will provide no warranty or any representation as to the future performance of any item inspected. A soil survey has not been conducted to determine the relative location of any geological faults. Items not specifically noted in this report should not be assumed as good or bad by any lack of notation!

Observations:

- Hairline cracks in the exterior brick veneer – (ex) left side wall
- Interior gypsum crack and patched areas are apparent at various locations – (ex) above the front left room window frame and others areas with rippled drywall tape at the inside angles of the rooms.
- Exterior masonry cracking /patched areas are apparent at various locations but not limited to the left/ right side walls and fireplace area.
- The masonry brick fireplace appears to have pulled slightly away from the main structure.
- Variations in the finish floor elevations are apparent.
- Yard drainage improvements are recommended to channel water away from the building.
- Hairline crack(s) are visible in the concrete foundation floor of the detached garage. Note: cracking of this type is generally the result of shrinkage during the curing process and not necessarily evidence of differential foundation movement.

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Conclusion:

Even though the evidence of movement appears relatively modest and based on the observed conditions, this Inspector is of the opinion that the foundation has experienced a degree of settlement /movement that is indicative of the need for obvious remedial repair/ reinforcement most notably at the back side wall /fireplace – chimney chase area and the risk for continued movement must be considered.

It is strongly recommended to consult with a Professional Engineer for an opinion concerning the performance of the foundation. The Professional Engineer you retain should have the specialized training to perform an engineering evaluation of the performance of the foundation. He can provide you with; 1) a second opinion concerning foundation performance, 2) an opinion as to whether foundation repair is absolutely structurally necessary in their opinion and 3) options in addition to foundation repair that the engineer deems applicable to this house

It may be true that the majority of home foundation movements do not necessarily jeopardize the structural integrity of the home. Rather, the foundation movements present cosmetic deficiencies (cracked brick veneer), inconveniences (fixing jammed doors/ repairing cracked drywall) and a need for greater home maintenance (more effective lawn maintenance). **Therefore the final decision concerning the repair of a home’s foundation depends on the individual homeowner’s tolerance of the symptoms.**

Steps should also be taken to mitigate changes in the moisture content of the soil. During periods of extreme dryness, soil management (watering) procedures should be implemented. During the wet seasons, positive drainage conditions adjacent the foundation /structure should be maintained. The variation of moisture in the soils is a significant factor contributing to foundation movements. It is not uncommon for dramatic changes to occur in the foundation system in a short period of time if the soils are allowed to become too wet or too dry! Consequently, maintaining positive drainage and consistent watering may reduce/minimize future movements. <http://wateryourfoundation.com>

Additional Foundation Performance Information may be found at www.houstonslabfoundations.com and <http://foundationrepair.org>

- Note: it is important to mention that other Inspection Professionals may express views/ opinions that differ from the above & the absence or presence of visible indications of severe foundation distress or cracking does not mean that the potential for future problems is without risk & the acceptability of that risk is left to the purchaser

Standard Construction Practice in this area may allow for cracking to occur in the exterior brick veneer, interior drywall and concrete or tile flooring. In the Opinion of this Inspector, if the visual indications of settlement or movement do not appear to absolutely negatively impact the performance of the structure, repair or reinforcement may still be considered, if the observations are sufficient to warrant the structural reinforcement in the view of this Inspector

B. Grading and Drainage

Comments:

Adjust the finish grade / flower beds to achieve 4"-6 inches of concrete foundation grade beam exposure and to insure for a positive slope to channel water away from the building. The finish floor of the patio area between the house and garage is installed up to / over the exterior finish wall materials increasing the potential for moisture intrusion and insect activity. The concrete pad at the left side of the home is improperly sloped. The concrete driveway is cracked / broken and heaved at the front of the garage creating a trip hazard. Portions of the perimeter yard wood fencing are damaged. A concrete culvert with under-ground drains has been installed in the rear yard adjacent to the patio area in an apparent attempt to control rain water run-off – (the effectiveness of this approach to control the drainage flow is unknown). A professional drainage control contractor should be contacted to examine the site to determine an effective remedy.

TREC LIMITATIONS: for grading and drainage. The inspector is not required to: (1) inspect flatwork or detention/retention ponds (except as related to slope and drainage); (2) determine area hydrology or the presence of underground water; or (3) determine the efficiency or operation of underground or surface drainage systems.

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Additional Limitations: Unless otherwise stated, the Inspection specifically excludes for the investigation of any type of previous or potential flooding conditions. The overall site, area & neighborhood drainage patterns could not be determined by an Inspection of this type. The performance of the site /lot grading /drainage patterns during heavy rain-storms /events cannot be predicted. The effectiveness of any type of underground drainage system is not included as a part of this Inspection.

C. Roof Covering Materials

Type(s) of Roof Covering: Fiberglass composition shingle

Viewed From: Viewed with binoculars/from the Ground Level & Safe Areas Adjacent the Roof

Comments:

Install additional attic/ soffit venting to achieve 1 SF of Net Free Venting Area / 150 SF of attic space. The metal flashings are not complete at the brick / shingle juncture at various locations – (ex) left of the entry porch and rear wall. The siding at the 2nd story rake walls is installed with insufficient separation from the roof surface. Install kick-out flashings at the horizontal fascia / vertical walls – roof junctures to direct the flow of water from the walls below. Repair the damaged / leaky rain gutters. Water stains were observed at the underside of the roof decking in the attic space at the water tank vent penetration. A roof contractor should be contacted to make all repairs / improvements as needed to insure leak free performance.

Note: the Roof Inspection is designed to assess the Overall General visible condition of the roof surface as viewed from the Ground Level or Safe Areas adjacent the Roof – As Determined by the Inspector! The Roof Inspection is not intended as a Certificate of Insurability or Warranty of Future Performance. Whether or not the roof has been applied per the manufacturer’s specifications is specifically excluded as a part of this Inspection!

Note: the discovery or identification of any type of weather related damage that might affect the insurability of the roof covering is specifically excluded as a part of this Inspection. If the client is concerned about possible hail or other damage licensed insurance adjuster and or a professional roofing contractor should be contacted

TREC LIMITATIONS: Specific limitations for roof covering. The inspector is not required to: (A) determine the remaining life expectancy of the roof covering; (B) inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof; ADOPTED RULE ACTION FROM MAY 6, 2013 MEETING OF THE COMMISSION Chapter 535 General Provisions Subchapter R. Real Estate Inspectors §535.227-§535.233. Standards of Practice Page 8 of 17 C) determine the number of layers of roof covering material; (D) identify latent hail damage; (E) exhaustively examine all fasteners and adhesion, or (F) provide an exhaustive list of locations of deficiencies and water penetrations.

Additional Limitations: The Roof Inspection is designed to determine the Overall General Condition of the roof surface & flashings – Only! Periodic maintenance is required of all roof coverings. It is important to note that unless specifically identified in this Report, opinions regarding the use of the appropriate fasteners, application with adherence to the manufacturer’s specifications, identification of any manufacturer’s material defects, & damage from previous hail or other inclement weather conditions are Not Included. **The identification of each & every fault, defect, potential leaking condition or life expectancy is Beyond the Scope of this Inspection!**

NOTE: THE INSURABILITY OF THE ROOF COVERING HAS NOT BEEN DETERMINED!

D. Roof Structure and Attics

Viewed From: Entered the attic and performed a visual inspection from the walk path areas – Only!

Approximate Average Depth of Insulation: 4” – 8” (+/-)

Comments:

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I	NI	NP	D	Inspection Item
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Stiffen the existing / install additional ridge bracing and rafter support. The ridge boards are undersized – (see exposed heels at the rafters plumb cuts). Fire block and insulate above the open duct chase in the upper attic. Install cold wall insulation where missing – 9water tank attic storage area). Note: the attic area above the garage is not safely accessible
 Attic access ladder: apply a fire resistant //insulated barrier to the door panel; secure to the frame as required – (use 16-16d nails or 3"x 1/4" lag screws); and the ladder should be rated at a 350 lb. minimum load

SCOPE: This Inspection is limited to observations of only those components of the structure and those portions of the roof framing and surface readily accessible and visible without moving or the removal of any item or object that would obstruct visual observation. The comment of "inspected" noted by any section of this report means that, at a minimum, all parts and components of that section listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. These standards are treated as minimums and they do not limit the ability of the inspector to inspect or comment on the property as the inspector deems appropriate. Any item not capable of being seen at the time of the Inspection, that is concealed by objects, vegetation or the finishes of the structure is specifically excluded as being beyond the scope of this inspection. Conditions not readily and visually apparent at the time of the Inspection, were not considered in reaching the conclusions or rendering the opinions contained in this report.

