

PROPERTY INSPECTION REPORT



ADDRESS: #63 Quiet Oak Circle
Inspection prepared for: Ingrid Lee
Inspection Date: 4/08/20 Time: 2:00pm.-5:00pm.
Age: 1984 Size: 2600 sq. ft.
Weather: 85°F clear
Inspector: Joe Hultman
TREC License # 1531
Phone: 281-363-0407
Email: jhultman50@gmail.com
WEB SITE: www.GHInspect.com
Vacant

Confidential Home Inspection Report

Legend: I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

Report Identification: #63 Quiet Oak Circle

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

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This is a two story single family home with a detached garage built 1984. All references to this home are from standing at the front facing the structure. Mold and pollutants are specifically excluded from this inspection. All water penetration concerning this inspection should be further evaluated by a licensed professional. Photo pages are included throughout the report or located at the back pages. These photos are included to provide detail and location of possible or potential deficiencies.

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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.

GH Inspect does not inspect security systems. Your inspector may have an affiliation with a third party service provider ("TPSP") in order to offer you additional value-added services. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number) to the TPSP, (b) waive and release any restrictions that may prevent the TPSP from contacting you (including by telephone), and (c) authorize the TPSP to contact you (including by telephone) regarding special home alarm system offers. There is no obligation to purchase their security system if you are not interested.

REI 7-5 (Revised 05/04/2015)

I. STRUCTURAL SYSTEMS

I NI NP D

A. Foundation

Type of Foundation(s): Poured Concrete slab on grade foundation

Comments:

The concrete slab foundation appears to be functioning at the time of inspection.

1. The Concrete driveway has cracked and heaved at several areas. This is a safety hazard.
2. Exposed post tension cable ends are present at the grade beams. Clean and seal all exposed cable ends.



Note: Weather conditions, drainage, underground leaks, erosion, trees/vegetation, and other adverse factors can affect the structure allowing differential movement to occur. This inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted. This was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual

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inspection. In the event that structural movement is observed, the client is advised to consult with a Structural Engineer or foundation specialist who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or reduce structural movement.

I NI NP D

B. GRADING & DRAINAGE

Comments:

Appears to be functioning at the time of inspection.

Note: *This inspection does not include the efficiency or operation of underground or surface drainage systems, detention/retention ponds, area hydrology or the presence of underground water. Grading and drainage was examined around the foundation perimeter only. Information as to where this property lies in reference to the flood plain is not determined by this inspection.*

I NI NP D

C. ROOF COVERING MATERIALS

Type(s) of Roof Coverings: Architectural Shingle

Viewed From: Ground

Comments: Appears to be functioning at the time of inspection.

1. A satellite dish is installed through the roof shingles. A roof repair will need to be performed when the dish is removed.
2. Excessive granule loss is present at the shingles due to age. Impact damage is present at the window glazing strips Common with impact damage.
3. All plumbing vents are not caulk sealed and panted and need repaired or replacement.
4. The gas appliance vents at the water heater are corroded and are not a class-B type vent. These vents should be replaced.
5. The front left elevation roof system and flashing over the boxed out window is deteriorated and should be replaced.
6. A further evaluation is needed by a qualified roofing contractor and insurance adjuster is needed to determine if permanent replacement is required.

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Note: This inspection is not meant to determine the remaining life of the roof covering, age of the roof covering, identify latent hail damage, determine the number of layers of roof covering material, or provide an exhaustive list of previous repairs and locations of water penetrations/leakage. Roof covering life expectancies can vary depending on several factors (i.e. sun, wind, rain, etc.). The visual inspection of the roof covering thus does not preclude the possibility of leakage. The roof covering will be viewed from the ground if the inspector may damage the roof covering or cannot safely reach or stay on the roof surface.

I NI NP D

D. ROOF STRUCTURE AND ATTIC.

Viewed From: Viewed from decked areas only.

Approximate Average Depth of Insulation: 6 to 8 Inches Batt/loose fill fiberglass.

Approximate Average Thickness of Vertical Insulation: 3.5 Inches

Comments:

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1. The attic access stairs should be insulated.



