

INSPECTION DIMENSION

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PROPERTY INSPECTION REPORT

Prepared For: WADE & BAILEY DILLENBECK
(Name of Client)

Concerning: 16131 RIDGE PARK
(Address or Other Identification of Inspected Property)

By: DON MIDURA TREC PI # 375 5/11/2020
(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.

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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

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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>.



THIS INSPECTION /REPORT DOES 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!

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<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 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:

- Interior gypsum and exterior masonry cracking /patched areas appeared minimal in number and degree,
- Yard drainage improvements are recommended to channel water away from the building.

Conclusion:

It is probably not reasonable to not expect some degree of damage due to foundation movement in residential buildings in the Greater Houston Area. The combination of expansive soils & flexible slab-on-ground foundations generally guarantees some damage due to seasonal foundation movement.

The majority of home foundation movements do not 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). The final decision concerning the repair of a home's foundation depends on the individual homeowner's tolerance of the symptoms.

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Opinion of Performance:

Based on the observed conditions, this Inspector is of the opinion that the foundation has not experienced a degree of settlement /movement that is indicative of the need for structural repair or reinforcement and appears to be performing without the obvious need of immediate remedial leveling at the time of the Inspection;=.

Additional Foundation Performance Information may be found at

<https://houstonlabfoundations.com/?fbclid=IwAR29MKe1nPSwTY2yweoj23qs7qD8OI-7W8Q5BKFIb7KutvnDwnnfzoi358>

Recommendations:

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>

- 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 & concrete or tile flooring. If in the Opinion of this Inspector, the visual indications of settlement or movement do not appear to negatively impact the performance of the structure, then repair or reinforcement 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! The Professional Engineer may have 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 structurally necessary in their opinion

B. Grading and Drainage

Comments:

Adjust the finish grade to allow 4” – 6 inches of concrete foundation grade beam exposure and to channel water away from the building. Install splash blocks for the rain gutter down spouts. A professional drainage control contractor should be contacted to examine the site to determine an effective remedy.

The information in the following link may provide helpful information although the accuracy of the content has not been verified by this Inspector: <https://msc.fema.gov/portal/search> <http://www.harriscountyfemt.org/>

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.

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.

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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 / provide additional attic and soffit venting. Granule loss, exposed substrate are apparent with evidence of suspected inclement weather (hail) related damaged at various locations. Trim the tree branches from in contact with the roof. Remove the over-hanging tree limbs from above the roof surface. Reset/ seal the chimney flashing. Repair / replace the plumbing vent flashings. Water stains /evidence of leaking conditions in the valley near the HVAC equipment and at the roof deck above the fascia board. Note: the entire underside of the roof decking is not accessible with a limited view from the HVAC work platform only. Remove the debris from the rain gutters. A professional roof contractor / insurance loss specialist should be contacted to (A): examine the roof to determine the full extent of damage / cost of repair to insure leak free performance and (B) to provide an opinion as to whether or not there is sufficient surface damage to support an insurance loss claim

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 a 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” – 7” (+/-)

Comments: Attic viewed from the HVAC work platform only – (restricted attic access).

Stiffen the existing purlin bracing and ridge support. Install additional blown insulation to achieve a full R-30 value.

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Attic access ladder: apply a fire resistant //insulated barrier to the door panel; trim to fit correctly when open – (should not flex at the side rails /hinges); 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 walls – (ie) utility lines, light fixtures and electrical panels. Water staining/ slight damage is visible to the peg board at the rear interior wall of the detached garage – (leak from the window / portable AC unit?). Evidence of possible insect activity is apparent in the main bath shower drain trap and closet area – (a licensed pest control contractor should be contacted for additional information). Note: the exterior storage shed was not inspected and not included as a part of this inspection.

Garage: the OH/ garage door frame header is visibly deflected. Seal the open area at the garage attic / breezeway juncture to allow for a continuous fire stop and to reduce the potential for vermin access to the home.

NOTE: Flashings (roof / side wall): The building code requires that all points subject to the entry of moisture be appropriately flashed. Roof and wall intersections and parapets create significant challenges, as do exterior wall openings exposed to the weather. Where wind-driven rain is expected, the concerns are even greater. Although the code identifies a number of locations where flashing is specifically required, the entire exterior envelope must be weather-tight to protect the interior from weather. Therefore, any location on the exterior envelope that provides a route for the admission of water or moisture into the building must be properly protected.