TREC LIMITATIONS: The inspector is not required to: (A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; (B) operate powered ventilators; or C) provide an exhaustive list of locations of deficiencies and water penetrations

 E. Walls (Interior and Exterior)

Comments:

Caulk / seal at all penetrations in the exterior finish wall materials – (ie) utility lines, fixtures and electrical panels. Replace the decayed – damaged exterior trim and siding materials – *house and garage). Evidence of water intrusion is apparent at the base board areas in the family room /rear wall – (see decayed paneling /trim at the rear yard and at either side of the fireplace hearth). Repair the damaged drywall in the detached garage – (note: the condition of the wood framing materials in the garage is unknown). Apply a rust inhibitor paint / sealant to the rusted steel lintels above the exterior windows. The base trim in the 1st floor left / rear living area is water stained – (evidence of previous water intrusion?). The brick veneer at the right side wall adjacent to the dining room window is improperly installed – (ie) the top of the bricks set horizontally (rollocks at either side of the window) are exposed increasing the potential for moisture intrusion. The frame header at the 16' OH/ garage door is noticeably deflected. Evidence of water leaking is apparent at the upper and side window returns at the rear wall in the main living room most likely as the result of missing or faulty eater barrier flashings.

TREC LIMITATIONS: The inspector is not required to: (A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; (B) determine the cosmetic condition of paints, stains, or other surface coatings; or (C) operate a lock if the key is not available. ADOPTED RULE ACTION FROM MAY 6, 2013 MEETING OF THE COMMISSION Chapter 535 General Provisions Subchapter R. Real Estate Inspectors §535.227-§535.233. Standards of Practice Page 9 of 17 (D) provide an exhaustive list of locations of deficiencies and water penetrations.

NOTE: THE CONDITION OF THE CONSTRUCTION MATERIALS INSIDE OF THE WALL CAVITIES IS UNKNOWN!

Additional Info Regarding Mold: www.epa.gov/mold/moldguide.html

 F. Ceilings and Floors

Comments:

The sub-floor frame at the 2nd story is noticeably unlevel at various locations most notably in the hall bath vanity area. Floor elevation variances of this type are generally the result of design flaws, construction errors or a combination of both. Straightening / leveling of the floor – frame is recommended. For additional information a professional engineering firm should be contacted.

TREC LIMITATIONS: The inspector is not required to do the following: (1) determine the condition of floor and ceiling coverings unless such conditions affect structural performance or indicate water penetration; (2) report obvious damage to floor and ceiling coverings; (3) determine the condition of paints, stains and other surface coatings;

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I	NI	NP	D	Inspection Item
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G. Doors (Interior and Exterior)

Comments:

Exterior rear door (breakfast room): the double key deadbolt lock is no longer building code compliant considered an emergency exit restriction and replace the plastic window panel with glass. The lower panel of the 8' garage door is damaged. The garage personnel door would not latch and the hinge side jamb is cracked.

TREC LIMITATIONS: The inspector is not required to do the following: (1) report the condition or presence of storm doors, awnings, shutters or security devices or systems; (2) determine the condition of paints stains or other surface coatings

H. Windows

Comments:

Evidence of water leaking is apparent at the upper interior window returns at the bay window – front / left room. Install screens where missing. Repair damaged window screens. Replace the damaged glazing strips at the exterior window glass. The windows are difficult to open and in the sleeping areas could be considered as an emergency exit restriction. Several of the windows are secured or sealed shut. Water and or possible insect damage are apparent at the interior window sills in the front left room and breakfast area – (note: the condition of the construction materials inside of the wall cavities is unknown). The windows are in generally poor condition and the client has been advised that replacement would be advisable.

TREC LIMITATIONS: The inspector is not required to: (A) exhaustively inspect insulated windows for evidence of broken seals; (B) exhaustively inspect glazing for identifying labels; or (C) identify specific locations of damage.

Note: The identification of water leaking conditions from faults in the exterior glazing &/or retainer strips is specifically excluded as a part of this Inspection!

I. Stairways (Interior and Exterior)

Comments:

The baluster spacing at the barrier rails exceed 4". The hand rail should return back to the side wall at the ends. The hand rail at the top of the stairwell is too low. The riser height should not exceed 7 ¾" or vary by more than 3/8" from the others. The tread depth is too narrow.

TREC LIMITATION: Specific limitation for stairways. The inspector is not required to exhaustively measure every stairway component.

J. Fireplace and Chimney

Comments:

Install a bracket for the damper to prevent full closure for the gas log assembly. Evidence of water / moisture intrusion is apparent at the interior masonry firebox – (visible efflorescence and rusting at the lintel and damper). Install metal cap flashings at the top of the chimney chase and exterior horizontal brick above the smoke chamber. A masonry contractor / fireplace – flashing waterproofing specialist should be contacted to make all repairs / improvements as needed to insure safe – leak free performance

TREC LIMITATIONS: The inspector is not required to: (A) verify the integrity of the flue; (B) perform a chimney smoke test; or (C) determine the adequacy of the draft.

Additional Limitations: The condition of or the presence of any type of fire stops /blocking cannot be determined. The discovery of any existing or potential water leaking conditions in the chase or flue (unless otherwise noted in the Inspection Report) is excluded. The condition of the flue liners or other areas in the concealed areas of the fireplace /chimney chase cannot be determined by an Inspection of this type.

K. Porches, Balconies, Decks and Carports

Comments:

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I	NI	NP	D	Inspection Item
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TREC LIMITATIONS: The inspector is not required to: (A) exhaustively measure every porch, balcony, deck, or attached carport components; or (B) enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**

Comments: 125amp panel

Electrical Service Equipment: the interior of the main disconnect switch box is rusted – (faulty water-resistant cover) – replacement recommended. Electrical wiring is entering the panel without an appropriate insulator at the knockout opening. The ground rod should be driven fully into earth.

The NEC 250.53(A)(2) requires two methods of grounding electrical system installed in an approved manner, connected to the ground buss bar through a single wire or parallel wires. A licensed electrical contractor should be contacted to conduct a “ground resistance test” to confirm the proper / safe installation of the grounding system).

Load Center (laundry room): The Zinsco /Sylvania brand panel has aluminum buss bars that are subject to pitting & corrosion creating potential reliability concerns with the circuit breakers – (ie) failure to trip in response to a short circuit or over/current. The panel does not necessarily initiate an unsafe condition, rather when an unsafe condition such as a short circuit or current over/load occurs, the equipment may not provide the protection expected resulting in the potential for fire, property damage & /or personal injury. Replacement of the panel /breaker box is recommended. <http://www.inspect-ny.com/electric/Zinsco.htm#Zinsco2>

Additional deficiencies were observed: the home run cables are over-bundled at the upper panel – (the cables should enter the panel through the knockouts provided and secured with clamps in accordance to their listing. The interior of the panel box is contaminated with paint over/spray - to include the terminal lugs, connection terminals & buss bars) – potential to interfere with the integrity of the circuit breakers to trip in response to a short circuit of over-current. The circuit breakers are not sufficiently labeled. The neutral wires and equipment ground should be terminated at separate non-bonded buss bars. The neutral wires used as “hot” conductors should be permanently re-identified. Install clamps for the single pole circuit breakers at the 220 amp circuits. The circuit breaker for the AC unit is over-sized – (exceeds the manufacturer’s specification for maximum breaker size). The 40 amp circuit breaker is not compatible with the #10 gauge wire.

Effective September 1, 2008, the National Electrical Code (NEC), requires that all branch circuits supplying 125V, single phase, 15- and 20-ampere outlets installed in dwelling units be protected by an arc-fault Circuit interrupter. Additional information is available at [UL | Arc Fault Circuit Interrupters \(AFCIs\)](#). **Definition:** Arc-Fault Circuit Interrupter (AFCI). A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected

Install an Intersystem Bonding Termination (IBTB) to interconnect and terminate grounding conductors from the electric power service, telephone, CATV, radio and television antennas and other systems that may be added later. It is also used to bond grounding conductors from CATV or satellite dish conductors, security systems, landscape lighting controls and lightning protection systems. The IBTB is designed to meet the requirements of 2008 NEC® Article 250.94 “Bonding for Other Systems” <https://www.erico.com/catalog/literature/E828B-NAEN.pdf>

NOTE: THE INSPECTOR MAY IDENTIFY THE EXISTENCE OF A BONDING CONNECTION AT THE METAL PIPING SYSTEM AND OR APPLIANCES BUT CANNOT CERTIFY THAT THE PIPING SYSTEM IS PROPERLY BONDED – (Bonding: All metal piping systems and the metal parts of electrical equipment should be bonded together using a copper bonding jumper, insulated, covered, or bare, not smaller than 8 AWG solid extending back to the service equipment).