Note: It is considered beyond the scope of this inspection and unsafe to enter attics and unfinished spaces where access is less than 22" x 30", head room is less than 30", operate power ventilators, or provide an exhaustive list of locations of water penetrations. Current building code calls for a minimum of R-30 insulation, or 10-12" (more in colder climates). However, a principle of energy efficient building in hot, humid climates such as Houston is to utilize less insulation (R-19/6"-8") with a radiant barrier on the attic ceiling.

I NI NP D

E. Walls (Interior & Exterior) Brick veneer, Fiber cement and wood composition siding and wood trim over wood frame.

Comments:

The exterior siding veneer is not functioning at the time of inspection.

1. Wood rot is present at the all exterior siding at the roof lines and grades row at the garage. Replace as needed.
2. The wood shutters at the front right window shutters are deteriorated and needs replaced.



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NOTE: Cosmetic defects are not a part of the scope of a T.R.E.C. inspection. However, cosmetic defects are sometimes included as they may be a symptom of conditions that are part of a T.R.E.C. inspection such as leaks and water penetration.

I NI NP D

F. CEILINGS AND FLOORS:

Comments:

Appear to be functioning at the time of inspection.

1. Hard water stains are present at the kitchen in front of the base cabinet.



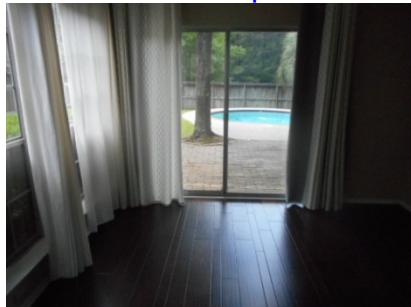
I NI NP D

G. DOORS (Interior & Exterior)

Comments:

Appear to be functioning at the time of inspection.

1. The rear exterior patio door is very hard to open and close and needs repaired.



I NI NP D

H. WINDOWS:

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Comments: Single pane vinyl/aluminum frame.

Appear to be functioning at the time of inspection.

1. Replace all missing and damaged window screens.
2. The front entry door and side light windows are not tempered safety glass. This is a safety hazard.



I NI NP D

I. STAIRWAYS:

Comments:

Appear to be functioning at the time of inspection.

I NI NP D

J. FIREPLACE/CHIMNEY: Metal Flue Pipe Wood Burner

Comments:

Appear to be functioning at the time of inspection.

1. The brick veneer chimney shoulders exposed to weather should have flashing installed to prevent moisture from entering the chimney cavity.



I NI NP D

K. PORCHES, BALCONIES, DECKS, AND CARPORTS

Comments:

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1. The rear house breezeway that that is attached to the garage has deteriorated wood support columns at the bases. The structure has shifted and is not level. The wood columns should be replaced and the structure leveled.
2. A fire-stop should be installed at the garage side of the breezeway. A further evaluation is needed by a qualified contractor for the necessary repair.



I NI NP D

L. OTHER:

Comments



II. ELECTRICAL SYSTEMS

I NI NP D

A. SERVICE ENTRANCE AND PANELS:

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Comments:

Appears to be functioning at the time of inspection.

1. This is a federal pacific stab-lock load center panel that is no longer manufactured due to the failure of the circuit breakers to trip under normal design loads. This is a fire and safety hazard. The panel and circuit breakers should be replaced by a licensed electrician.

Note: *It is beyond the scope of the inspection to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; perform voltage drop calculations; determine accuracy of the labeling; operate and verify effectiveness of overcurrent devices.*

Service Entrance Type: Above Ground Below Ground

Service Entrance Deficiencies: *yes*

Main Panel Enclosure: *Garage wall*

Main Service Disconnect Installed: *Yes*

100 amps 125 amps 150 amps 200 amps None (6 handles max)

Appears to be functioning at the time of inspection.

1. Panel wire bushings are missing at the service at the main panel.
2. GFCI protection is not present at the pool equipment. This is a safety hazard.
3. The panel neutral is not bonded to the panel can.
4. All double tapped neutral buss connections should be dedicated one wire for each buss opening.
5. Anti-oxidant paste should be installed at the aluminum service leg connections.
6. Circuit breakers are missing at the 240V appliance circuits.
7. The panel circuits are not labeled properly.
8. The water and gas supply pipes are not bonded to the panel ground.