NOTE: This inspection DOES NOT AND CANNOT test for future events which include the growth of microbial organic organisms in the wall cavities, structural framing and/or on the interior surfaces of the house. Liability for present and future microbial organic organisms and the results of their presence is specifically excluded from the inspection and from this report. Once water intrusion occurs, moisture may be trapped in the wall system, which may result in damaged materials and the subsequent decay of structural members. The extent of any damage can not be positively determined as set forth by the scope of this visual inspection

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](http://www.epa.gov/mold/moldguide.html)

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F. Ceilings and Floors

Comments:

Ceiling: drywall patching was observed at the inside angles of the coffered ceilings – (ex) main bedroom and family room.
Floor: the carpet, tack strip and base trim are water stained / damaged in the main bath closet to the right of the shower – (cause for the water intrusion has not been determined).

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;

Limitation/Unknown. We do not know the moisture content of the foundation where moisture-sensitive flooring materials (wood) have been attached. Unknown if a proper vapor barrier is installed to mitigate vapor transmission or if a calcium chloride test was performed prior to wood installation. [ref: ACI 302.2R-06 - Guide for Concrete Slabs that Receive Moisture-Sensitive Flooring Materials]

G. Doors (Interior and Exterior)

Comments:

Block / provide support for the garage personnel door threshold. Secure the loose lockset handle for the exterior front entry door.

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:

The glass in the family room window adjacent to the exterior rear door should be glazed with tempered / shatter resistant materials. Water staining / slight damage is apparent to the interior window sills in the dining room and main bedroom – (possible seepage leaks and or condensation from differential temperatures in the winter months). Replace the damaged exterior glazing strips at the window panes. Note: the windows are original single pane aluminum frame / builder grade type and the client has been advised that replacement with upgraded insulated glass windows 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:

J. Fireplace and Chimney

Comments:

Move the gas log set away from in contact with the masonry firebox wall. Repair / tuck-point the mortar joints at the interior masonry firebox. A powdery scale is noticeable in the firebox – evidence of suspected moisture intrusion into the flue / fire box – (install a metal cap for the crown at the top of the exterior chimney chase). A professional masonry contractor / fireplace specialist should be contacted to insure safe use- 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

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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:

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: 150 amp panel / Service conductors – 2/0 AL

Electrical Service Equipment: the home run cables are over-bundled in the panel – (the cables should enter the panel through the knockouts provided and secured with clamps in accordance to their listing. Apply an oxide reducer to the aluminum service conductors/ terminal lugs. The circuit breakers are not sufficiently labeled. Install blanks in the knockouts at the interior panel box cover. The neutral wires used as “hot” conductors should be permanently re-identified. The neutral wires at the buss bar should be connected to separate terminals. The equipment grounds should be terminated at the buss bar per the panel box manufacturer’s specifications. A case bonding screw was not located. The circuit breaker for the AC unit (60 amp) exceeds the manufacturer’ specification for maximum breaker size (40 amp) – (this may disqualify the unit from after-market warranty protection). Install insulators for the open knockouts in the upper and lower right side of the panel. The ground rod should be drive fully into earth and the wire secured with an appropriate clamp.

Install Service Entrance Barriers - the UL67 standard has been updated for the purpose of enhancing safety in electrical distribution panels. The revision, which takes effect January 1, 2017, requires panel manufacturers to provide protective devices that guard against inadvertent contact with exposed energized parts.

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 make all repairs / improvements to insure safe / reliable performance

Note: 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

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).

Note: AFCI /GFCI CIRCUIT BREAKER INFORMATION: <https://solvitnow.com/wp-content/uploads/2016/10/AFCI-vs-GFCI-8469.png>

Note: Info regarding AFCI Circuit Breaker Tripping <http://static.schneider-electric.us/docs/Circuit%20Protection/Miniature%20Circuit%20Breakers/Arc%20Fault%20Circuit%20Interrupters-AFCI/0760DB0204.pdf>

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 is occupied or damage to personal property may result, in the inspector’s reasonable judgment; (C) conduct voltage drop

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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.