TREC LIMITATIONS: The inspector is not required to: (A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; (B) test arc-fault circuit interrupter devices when the property

I	NI	NP	D	Inspection Item
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is occupied or damage to personal property may result, in the inspector's reasonable judgment; (C) conduct voltage drop calculations; (D) determine the accuracy of over-current device labeling; (E) remove covers where hazardous as judged by the inspector; (F) verify the effectiveness of over-current devices; or (G) operate over-current devices.

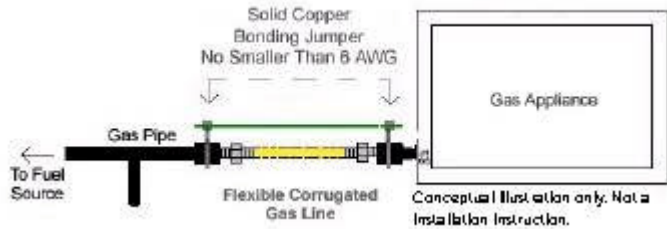
B. Branch Circuits, Connected Devices and Fixtures

Type of Wiring: Copper

Comments:

Per the existing building codes GFCI protection is required to the power supply outlets at all kitchen counter top areas, disposal / dishwasher, laundry room, exterior and all outlets in the garage. Install smoke detectors at all required locations. Install a protective conduit for the power supply wiring to the vent hood, disposal and cook top. The entry door chime is inoperable. The polarity is reversed at the outlet – right of the kitchen sink. Several outlets are not grounded – (ex) exterior rear wall and up left bedroom. The radio/ intercom are inoperable. The laundry room 220V outlet is loose in the wall and should include an equipment ground. Several fixtures did not come on. Relocate the light fixture in the entry hall closet from above the shelf. The light fixtures in the closets should include globes. Install an outlet for the hall bath left side vanity. The hall bath light switch is upside down. Remove the broken bulb from the attic light fixture. The electrical wiring in the attic adjacent to the access ladder should be protected from foot traffic. The electrical wiring entering the receptacle box(s) in the attic space should be secured with insulated clamps. Replace the broken switch box cover – attic.

Install bonding jumpers at all metal gas piping interrupted by metal flex lines – (the NEC Section 250-104(b) reads as follows: “Metal Gas Piping. Each aboveground portion of a gas piping system upstream from the equipment shutoff valve shall be electrically continuous and bonded to the grounding electrode system).



Note: the Inspector may not identify the absence of or activate any / all smoke detectors or carbon monoxide detectors if present and does not warrant that the fire detection or any safety equipment will function as intended. A licensed electrical contractor should be contacted to make all repair /improvements to ensure safe /reliable performance.

TREC LIMITATIONS: for branch circuits, connected devices, and fixtures. The inspector is not required to: A) inspect low voltage wiring; (B) disassemble mechanical appliances; (C) verify the effectiveness of smoke alarms; (D) verify interconnectivity of smoke alarms; (E) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; (F) verify that smoke alarms are suitable for the hearing-impaired; (G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

*Type of Systems: Forced Air:
Energy sources: Gas*

Comments:

I	NI	NP	D	Inspection Item
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Relocate the gas flex line and vent piping from the area directly adjacent to and above the attic access ladder. Install a sediment traps at the gas branch supply line. Note: sediment traps are designed to cause the gas flow to change direction 90 degrees at the sediment collection point, thus causing the solid or liquid contaminants to drop out of the gas flow. Provide for access to all sides of the HVAC equipment with a sufficiently sized work platform. The exhaust vent pipe should extend through to the exterior with an appropriate base flashing and storm collar. Service / repair recommended.

Note: the gas furnace was operated by setting the thermostat in the "heat" mode and visually confirming that the burners and fan engaged. For additional information concerning the condition of the equipment a licensed HVAC contractor should be contacted.

- B. Cooling Equipment**
Type of Systems: Central Forced Air
Comments: 5ton

The condenser coil is restricted – (dirty coil fins). Insulate the refrigerant line at the coils. Provide a work platform for safe access. Install a riser vent in the primary drain line adjacent to the evaporator. Complete the insulation at the primary drain line. Install a water level detection device conforming to UL 508 that will shut off the equipment served in the event that the primary drain is blocked – (the device shall be installed in the primary drain line, the overflow drain line or the equipment-supplied drain pan, located at a point higher than the primary drain line connection and below the overflow rim of such pan). A licensed HVAC contractor should be contacted to make all repairs / improvements as needed and to provide an opinion regarding the correct sizing of the unit – (suspected under-sized equipment).

- C. Ducts System, Chases, and Vents**
Comments:

Seal the return air chase – (see gaps, voids and exposed mechanical equipment). The air temperature in the home did not seem to be properly balanced. Recommend replace the gray fiberglass insulated flex ducting – (install errors and general poor condition). The airflow ducts were observed to be in contact with each other or other insulation material at various locations creating the potential for thermal bridging or condensation buildup. Clearance or separation should be established by strapping with HVAC nylon strapping. Where ducts are separated by insulation blankets condensation moisture is generally increased (as the insulation traps hot air against the cooler ducts). One of the latches for the 2nd floor return air grill is missing. Relocate the thermostat to a central area of the home.

Limitation: The Inspector did not observe evidence (drill hole access for pilot tubes) that a total external static pressure test (TESP) was performed at time of installation across the equipment required of proper installation and system operation. (e.g. ACCA Quality Standards 9 and ANSI/ACCA 5 - HVAC Quality Installation Verification Protocols). Not following the requirements in the ACCA Standards can increase annual energy consumption by 30% or more and exacerbate a negative effect on system performance and operation. As such the Inspector cannot state that the HVAC system is performing to the manufacturers design criteria.

[Information. http://www.rses.org/assets/rses_journal/1114_Static.pdf or; <http://www.acca.org/HigherLogic/.../DownloadDocumentFile.ashx...>]

TREC LIMITATIONS: (for HVAC Systems): The inspector is not required to: (1) program digital thermostats or controls; (2) inspect: (A) for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; (B) winterized or decommissioned equipment; or (C) duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; (3) operate: (A) setback features on thermostats or controls; (B) cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; (C) radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or (D) heat pumps, in the heat pump mode, when the outdoor temperature is above 70 degrees; (4) verify: (A) compatibility of components; (B) tonnage match of indoor coils and outside coils or condensing units; ADOPTED RULE ACTION FROM MAY 6, 2013 MEETING OF THE COMMISSION Chapter 535 General Provisions Subchapter R. Real Estate Inspectors §535.227-§535.233. Standards of Practice Page 13 of 17 (C) the accuracy of thermostats; or (D) the integrity of the heat exchanger; or (5) determine: (A) sizing, efficiency,

I	NI	NP	D	Inspection Item
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or adequacy of the system; (B) balanced air flow of the conditioned air to the various parts of the building; or (C) types of materials contained in insulation.

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Location of Water Meter: Street Right of Way

Location of Main Water Supply Valve: exterior

Static Water Pressure Reading: 56lbs Note: water pressure/ flow may vary at different times of the day consequently a static water pressure reading taken at the time of the Inspection may not be accurate. If client is concerned about the water pressure or flow it is recommended that a reputable and qualified licensed plumbing contractor be contacted.

Comments:

The water lines in the home are galvanized steel and this Inspection did not include pressure testing of for any specific investigation as to the condition of the piping other than the pipes that may be readily accessible and visible at the time of the Inspection.

Kitchen: water flow is restricted from the sink fixture. Laundry room: replace the hot side valve at the washing machine connection. Install protective sleeves to the gas piping at the exterior left side wall where embedded in the concrete pad and passing through the masonry veneer wall. Main bath: a heavy bead of caulking has been applied to the inside angles in the shower tile walls and bench seat – (suspected evidence of previous leaking conditions – a full water leak / pan test is recommended). Adjust the vanity fixture drain lines to allow for a positive gravity slope. Adjust the right side vanity pop up drain control assembly – (inoperable). Secure the loose drain piping – left side vanity. The shower head is leaky. Hall bath: the tub tile walls are in generally poor condition with loose tiles and heavy caulking applied to the inside angles. The hot / cold are reversed at the tub valve and the cartridge is leaking. The water is off to the commode. A microbial like growth is visible on the wall board behind the commode tank.

Laundry connections and sewer drain line were not accessible and could not be properly checked. The water supply valves were not operated and the drain line was not checked for blockage. This firm does not check clothes washer and dryer and no water was run down the sewer drain pipe and no air was blown through the dryer duct.