I NI NP D

B. BRANCH CIRCUITS, CONNECTED DEVICES AND FIXTURES:

Type of wiring: Romex Copper Aluminum

Comment:

Appear to be functioning at the time of inspection.

1. Carbon monoxide detectors are not present at the Hallways adjacent to sleeping areas. This is a safety hazard.
2. Smoke detectors are not present at the sleeping areas.
3. GFCI protection is not present at all garage ceiling outlets. This is a safety hazard.
4. GFCI protection is not present at the wet bar and kitchen wall outlets. This is a safety hazard.
5. The double duplex outlets in the master bedroom are inoperable and need repaired.
6. The kitchen florescent light is inoperable and needs repaired.

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7. The rear exterior wall outlet cover is broken and needs replaced.



III. HEATING, VENTING AND AIR CONDITIONING SYSTEMS

I NI NP D

A. HEATING EQUIPMENT:

Type of System: Forced Air unit Manufactured 1999

Energy Source: Gas

Comments: Main unit Filter size: 20x20x1, 20x25x1

Thermostats: 1st floor

The system is functioning at the time of inspection.

1. A sediment trap should be installed at the gas supply pipe.
2. The furnace flex pipe enters the furnace casing. This is a fire safety hazard.
3. The furnace vent does not vent to the exterior through a dedicated vent pipe. A Class-B vent system should be installed at the roof vent. This is a safety hazard.

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B. COOLING EQUIPMENT: 1st floor main

Type of System: Air conditioner unit. 5 ton unit Manuf. 1991

Comments: The ambient air test was performed by using thermometers on the air handler of *IDENTIFY(cooling)* to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling.

Return: 68 Supply: 58 Delta: 20 Degrees

1. Exposed wiring is present at the condensing unit fan motor.
2. A float switch should be installed at the secondary drain pan.
3. The primary drain is a loose drain connection in the attic. This drain should be hard piped with vent riser.

The system should be checked for leaks and serviced by licensed HVAC contractor prior to closing.



I NI NP D

C. DUCT SYSTEM, CHASES, AND VENTS:

Comments: Insulated

Radiant barrier flex supply pipe

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Comments:

Appear to be functioning at the time of inspection.

1. A disconnected HVAC supply duct and register are present at the master bathroom. The bathroom was very warm due to this defect. Replace the duct and attach to the HVAC system.



IV. PLUMBING SYSTEM

I NI NP D

A. WATER SUPPLY SYSTEM AND FIXTURES:

Location of Water Meter: Front yard Water pipe: Copper

Location of Main Water Supply Valve: Exterior wall

Static Water Pressure Reading: 60 Pounds per square inch.

Comments:

Appear to be functioning at the time of inspection.



Two full Bathrooms and one half bathroom

1. There is limited plumbing access at the bathroom bathtubs and showers behind the plumbing walls. Plumbing access should be installed at the bathtub plumbing walls.

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B. DRAINS, WASTES, AND VENTS:

Comments:

Appear to be functioning at the time of inspection.

1. The sewer main clean out access was located at the front right wall.



Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior known drain problems or there are large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to closing.

I NI NP D

C. WATER HEATING EQUIPMENT:

Energy Source: Gas Location: Garage

Capacity: 40 gallon

Comments: Manufactured: 1996

The unit is not functioning properly at the time of inspection.

1. The water heater vent does not vent to the exterior through a dedicated vent pipe. A Class-B vent system should be installed at the roof vent. This is a safety hazard.
2. A sediment trap should be installed at the gas supply pipes.
3. The T&P Valve is leaking and needs replaced.

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4. This water heater rumbles during the heating cycle and prematurely runs out of hot water due to age and interior sediment. The water heater should be replaced.



I NI NP D

D. HYDRO-MASSAGE THERAPY EQUIPMENT:

Comments:

V. APPLIANCES:

I NI NP D

A. Dishwasher:

Comments:

The unit is functioning at the time of inspection.



I NI NP D

B. Food Waste Disposer:

Comments: Good

The unit is functioning at the time of inspection.