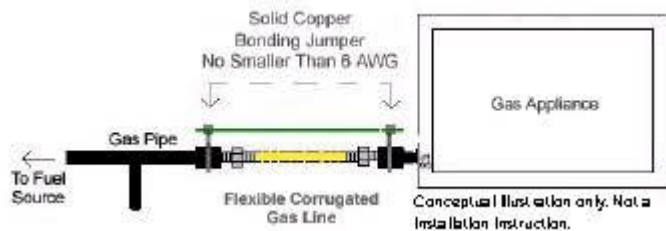
B. Branch Circuits, Connected Devices and Fixtures

Type of Wiring: Copper

Comments:

Per the existing building codes GFCI protection is required to the power supply outlets at the kitchen counter top areas, baths, laundry room, exterior and all outlets in the garage. Secure the electrical home run wires in the garage ceiling where drooping between the ceiling joists. Install outlet box covers where missing in the garage. Note: the kitchen counter top outlet layout does not meet the existing building code. The polarity is reversed at the kitchen counter top outlet to the right of the sink. Install smoke and carbon monoxide detectors at all required locations. The light fixtures in the closets should include globes. The power supply line for the exterior AC disconnect should include a conduit and an insulated connector at the knockout opening. Secure the loose interior cover in the exterior AC disconnect. Complete the conduit at the 220V power supply line in the kitchen range base cabinet. The light fixture above the hall bath tub should be a wet niche type. Secure the loose transformer at the junction box in the attic. Replace the damaged switch box cover in the attic. The switch in the attic labeled "attic fan" did not seem to control any fixture – (attic fan, if installed, is not visible from the HVAC equipment work platform). Pull the insulation from the recessed can fixture – attic floor.

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)."



GROUNDING AND BONDING: "Grounding" and "bonding" are important elements of a building's electrical wiring system. They each have different functions, but they work together to make the building's electrical wiring safe. The Code defines "grounding" as the connecting to ground or to a conductive body that extends the ground connection — and the Code defines "ground" as the earth. Basically, grounding is connecting to the earth. The Code defines "bonded" or "bonding" as connected (connecting) to establish electrical continuity and conductivity

Note: carbon monoxide alarms are required in gas-fired appliance homes with attached garage and fireplace. A CO alarm is a publically recognized life safety device. [TREC 535.227(a)(5)(B)]

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.

This inspection does not include testing units with actual smoke. The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms,

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detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSC/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

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.

IMPORTANT INFORMATION: Electrical inspections generally consist of the visible electrical wiring, circuit breakers, light fixtures, electrical outlets, light switches, and visible wiring connections to the appliances. The purpose of the inspection is to observe and point out visually apparent deficiencies in the electrical wiring and equipment at the time of the inspection and to determine if it is performing the function for which it was intended. Only a cursory evaluation will be made to determine the adequacy of the capacity. There is no intent to closely examine and evaluate each of the primary or branch circuits. The scope of the inspection includes visual observations of the electrical wiring, the main circuit breaker box, the visible wiring at the attic, and connections to the electrical appliances. Observations are made at the readily accessible light switches and electrical outlets. The switches are operated to determine whether or not they are mechanically functional. The readily accessible outlets are checked with a plug-in circuit analyzer to determine if they are properly wired. Only those items accessible without moving furniture, access covers, or other items will be observed. It is specifically pointed out that routing of circuitry, adequacy of wiring, and/or compliance with electrical codes is not included as a part of this cursory inspection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment
Type of Systems: Forced Air:
Energy sources: Gas
Comments:

Provide a secure walk path and work platform for safe access to the HVAC equipment – (existing plywood is not sufficiently thick to adequately bare weight). Install 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.

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: 4ton/ R-22

See Information in the Summary Section of this Report regarding R-22 Refrigerant.

Complete the refrigerant line insulation at the exterior wall adjacent to the condenser. The condenser is installed to close to the gas company utility meter. The condenser /evaporator coils are plugged with debris and the return air filter is dirty – (clogged coils-dirty filters will reduce the ability of the units to effectively transfer heat, increasing the operating pressures, temperatures and expense while reducing system efficiency).

Adjust the position of the evaporator / primary drain pan to insure for a positive gravity flow. Install a p-trap in the drain line adjacent to the evaporator. Install a secondary drain line from the knockout in the lower evaporator coil casing. Rusting is apparent in the emergency pan – (evidence of a primary drain pan leak). A moderate temperature differential was

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measured at the interior of the home – (ie) about 13oF and the system is not operating properly. A licensed HVAC contractor should be contacted to make all repairs / improvements as needed.