Note: (A) The inspection does not include for the discovery of a temperature balancing valve on the master bath and hydro massage tubs (with the two handle controls). (B) A pressure or shut in leak test of the gas piping system is not included as a part of this Inspection.

TREC LIMITATIONS: The inspector is not required to: (A) operate any main, branch, or shut-off valves; (B) operate or inspect sump pumps or waste ejector pumps; (C) verify the performance of: (i) the bathtub overflow; (ii) clothes washing machine drains or hose bibs; or (iii) floor drains; (4) inspect: (A) any system that has been winterized, shut down or otherwise secured; (B) circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; (C) inaccessible gas supply systems components for leaks; (D) for sewer clean-outs; or (E) for the presence or performance of private sewage disposal systems; or (5) determine: (A) quality, potability, or volume of the water supply; or (B) effectiveness of backflow or anti-siphon devices.

B. Drains, Wastes, and Vents

Comments:

Due to the age of the home and the type of piping used for the underground sanitary drain piping system (ABS) hydro-static / isolation testing of the system is recommended – (leak testing).

The Condition /Performance of any Underground Sanitary Drain Piping System - Has Not Been Determined. Specialized Inspection Services are available, for a fee, to Investigate & Determine the Condition of these Non-Visible Piping Systems.

I	NI	NP	D	Inspection Item
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- | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)
 <i>Energy Sources: Gas</i>
 <i>Capacity: 40gallon</i>
 <i>Comments:</i></p> |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|

Provide a continuous walk path and sufficient sized work platform for safe access. Install a sediment trap at the gas branch supply line. Note: sediment traps are designed to cause the gas flow to change direction 90 degrees at the sediment collection point, thus causing the solid or liquid contaminants to drop out of the gas flow. Adjust the drain line from the relief valve to allow for a positive gravity slope. The relief valve drain line should be a CPVC type and is improperly terminated into the drain pan drain line. Insulate the riser water lines adjacent to the tank. The vent pipe should be securely strapped in place. Adjust the storm collar and breather cap at the exterior vent pipe. Re-install the combustion chamber cover. The access door in the bedroom closet should be insulated, weather-stripped and fire rated.

WARNING: Temperature and Pressure Relief Valves should be inspected AT LEAST ONCE EVERY THREE YEARS, and replaced, if necessary, by a licensed plumbing contractor or qualified service technician, to ensure that the product has not been affected by corrosive water conditions and to ensure that the valve and discharge line have not been altered or tampered with illegally. Certain naturally occurring conditions may corrode the valve or its components over time, rendering the valve inoperative. Such conditions can only be detected if the valve and its components are physically removed and inspected. Do not attempt to conduct an inspection on your own. Contact your plumbing contractor for a reinspection to assure continuing safety. FAILURE TO REINSPECT THIS VALVE AS DIRECTED COULD RESULT IN UNSAFE TEMPERATURE OR PRESSURE BUILD-UP WHICH CAN RESULT IN SERIOUS INJURY OR DEATH AND/OR SEVERE PROPERTY DAMAGE.

TREC LIMITATIONS: The inspector is not required to: (A) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; (B) operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or (C) determine the efficiency or adequacy of the unit.

- | | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>D. Hydro-Massage Therapy Equipment
 <i>Comments: http://www.jacuzzi.com/pdf/K272000.PDF</i></p> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--|

V. APPLIANCES

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>A. Dishwasher
 <i>Comments:</i></p> |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|

Redo the drain line to allow for proper routing – (install a backflow valve). Rust was observed on the interior surfaces. Adjust the appliance to fit correctly in the space provided.

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>B. Food Waste Disposers
 <i>Comments:</i></p> |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|

The motor is frozen and the motor casing is rusty – (suspected water seepage).

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>C. Range Hood and Exhaust Systems
 <i>Comments:</i></p> |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|

Repair the vent piping in the upper cabinet and the vent should be solid smooth wall extending through to the exterior – (see attic space above).

TREC LIMITATIONS: The inspector is not required to: determine the adequacy of venting systems.

I	NI	NP	D	Inspection Item
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D. Ranges, Cook tops, and Ovens

Comments:

Cook top: the right side elements did not operate properly. Oven temperature was measured at about 30oF low.

TREC LIMITATIONS: The inspector is not required to do the following: (1) operate or determine the condition of other auxiliary components of inspected items; or (2) inspect self-cleaning functions.

E. Microwave Ovens

Comments:

TREC LIMITATIONS: The inspector is not required to test for radiation

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Note: whether or not the exhaust vent ducting extends through to the exterior could not be determined.

G. Garage Door Operators

Comments: <http://www.cpsc.gov/CPSCPUB/PUBS/523.pdf>

The door operator did not function properly.

<http://www.overheaddoor.com/garage-door-openers/Documents/installation/safe-t-beam-installation-english.pdf>

H. Dryer Exhaust Systems

Comments:

Replace the damaged exterior vent trim

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Provide a layout of the sprinkler heads and valves. Adjust the heads to spray away from the building. Zone 5 did not come on. Provide a permanent power supply for the timer control – (existing extension cord wiring is not sufficient).

TREC LIMITATIONS: The inspector is not required to inspect: The inspector is not required to inspect: (i) for effective coverage of the irrigation system; (ii) the automatic function of the controller; (iii) the effectiveness of the sensors; such as, rain, moisture, wind, flow or freeze sensors; or (iv) sizing and effectiveness of backflow prevention device

ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

**** THE "OVERVIEW" SECTION ATTACHED IS AN IMPORTANT COMPONENT OF THIS INSPECTION REPORT! ****

STRUCTURAL SYSTEMS

1. A. FOUNDATIONS: See Comments in the Main Body of the Report.
2. B. GRADING /DRAINAGE: Adjust the finish grade / flower beds to achieve 4"-6 inches of concrete foundation grade beam exposure and to insure for a positive slope to channel water away from the building.
3. The finish floor of the patio area between the house and garage is installed up to / over the exterior finish wall materials increasing the potential for moisture intrusion and insect activity.
4. The concrete pad at the left side of the home is improperly sloped.



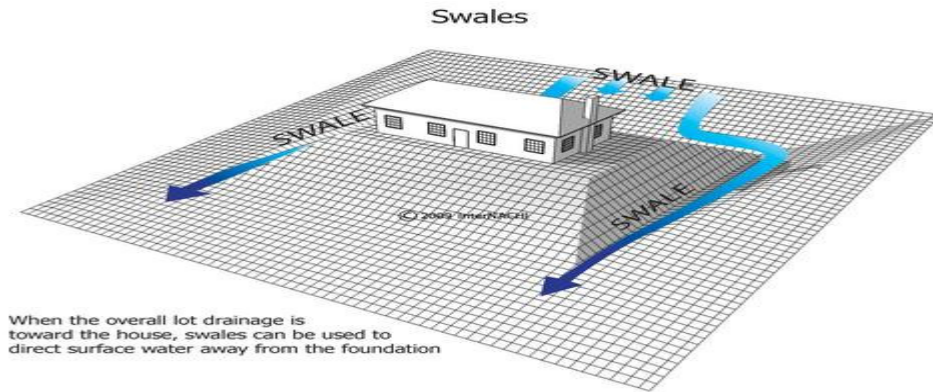
*Examples of high soils and negative drainage sloping conditions

5. The concrete driveway is cracked / broken and heaved at the front of the garage creating a trip hazard.
6. Portions of the perimeter yard wood fencing are damaged.
7. A concrete culvert with under-ground drains has been installed in the rear yard adjacent to the patio area in an apparent attempt to control rain water run-off – (the effectiveness of this approach to control the drainage flow is unknown).
8. A professional drainage control contractor should be contacted to examine the site to determine an effective remedy



*Patio flooring installed over the exterior finish wall materials

I	NI	NP	D	Inspection Item
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- 9. C. ROOF COVERING MATERIALS: Install additional attic/ soffit venting to achieve 1 SF of Net Free Venting Area / 150 SF of attic space.
- 10. The metal flashings are not complete at the brick / shingle juncture at various locations – (ex) left of the entry porch and rear wall.