I NI NP D

C. Range Hood and Exhaust Systems: Vented

Comments: Good

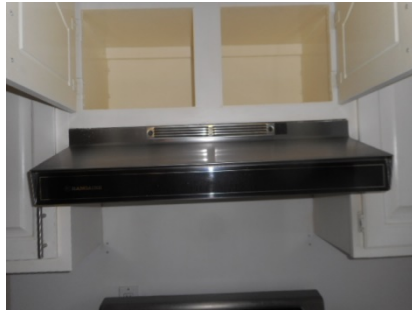
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The unit is functioning at the time of inspection.



I NI NP D

D. Ranges, Cooktops, and Ovens: electric range and electric oven

Comments: Good

The units are functioning at the time of inspection.



I NI NP D

E. Microwave Oven:

Comments:

The unit is functioning at the time of inspection.



I NI NP D

F. Mechanical Exhaust Vents and Heaters: Vented

Comments: Good

Appear to be functioning at the time of inspection.

1. The bathroom fans vent to the attic and should discharge to the exterior.

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I NI NP D

G. Garage Door Operator(s):

Comments: Good

The unit is functioning at the time of inspection.

I NI NP D

H. Dryer Exhaust Systems

Comments: Good

The vent is functioning at the time of inspection.

I NI NP D

I. Other: Door bell

Comments: Good

The unit is functioning at the time of inspection.

VI. OPTIONAL SYSTEMS

I NI NP D

A. Landscape Irrigation (Sprinkler) Systems

Comments: The six zone irrigation system is not functioning at the time of inspection.

1. The rain sensor is present on the system at the garage eave.
 2. Zones 4, 5, 6 are not functioning and need repaired.
 3. Zone 3 at the front left yard has broken supply pipe and need repaired.
 4. Exposed wiring is present at the left rear yard above the grade.
 5. A backflow prevention valve should be installed at the water supply. This is a health hazard due to cross contamination in the potable and non-potable water supply. .
- All repairs should be performed by a licensed irrigation contractor.



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I NI NP D

B. Swimming Pools, Spas, Hot Tubs, and Equipment:

Type of Construction: Gunite

Comments: The pool foundation and concrete decking appear to be functioning at the time of inspection. The Polaris pool Cleaner installed in the pool is not functioning and needs repaired.

1. The pool plaster is in poor condition due to age.
2. The pool pump motor is not GFCI protected. This is a safety hazard.
3. The pool lighting is inoperable and needs repaired. There are two pool lights.
4. The coping deck sealant is deteriorated and needs replaced. This keeps water from entering the soil below the concrete deck and foundation.
5. The automatic pool chlorinator is disconnected and needs replaced.
6. A pool perimeter fence was not installed at the time of inspection. Door alarms to the pool area were not present. This is a safety hazard.
7. Deteriorated drain inlet grates should be replaced to keep debris from entering the drain pipe. All repairs should be performed by a licensed pool service contractor.

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I NI NP D

C. Outbuildings:

Comments: Choose an item.

I NI NP D

D. Private Water Wells:

Type of Pump: Artesian

Type of Storage Equipment: Pressure Holding tank

Comments:

I NI NP D

E. Private Sewage Disposal System:

Type of System: Aerobic

Location of Drain Field: unknown

Comments:

I NI NP D

F. Other:

Comments:

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Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, unit or component should be considered before you purchase the property. All comments by the inspector should be considered before purchasing this home.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = The item, component or unit is not in this home or building.

Repair or Replace (D) = This item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

The address of the property is: #63 Quiet Oak Circle

Fee for the home inspection is \$450.00. INSPECTOR acknowledges receiving a deposit of \$000.00 from CLIENT.

THIS AGREEMENT made on 4/08/20* by and between *GH Inspect* (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies

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either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. **HOLD HARMLESS AGREEMENT:** CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is

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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.

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CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

Joe Hultman
FOR INSPECTOR

Ingred Lee
CLIENT OR REPRESENTATIVE

10-27-08

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC) P.O. BOX 12188, AUSTIN, TX
78711-2188

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:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and

Legend: I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

- lack of electrical bonding and grounding.
- The lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

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

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>)

TREC Form No. OP-I



Rear view