Limitation: A total external static pressure test (TESP) was not performed as a part of this Inspection (e.g. ACCA Quality Standards 9 and ANSI/ACCA 5 - HVAC Quality Installation Verification Protocols). Testing of this type can be conducted by a qualified licensed HVAC contractor. As such whether or not the HVAC system is performing to the manufacturers design criteria is unknown.” [Information. http://www.rses.org/assets/rses_journal/1114_Static.pdf] or;<http://www.acca.org/HigherLogic/.../DownloadDocumentFile.ashx...>]

C. Ducts System, Chases, and Vents

Comments:

Seal the return air chase – (see gaps, voids, exposed sanitary sewer piping and low voltage security system wiring / siren). The air temperature in the home did not seem to be properly balanced. Replace the damaged return air duct from the plenum to the air handler. Replace the damaged / dirty duct liners in the supply side transition box between the air handler and the evaporator. 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) – ductwork can be separated using vapor permeable barriers.

Note: the Inspection does not include for the opening of the ducting at the plenums to check for possible heavy dust, molds, mildews and other potential harmful allergens. If the Client is concerned about the air quality in the home to include the condition of the inside of the ducting and distributions plenums a licensed HVAC contractor / air quality specialist should be contacted.

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, 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: 57lbs 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:

Install protective sleeves for the water and gas lines passing through the exterior masonry brick walls. Install backflow valves at the exterior hose bibs. The copper water lines to the bath tub / shower valves were observed to be in the concrete foundation protected in a plastic sleeve and the condition of the piping materials embedded in the concrete foundation is unknown.

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Laundry room: replace the corroded hot / cold fixtures. Main bath: a water leak was observed from the shower glass panels at the bench area. Hall bath: the tub is slow to drain. An active water leak was observed at the tub drain.

Laundry connections and sewer drain lines are not tested. 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 pressure or shut in leak test of the gas piping system is not included as a part of this Inspection

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; (C). The tub drain lines, sump pit and safety overflow drain of the tub(s) was/were not inspected due to lack of access.

Visual Inspections: are expressly limited to accessible drain, water lines and fixtures only. Pressure testing of the water, drain or gas piping is not included as a part of the Inspection. If the Client is concerned about the condition / performance of the underground sanitary sewer system hydrostatic / isolation testing would be required. For additional information a licensed plumbing contractor should be contacted

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:

Note: see comments above
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.

C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)
Energy Sources: Gas
Capacity: @40gallon tank
Comments:

Relocate the tank away from the top of the attic access ladder. 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. Heavy rust / corrosion is apparent at the burner assembly and in the combustion chamber with a smoky char at the exterior of the tank at the access port to the burner assembly. Install dielectric fittings for the water lines top of the tank and replace corroded piping. Replacement of the tank is recommended.

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

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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.

- D. Hydro-Massage Therapy Equipment**
Comments: <http://www.jacuzzi.com/pdf/K272000.PDF>

V. APPLIANCES

- A. Dishwasher**
Comments:
 Redo the drain line to allow for proper routing – (eliminate the negative slope).

- B. Food Waste Disposers**
Comments:

- C. Range Hood and Exhaust Systems**
Comments:
 Replace the flexible exhaust vent duct with solid / smooth wall piping.

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

- D. Ranges, Cook tops, and Ovens**
Comments:

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:

- F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:
 The exhaust vent ducting should extend through to the exterior – (existing vents discharge into the attic space).

- G. Garage Door Operators**
Comments: <http://www.cpsc.gov/CPSCPUB/PUBS/523.pdf>
 Install an auto reverse sensing system for safe use of the auto door operator. <http://www.overheaddoor.com/garage-door-openers/Documents/installation/safe-t-beam-installation-english.pdf>

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H. Dryer Exhaust Systems

Comments:

Note: the condition of the exhaust vent piping inside walls, floors &/or ceilings has not been determined!

WARNING: Obstructed dryer vents are the most common source of dryer fire ignition which may result in equipment failures and possible property damage. Laundry rooms installed with long vertical and or horizontal runs are virtually impossible to check with the limitations of this visual inspection. High static and back pressure may reduce the amount of air to escape during the drying cycle resulting in a number of problems to include decreased efficiency and clothing wear. It would be advisable to contact a clothes dryer cleaning contractor / specialist for additional information to insure safe / effective performance.