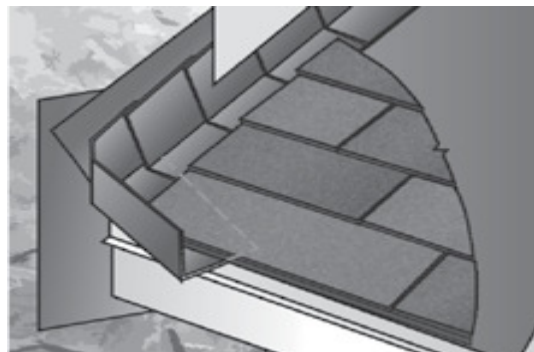


*Roof / flashing installation errors – sources for water penetrations

- 11. The siding at the 2nd story rake walls is installed with insufficient separation from the roof surface.
- 12. Install kick-out flashings at the horizontal fascia / vertical walls – roof junctures to direct the flow of water from the walls below.
- 13. Repair the damaged / leaky rain gutters.
- 14. Water stains were observed at the underside of the roof decking in the attic space at the water tank vent penetration.
- 15. A roof contractor should be contacted to make all repairs / improvements as needed to insure leak free performance.



*Insufficient roof covering / siding separation



*Install kick-out flashings

I	NI	NP	D	Inspection Item
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- 16. D. ROOF STRUCTURE and ATTICS: Stiffen the existing / install additional ridge bracing and rafter support.
- 17. The ridge boards are undersized – (see exposed heels at the rafters plumb cuts).
- 18. Fire block and insulate above the open duct chase in the upper attic. Install cold wall insulation where missing – (water tank attic storage area).
- 19. Note: the attic area above the garage is not safely accessible.



*Examples of under-sized ridge boards and insufficient bracing

*Fire-stop / insulate open chase

- 20. Attic access ladder: apply a fire resistant //insulated barrier to the door panel; secure to the frame as required – (use 16-16d nails or 3"x 1/4" lag screws); and the ladder should be rated at a 350 lb. minimum load

- 21. E. WALLS: Caulk / seal at all penetrations in the exterior finish wall materials – (ie) utility lines, fixtures and electrical panels.
- 22. Replace the decayed – damaged exterior trim and siding materials – *house and garage).
- 23. Evidence of water intrusion is apparent at the base board areas in the family room /rear wall – (see decayed paneling /trim at the rear yard and at either side of the fireplace hearth).



*Evidence of moisture intrusion with visibly decayed interior trim

- 24. Repair the damaged drywall in the detached garage – (note: the condition of the wood framing materials in the garage is unknown).
- 25. Apply a rust inhibitor paint / sealant to the rusted steel lintels above the exterior windows.
- 26. The base trim in the 1st floor left / rear living area is water stained – (evidence of previous water intrusion?).
- 27. The brick veneer at the right side wall adjacent to the dining room window is improperly installed – (ie) the top of the bricks set horizontally (rollocks at either side of the window) are exposed increasing the potential for moisture intrusion.

I	NI	NP	D	Inspection Item
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*Moisture damaged base trim-left rear 1st floor **Redo brick veneer *OH garage door frame header deflection

28. E. Contd: The frame header at the 16' OH/ garage door is noticeably deflected.
 29. Evidence of water leaking is apparent at the upper and side window returns at the rear wall in the main living room most likely as the result of missing or faulty easter barrier flashings.

30. F. CEILING /FLOOR: The sub-floor frame at the 2nd story is noticeably unlevel at various locations most notably in the hall bath vanity area. Floor elevation variances of this type are generally the result of design flaws, construction errors or a combination of both. Straightening / leveling of the floor – frame is recommended. For additional information a professional engineering firm should be contacted

31. G. DOORS: Exterior rear door (breakfast room): the double key deadbolt lock is no longer building code compliant considered an emergency exit restriction and replace the plastic window panel with glass.
 32. The lower panel of the 8' garage door is damaged.
 33. The garage personnel door would not latch and the hinge side jamb is cracked

34. H. WINDOWS: Evidence of water leaking is apparent at the upper interior window returns at the bay window – front / left room.
 35. Install screens where missing.
 36. Repair damaged window screens.
 37. Replace the damaged glazing strips at the exterior window glass.
 38. The windows are difficult to open and in the sleeping areas could be considered as an emergency exit restriction.
 39. Several of the windows are secured or sealed shut.
 40. Water and or possible insect damage are apparent at the interior window sills in the front left room and breakfast area – (note: the condition of the construction materials inside of the wall cavities is unknown).
 41. The windows are in generally poor condition and the client has been advised that replacement would be advisable



*Evidence of water leaking-top of windows *Interior sills/ possible frame damage – front room and breakfast area

I	NI	NP	D	Inspection Item
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- 42. I. STAIRWAYS: The baluster spacing at the barrier rails exceed 4".
- 43. The hand rail should return back to the side wall at the ends.
- 44. The hand rail at the top of the stairwell is too low.
- 45. The riser height should not exceed 7 3/4" or vary by more than 3/8" from the others.
- 46. The tread depth is too narrow



*The baluster spacing exceeds 4"; the handrails should return back to the side walls; riser height variance

- 47. J. FIREPLACE and CHIMNEYS: Install a bracket for the damper to prevent full closure for the gas log assembly.
- 48. Evidence of water / moisture intrusion is apparent at the interior masonry firebox – (visible efflorescence and rusting at the lintel and damper).
- 49. Install metal cap flashings at the top of the chimney chase and exterior horizontal brick above the smoke chamber.
- 50. A masonry contractor / fireplace – flashing waterproofing specialist should be contacted to make all repairs / improvements as needed to insure safe – leak free performance.

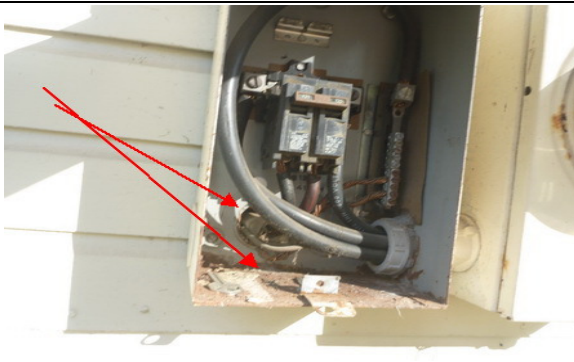


*Evidence of water /moisture seepage into the firebox. *Install metal cap flashings at the horizontal masonry surfaces

ELECTRICAL SYSTEMS

- 51. A. SERVICE ENTRANCE and PANELS: the interior of the main disconnect switch box is rusted – (faulty water-resistant cover) – replacement recommended.
- 52. Electrical wiring is entering the panel without an appropriate insulator at the knockout opening.
- 53. The ground rod should be driven fully into earth

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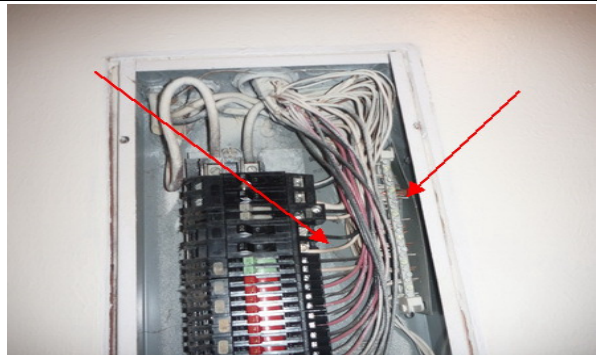
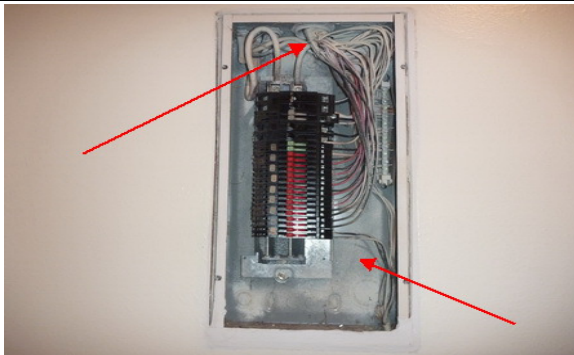


*Rust / water entry into panel; missing insulator; drive ground rod fully into earth

54. The NEC 250.53(A)(2) requires two methods of grounding electrical system installed in an approved manner, connected to the ground buss bar through a single wire or parallel wires. A licensed electrical contractor should be contacted to conduct a “ground resistance test” to confirm the proper / safe installation of the grounding system)

55. LOAD CENTER (laundry room): The Zinsco /Sylvania brand panel has aluminum buss bars that are subject to pitting & corrosion creating potential reliability concerns with the circuit breakers – (ie) failure to trip in response to a short circuit or over/current. The panel does not necessarily initiate an unsafe condition, rather when an unsafe condition such as a short circuit or current over/load occurs, the equipment may not provide the protection expected resulting in the potential for fire, property damage & /or personal injury. Replacement of the panel /breaker box is recommended. <http://www.inspect-ny.com/electric/Zinsco.htm#Zinsco2>

- 56. Additional deficiencies were observed: the home run cables are over-bundled at the upper panel – (the cables should enter the panel through the knockouts provided and secured with clamps in accordance to their listing.
- 57. The interior of the panel box is contaminated with paint over/spray - to include the terminal lugs, connection terminals & buss bars) – potential to interfere with the integrity of the circuit breakers to trip in response to a short circuit of over-current.
- 58. The circuit breakers are not sufficiently labeled.
- 59. The neutral wires and equipment ground should be terminated at separate non-bonded buss bars.
- 60. The neutral wires used as “hot” conductors should be permanently re-identified.
- 61. Install clamps for the single pole circuit breakers at the 220 amp circuits.
- 62. The circuit breaker for the AC unit is over-sized – (exceeds the manufacturer’s specification for maximum breaker size).
- 63. The 40 amp circuit breaker is not compatible with the #10 gauge wire



*Over-bundled wires; paint contaminated buss; separate the neutral / grounds; identify neutrals used as “hot” conductors

I	NI	NP	D	Inspection Item
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64. Install an Intersystem Bonding Termination (IBTB) to interconnect and terminate grounding conductors from the electric power service, telephone, CATV, radio and television antennas and other systems that may be added later. It is also used to bond grounding conductors from CATV or satellite dish conductors, security systems, landscape lighting controls and lightning protection systems. The IBTB is designed to meet the requirements of 2008 NEC® Article 250.94 “Bonding for Other Systems”.

65. **NOTE: THE INSPECTOR MAY IDENTIFY THE EXISTENCE OF A BONDING CONNECTION AT THE METAL PIPING SYSTEM AND OR APPLIANCES BUT CANNOT CERTIFY THAT THE PIPING SYSTEM IS PROPERLY BONDED – (Bonding: All metal piping systems and the metal parts of electrical equipment should be bonded together using a copper bonding jumper, insulated, covered, or bare, not smaller than 8 AWG solid extending back to the service equipment).**

66. B. BRANCH CIRCUITS, CONNECTED DEVICES and FIXTURES: Per the existing building codes GFCI protection is required to the power supply outlets at all kitchen counter top areas, disposal / dishwasher, laundry room, exterior and all outlets in the garage.
67. Install smoke detectors at all required locations.
68. Install a protective conduit for the power supply wiring to the vent hood, disposal and cook top.
69. The entry door chime is inoperable.
70. The polarity is reversed at the outlet – right of the kitchen sink.
71. Several outlets are not grounded – (ex) exterior rear wall and up left bedroom.
72. The radio/ intercom are inoperable.
73. The laundry room 220V outlet is loose in the wall and should include an equipment ground.
74. Several fixtures did not come on.
75. Relocate the light fixture in the entry hall closet from above the shelf.
76. The light fixtures in the closets should include globes.
77. Install an outlet for the hall bath left side vanity.
78. The hall bath light switch is upside down.
79. Remove the broken bulb from the attic light fixture.
80. The electrical wiring in the attic adjacent to the access ladder should be protected from foot traffic.
81. The electrical wiring entering the receptacle box(s) in the attic space should be secured with insulated clamps.
82. Replace the broken switch box cover – attic.



*Install box extenders



*Install conduit

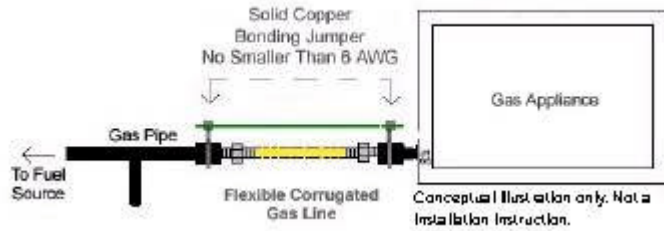


*Install insulator at knockout

83. Install bonding jumpers at all metal gas piping interrupted by metal flex lines – (the NEC Section 250-104(b) reads as follows: “Metal Gas Piping. Each aboveground portion of a gas piping system upstream from the equipment

I	NI	NP	D	Inspection Item
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shutoff valve shall be electrically continuous and bonded to the grounding electrode system).



84. Note: the Inspector may not identify the absence of or activate any / all smoke detectors or carbon monoxide detectors if present and does not warrant that the fire detection or any safety equipment will function as intended.

85. A licensed electrical contractor should be contacted to make all repair /improvements to ensure safe /reliable performance.

HEATING, VENTILATION, AIR CONDITIONING

86. A. HEATING: Relocate the gas flex line and vent piping from the area directly adjacent to and above the attic access ladder.

87. Install a sediment trap at the gas branch supply line. Note: sediment traps are designed to cause the gas flow to change direction 90 degrees at the sediment collection point, thus causing the solid or liquid contaminants to drop out of the gas flow.

88. Provide for access to all sides of the HVAC equipment with a sufficiently sized work platform.

89. The exhaust vent pipe should extend through to the exterior with an appropriate base flashing and storm collar.

- Service / repair recommended

90. B. COOLING: The condenser coil is restricted – (dirty coil fins).

91. Insulate the refrigerant line at the coils.

92. Provide a work platform for safe access.

93. Install a riser vent in the primary drain line adjacent to the evaporator.

94. Complete the insulation at the primary drain line.

95. Install a water level detection device conforming to UL 508 that will shut off the equipment served in the event that the primary drain is blocked – (the device shall be installed in the primary drain line, the overflow drain line or the equipment-supplied drain pan, located at a point higher than the primary drain line connection and below the overflow rim of such pan).

96. A licensed HVAC contractor should be contacted to make all repairs / improvements as needed and to provide an opinion regarding the correct sizing of the unit – (suspected under-sized equipment)



*Insulate the refrigerant line



*Provide a walk path/ work platform



*Install a riser vent

I	NI	NP	D	Inspection Item
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97. C. DUCTING: Seal the return air chase – (see gaps, voids and exposed mechanical equipment).
98. The air temperature in the home did not seem to be properly balanced.
99. Recommend replace the gray fiberglass insulated flex ducting – (install errors and general poor condition).
100. The airflow ducts were observed to be in contact with each other or other insulation material at various locations creating the potential for thermal bridging or condensation buildup. Clearance or separation should be established by strapping with HVAC nylon strapping. Where ducts are separated by insulation blankets condensation moisture is generally increased (as the insulation traps hot air against the cooler ducts). One of the latches for the 2nd floor return air grill is missing.
101. Relocate the thermostat to a central area of the home



*Replace fiberglass insulated ducting



*Install protective sleeves for the gas pipe

PLUMBING

102. A. The water lines in the home are galvanized steel and this Inspection did not include pressure testing of for any specific investigation as to the condition of the piping other than the pipes that may be readily accessible and visible at the time of the Inspection.
103. Kitchen: water flow is restricted from the sink fixture.
104. Laundry room: replace the hot side valve at the washing machine connection.
105. Install protective sleeves to the gas piping at the exterior left side wall where embedded in the concrete pad and passing through the masonry veneer wall.
106. Main bath: a heavy bead of caulking has been applied to the inside angles in the shower tile walls and bench seat – (suspected evidence of previous leaking conditions – a full water leak / pan test is recommended).
107. Adjust the vanity fixture drain lines to allow for a positive gravity slope.
108. Adjust the right side vanity pop up drain control assembly – (inoperable).
109. Secure the loose drain piping – left side vanity.
110. The shower head is leaky.
111. Hall bath: the tub tile walls are in generally poor condition with loose tiles and heavy caulking applied to the inside angles.
112. The hot / cold are reversed at the tub valve and the cartridge is leaking.
113. The water is off to the commode.
114. A microbial like growth is visible on the wall board behind the commode tank
115. B. Due to the age of the home and the type of piping used for the underground sanitary drain piping system (ABS) hydro-static / isolation testing of the system is recommended – (leak testing).

I	NI	NP	D	Inspection Item
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116. Laundry connections and sewer drain line were not accessible and could not be properly checked. The water supply valves were not operated and the drain line was not checked for blockage. This firm does not check clothes washer and dryer and no water was run down the sewer drain pipe and no air was blown through the dryer duct.

117. Note: A pressure or shut in leak test of the gas piping system is not included as a part of this Inspection.

118. C. HOT WATER TANK: Provide a continuous walk path and sufficient sized work platform for safe access.

119. Install a sediment trap at the gas branch supply line. Note: sediment traps are designed to cause the gas flow to change direction 90 degrees at the sediment collection point, thus causing the solid or liquid contaminants to drop out of the gas flow.