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/ driveway. The system 4 zones with zone 4 inoperable and others in need of repair with leaky water lines, leaky heads and low flow).
Note: the sprinkler system does not appear to provide full yard coverage.

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

F. Other

Comments:

Items that are not normally Inspected include: water softener systems, refrigerators, ice makers, exterior decorative lighting, alarm systems, intercom /radio /sound systems, solar hot water systems, mosquito misting systems, heat /air sizing design & efficiency are not determined, microwave leakage, laundry drains, exterior masonry stress performance testing, exterior wall moisture 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

ADDENDUM: REPORT SUMMARY

The following Summary is provided as a convenience to assist the client in navigating the Report and review of the Main Body of the Report and Overview Section are important to understand the Scope and limitations of this Visual Inspection.

"The Texas Minimum Inspection Standards of Practice were not designed to be a repair list for buyer or seller and only serve as an advisory following a minimum inspection standards of practice, are not all-inclusive, not comprehensive or technically exhaustive. Use of a limited visual inspection as a repair list may not be prudent nor recommended."

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

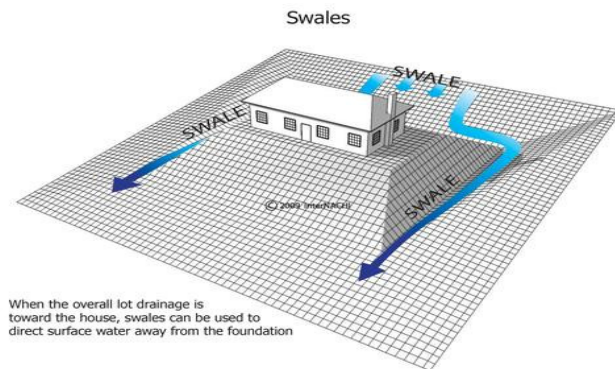
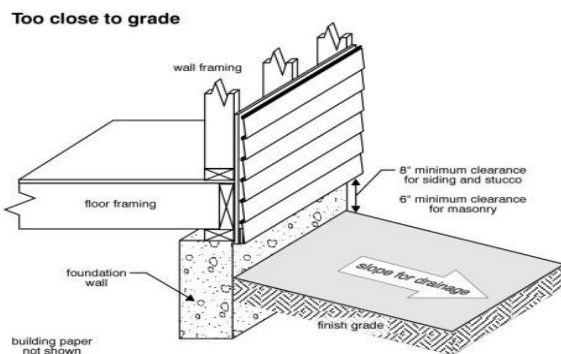
STRUCTURAL SYSTEMS

1. A. FOUNDATION: See Comments in the Main Body of the Report.
2. B. GRADING /DRAINAGE: Adjust the finish grade to allow 4" – 6 inches of concrete foundation grade beam exposure and to channel water away from the building.



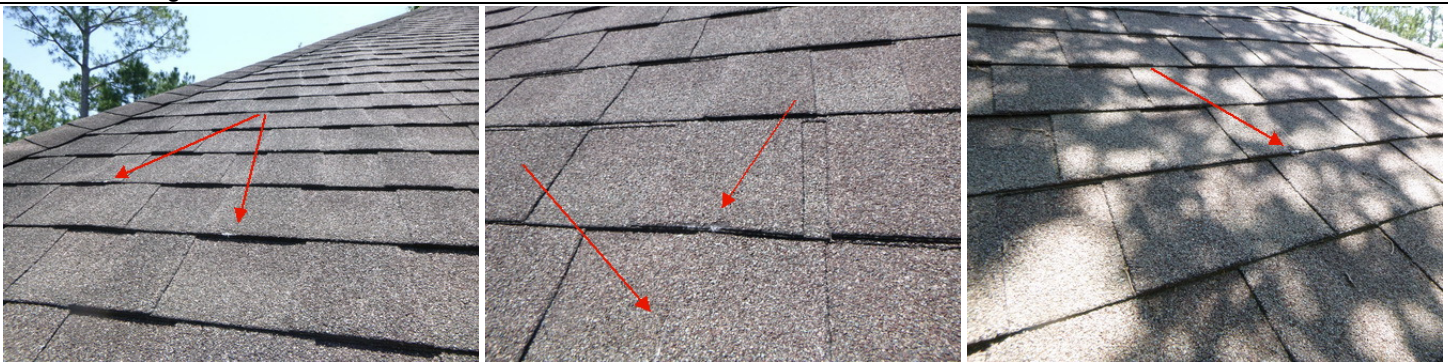
*Adjust the finish grade to channel water away from the building

3. Install splash blocks for the rain gutter down spouts.
4. A professional drainage control contractor should be contacted to examine the site to determine an effective remedy.