120. Adjust the drain line from the relief valve to allow for a positive gravity slope.

121. The relief valve drain line should be a CPVC type and is improperly terminated into the drain pan drain line.

122. Insulate the riser water lines adjacent to the tank.

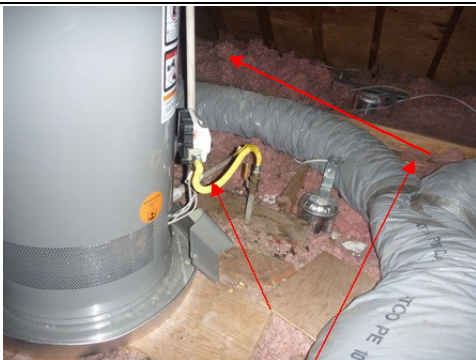
123. The vent pipe should be securely strapped in place.

124. Adjust the storm collar and breather cap at the exterior vent pipe.

125. The access door in the bedroom closet should be insulated, weather-stripped and fire rated.

126. Re-install the combustion chamber cover.

127. Review the information in the Main Body of the Tank regarding T&P valve maintenance.



*Provide a work platform



*Strap vent piping



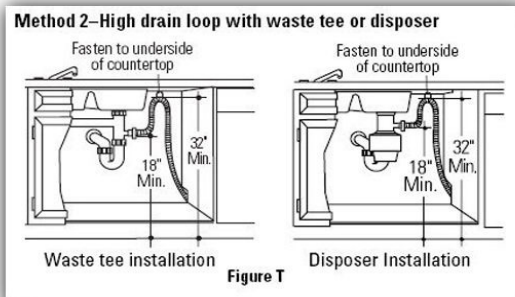
*Adjust storm collar and breather cap

APPLIANCES

128. A. DISHWASHER: Redo the drain line to allow for proper routing – (install a backflow valve).

129. Rust was observed on the interior surfaces.

130. Adjust the appliance to fit correctly in the space provided.



I	NI	NP	D	Inspection Item
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131. B. FOOD WASTE DISPOSERS: The motor is frozen and the motor casing is rusty – (suspected water seepage).

132. C. RANGE HOOD AND EXHUAST SYSTEMS: Repair the vent piping in the upper cabinet and the vent should be solid smooth wall extending through to the exterior – (see attic space above).



*Seal vent pipe in cabinet and solid smooth wall piping is required thru to the exterior

133. D. RANGE, COOKTOPS AND OVENS: Cook top: the right side elements did not operate properly.
134. Oven temperature was measured at about 30oF low

135. G. GARAGE DOOR OPERATORS: The door operator did not function properly.
<http://www.overheaddoor.com/garage-door-openers/Documents/installation/safe-t-beam-installation-english.pdf>

136. H. DRYER EXHAUST SYSTEMS: Replace the damaged exterior vent trim.

OPTIONAL SYSTEMS

- 137. A. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS: Provide a layout of the sprinkler heads and valves.
- 138. Adjust the heads to spray away from the building.
- 139. Zone 5 did not come on.
- 140. Provide a permanent power supply for the timer control – (existing extension cord wiring is not sufficient).

This report may identify building code violations, although Inspection Dimension, Inc. does not certify that the building will meet or exceed any known or usual building code, specification or legal requirement. This inspection /report do not guarantee that the home is built to /in strict compliance with the architectural drawings or any other specification!

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.

ADVISORY! THE SYSTEMS & COMPONENTS IDENTIFIED IN THIS REPORT AS BEING DEFICIENT REQUIRE THAT PROFESSIONAL /LICENSED CONTRACTORS PERFORM TECHNICALLY EXHAUSTIVE ANALYSIS TO DETERMINE THE FULL EXTENT /COST OF ALL REPAIR, REPLACEMENT TO PROVIDE ASSURANCE THAT THE ITEMS IN QUESTION WILL PERFORM IN A GOOD, PROPER & SAFE MANNER.

I	NI	NP	D	Inspection Item
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If in the opinion of the Inspector the item /system / component appears to be Deficient /or is a safety hazard, all further evaluations & repairs should be performed by qualified specialists /contractors - licensed & bonded where applicable – prior to closing. **At the time repairs are made – the “entire system”” should be evaluated by the qualified repair person, who should, at the completion of the repair, confirm that ALL aspects of the items /system & related components are functioning properly & safely.** Some of the identified repairs & unsafe conditions may be subjective. With the advice of the qualified specialists /contractors, the Client will determine what is ultimately acceptable. We recommend that all receipts & warranties for all work performed be obtained prior to closing.

PHOTOGRAPHS:

The photos used in the Report are included as a convenience to aide in the discovery of items determined to be deficient, attempting to assist in focusing on relevant issues & to provide a repair contractor with a better understanding of where & what areas of the building are of concern. The use of any arrow or other indicator in the photographs is not to be interpreted as an exact or narrow point of notice but rather a general directive for an area /item that has been identified as suspect /or deficient!

This inspection /report do not include any geological surveys to identify the possible location of any fault or subsurface irregularity that might affect the foundations performance or negatively impact the value of the property!

MAXIMUM LIABILITY: Since the Inspection/ Consulting Service provided is based on a preliminary visual survey it is not possible to eliminate all risks involved in the purchase and or ownership of the subject property. By Accepting this Report the Client agrees to the fullest extent provided by law that the Inspector’s/ Inspection Dimension, Inc’s liability for all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes including attorney’s fees and costs and expert witness fees and costs so that the Total Aggregate Amount Shall Not Exceed the Amount of the Fee Paid for the Service. This Limitation shall apply regardless of the cause of action or the legal theory pled or asserted specifically including but not limited to negligence. This clause is a material inducement for the Client and Inspector /Inspection Dimension, Inc to enter into this agreement. By accepting the Inspection Report the Client agrees to abide by the above terms.

LIMITED WARRANTY: CLIENT ACKNOWLEDGES THAT THE INSPECTOR WARRANTS ONLY THAT ITS INSPECTION WILL BE PERFORMED IN ACCORDANCE WITH THE SCOPE HEREIN, THE INSPECTION REPORT, AND THE STANDARDS OF PRACTICE OF THE TEXAS REAL ESTATE COMMISSION. THIS IS A LIMITED AND NON-TRANSFERABLE WARRANTY AND IS THE ONLY WARRANTY GIVEN BY INSPECTOR. INSPECTOR MAKES AND CLIENT RECEIVES NO OTHER WARRANTY, EXPRESS OR IMPLIED. **ALL OTHER WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, ARE EXPRESSLY EXCLUDED AND WAIVED BY CLIENT.** THIS STATED EXPRESS LIMITED WARRANTY IS IN LIEU OF ALL LIABILITIES OR OBLIGATIONS OF INSPECTOR FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH THE PERFORMANCE OF THE INSPECTION AND ANY DELIVERY AND USE OF AND RELIANCE ON THE REPORT. CLIENT WAIVES ANY CLAIM FOR CONSEQUENTIAL, EXEMPLARY OR INCIDENTAL DAMAGES.

ACCEPTANCE OF REPORT: acceptance of the report shall constitute agreement with all of the terms stated herein. The report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the Inspector prior to issuance of the printed report.

INSPECTION DIMENSION, INC.

ID199@aol.com

281.376.9445

Cell 713.557.2059

DON MIDURA TREC PI #375

www.inspectiondimension.com

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Page 26 of 30

I	NI	NP	D	Inspection Item
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OVERVIEW

The 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 Requirements. The inspector shall: (A) operate fixed or installed equipment and appliances listed herein in at least one mode with ordinary controls at typical settings; (B) visually inspect accessible systems or components from near proximity to the systems and components, and from the interior of the attic and crawl spaces; and (C) complete the standard inspection report form as required by §535.222 and §535.223 of this title.

DEFINITIONS:

Inspect is defined as to operate in normal ranges using ordinary controls at typical settings, look at and examine accessible systems or components and report observed deficiencies as specified by these standards of practice.

Performance is defined as achievement of an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Accessible is defined as In the reasonable judgment of the inspector, capable of being approached, entered, or viewed without: (A) hazard to the inspector; (B) having to climb over obstacles, moving furnishings or large, heavy, or fragile objects; (C) using specialized equipment or procedures; (D) disassembling items other than covers or panels intended to be removed for inspection; (E) damaging property, permanent construction or building finish; or (F) using a ladder for portions of the inspection other than the roof or attic space.

Specialized Equipment is defined as - Equipment such as thermal imaging equipment, moisture meters, gas or carbon monoxide detection equipment, environmental testing equipment and devices, elevation determination devices, and ladders capable of reaching surfaces over one story above ground surfaces.

Specialized Procedures is defined as - Procedures such as environmental testing, elevation measurement, calculations and any method employing destructive testing that damages otherwise sound materials or finishes.

Technically Exhaustive is defined as - A comprehensive investigation beyond the scope of a real estate inspection which would involve determining the cause or effect of deficiencies, exploratory probing or discovery, the use of specialized knowledge, equipment or procedures.

General Requirements. The inspector shall: (A) operate fixed or installed equipment and appliances listed herein in at least one mode with ordinary controls at typical settings; (B) visually inspect accessible systems or components from near proximity to the systems and components, and from the interior of the attic and crawl spaces; and (C) complete the standard inspection report form as required by §535.222 and §535.223 of this title.

(General limitations. The inspector is not required to: (A) inspect: (i) items other than those listed within these standards of practice; (ii) elevators; (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment; (iv) anything buried, hidden, latent, or concealed; (v) sub-surface drainage systems; (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or (vii) concrete flatwork such as driveways, sidewalks, walkways, paving stones or patios; (B) report: (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards; (ii) cosmetic or aesthetic conditions; or (iii)

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Page 27 of 30

I	NI	NP	D	Inspection Item
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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 condition; (D) anticipate future events or conditions, including but not limited to:

(i) decay, deterioration, or damage that may occur after the inspection; (ii) deficiencies from abuse, misuse or lack of use; (iii) changes in performance of any component or system due to changes in use or occupancy; (iv) the consequences of the inspection or

its effects on current or future buyers and sellers; (v) common household accidents, personal injury, or death; (vi) the presence of water penetrations; or (vii) future performance of any item; (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices; (F) designate conditions as safe; (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services; (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports; (I) verify sizing, efficiency, or adequacy of the ground surface drainage system; (J) verify sizing, efficiency, or adequacy of the gutter and downspout system; (K) operate recirculation or sump pumps; (L) remedy conditions preventing inspection of any item; (M) apply open flame or light a pilot to operate any appliance; (N) turn on decommissioned equipment, systems or utility services; or (O) provide repair cost estimates, recommendations, or re-inspection services. (4) In the event of a conflict between specific provisions and general provisions in the standards of practice, specific provisions shall take precedence.

Observe as defined by this report is to take note of by means of sight, sound, smell or touch. This report is for advisory purposes only & should not be relied on as a full or complete disclosure of all defects.

This Inspection includes limited visual observations at the interior & exterior of the structure, the accessible attic areas & the roof surface as viewed from the ground level and safe levels adjacent to the roof as determined by the Inspector. Only those items readily visible were viewed! Items causing visual obstructions were not moved.

The Structural & Mechanical items included in this Inspection are defined in the Texas Real Estate Commission Standards of Practice for Real Estate Inspectors & the results of this Inspection Report are subject to the Guidelines & Limitations as described in these Standards.

The Roof Inspection is designed to assess the Overall General visible condition of the roof surface as viewed from the Ground Level or Safe Areas Adjacent to the Roof – as Determined by the Inspector. The identification of each & every leak or fault is beyond the scope of this Inspection. The Roof Inspection is not intended as a Certificate of Insurability or Warranty of Future Performance.

Items that are not normally Inspected include: water softener systems, B-BQ grills, exterior decorative lighting, alarm systems, intercom /radio /sound systems, solar hot water systems, heat /air sizing design & efficiency are not determined, microwave leakage, laundry drains, exterior brick /masonry stress performance testing, security systems, smoke or fire systems, antenna, photo voltaic cells, tv wiring, telephone wiring, load or voltage regulators &/or any other auxiliary systems, outbuildings, fencing, gas lines & yard drainage systems are excluded unless otherwise agreed.

Cosmetic defects, unless caused as the result of some structural or mechanical failure are not considered as a part of this Inspection. **Conditions that are not readily visible such as wood destroying insect damage; water damaged materials inside of the walls, ceilings, floors; interior foundation slab floor cracks; environmental hazards; presence of toxic or hazardous wastes or substances to include the presence of Chinese Drywall, the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or**

I	NI	NP	D	Inspection Item
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activity, or poison are not included in this Report & No Warranty or Responsibility will be assumed by Inspection Dimension, Inc or by the Inspector!

Evidence of previous wood destroying insect activity or treatment may be observed during this Inspection, although this Inspection specifically excludes for the discovery of any possible structural damage to the construction materials that are not visible at the time of the Inspection & this Report does not in any way suggest that such damage does not exist. In order to determine the condition of the materials inside of the wall – ceiling cavities, the finish materials would have to be removed.

A soil survey has not been conducted to determine the relative location of any geological faults. Items not specifically noted in this Report should not be assumed as good or bad by any lack of notation.

The Basis of Our Opinions will be the Apparent Performance of that portion of the Property or System actually observed. Disassembly or removal of any portion of the mechanical equipment or appliance is beyond the scope of this Inspection. The Inspection is a visually limited survey to provide information resulting from the discovery of conditions at the time of the Inspection. Inspections are not Technically Exhaustive & should not be considered as a total list of all defects, existing or potential. Appliances & Mechanical Equipment(s) are observed in at least One but not necessarily All of their modes. Equipment & materials that are not visible, including underground water & sewer lines & other materials are not included in the scope of this Inspection. Electrical circuit & Load calculations were not performed. The adequacy of the Electrical service &/or distribution systems have not been determined.

This Inspection may include observation of some Building Code Violations, total compliance with Mechanical, Electrical or Structural Building Codes, Specifications & Legal Requirements are Specifically Excluded!

SINCE LATENT DEFECTS MAY EXIST THAT COULD NOT BE DETERMINED BY AN INSPECTION OF THIS TYPE, INSPECTION DIMENSION, INC /INSPECTOR DOES NOT WARRANT NOR REPRESENT THAT THESE DEFECTS DO NOT EXIST. WE REPORT ALL DEFECTS ENCOUNTERED, BUT CANNOT CERTIFY THAT WE HAVE ENCOUNTERED ALL DEFECTS. THEREFORE, THIS INSPECTION IS NOT A CERTIFICATION THAT THE HOME IS DEFECT FREE. WE STRIVE TO REDUCE THE RISK INVOLVED IN MAKING YOUR HOME PURCHASE – IT IS NOT OUR INTENT TO ASSUME THAT RISK!!

Upon acceptance of this Report, The Client accepts the Limitations & the Attendant Risks. This Report is not a Certification or Assurance either Specific or Implied.

Miscellaneous observations &/or comments regarding any physical condition of non-structural considerations may be addressed & listed in this Report at the discretion of the Inspector.

Note: During periods of extreme dryness, soil management (watering) procedures should be implemented. During the wet seasons, positive drainage conditions adjacent the foundation /structure should be maintained. The variation of moisture in the soils is a significant factor contributing to foundation movements. It is not uncommon for dramatic changes to occur in the foundation system in a short period of time if the soils are allowed to become too wet or too dry!

IT IS IMPORTANT TO UNDERSTAND THAT THE ABSENCE OR PRESENCE OF VISIBLE INDICATIONS OF SEVERE FOUNDATION DISTRESS OR CRACKING DOES NOT MEAN THAT THE POTENTIAL FOR FUTURE PROBLEMS IS WITHOUT RISK & THE ACCEPTABILITY OF THAT RISK IS LEFT TO THE PURCHASER!

Standard Construction Practice in this area may allow for cracking to occur in the exterior brick veneer, interior drywall & concrete or tile flooring. If in the Opinion of this Inspector, the obvious visual indications of settlement or movement do not appear to negatively impact the performance of the structure, then repair, reinforcement or other remedial action may not be considered as an absolute immediate necessity! Note: If the Client has any concerns about the Future Performance Abilities of the Building /Structure additional Engineering Studies would be required!

I	NI	NP	D	Inspection Item
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THE TEXAS REAL ESTATE INSPECTORS LICENSE ACT DOES NOT PROVIDE FOR THE DISASSEMBLY OF ANY MECHANICAL, ELECTRICAL OR STRUCTURAL ITEM, CONSEQUENTLY THE REPORT IS NOT DESIGNED TO PROVIDE A PARTS LIST FOR REPAIR CONTRACTORS. OFTEN, PROBLEMS ARE REVEALED AT THE TIME OF THE REPAIR THAT WAS NOT EVIDENT DURING THE LIMITED VISUAL INSPECTION. ALL REPAIR WORK SHOULD BE PERFORMED BY LICENSED /PROFESSIONALS.

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DON MIDURA TREC PI # 375 INSPECTION DIMENSION, INC. 281.376.9445 (C) 713.557.2057