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- 5. C. ROOF COVERING MATERIALS: Install / provide additional attic and soffit venting.
- 6. Granule loss, exposed substrate are apparent with evidence of suspected inclement weather (hail) related damaged at various locations



*Evidence of suspected inclement weather / possible hail related damage

- 7. Trim the tree branches from in contact with the roof.
- 8. Remove the over-hanging tree limbs from above the roof surface. Reset/ seal the chimney flashing.
- 9. Repair / replace the plumbing vent flashings.



*Reset the chimney flashing

*Replace damaged plumbing vent flashings

- 10. Water stains /evidence of leaking conditions in the valley near the HVAC equipment and at the roof deck above the fascia board.
- 11. Note: the entire underside of the roof decking is not accessible with a limited view from the HVAC work platform only. Remove the debris from the rain gutters.
- 12. A professional roof contractor / insurance loss specialist should be contacted to (A): examine the roof to determine the full extent of damage / cost of repair to insure leak free performance and (B) to provide an opinion as to whether or not there is sufficient surface damage to support an insurance loss claim.

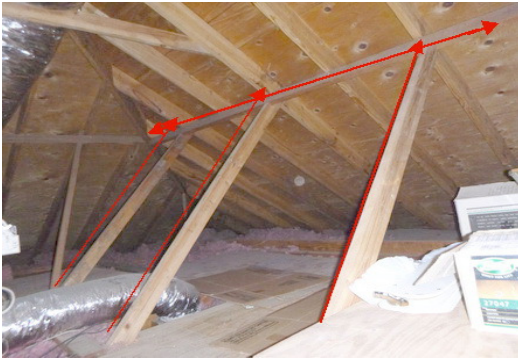


*Water stains at the underside of the roof deck

*Clogged rain gutters

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13. D. ROOF STRUCTURE and ATTICS: Stiffen the existing purlin bracing and ridge support.
14. Install additional blown insulation to achieve a full R-30 value.



*Example of undersized purlin support

15. Attic access ladder: apply a fire resistant //insulated barrier to the door panel; trim to fit correctly when open – (should not flex at the side rails /hinges); 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.

16. E. WALLS: Caulk / seal at all penetrations in the exterior finish walls – (ie) utility lines, light fixtures and electrical panels.
17. Water staining/ slight damage is visible to the peg board at the rear interior wall of the detached garage – (leak from the window / portable AC unit?).



*Leaky portable AC / water damaged peg board

18. Evidence of possible insect activity is apparent in the main bath shower drain trap and closet area – (a licensed pest control contractor should be contacted for additional information).

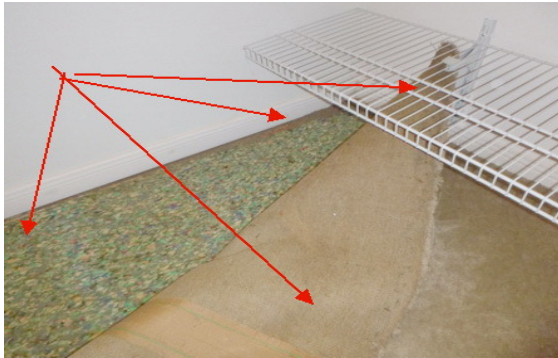
19. Note: the exterior storage shed was not inspected and not included as a part of this inspection.

20. Garage: the OH/ garage door frame header is visibly deflected. Seal the open area at the garage attic / breezeway juncture to allow for a continuous fire stop and to reduce the potential for vermin access to the home.

21. F. CEILING /FLOOR: **Ceiling**: drywall patching was observed at the inside angles of the coffered ceilings – (ex) main bedroom and family room.

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22. **Blue:** the carpet, tack strip and base trim are water stained / damaged in the main bath closet to the right of the shower – (cause for the water intrusion has not been determined).



*Previous water intrusion / main bath closet

23. G. DOORS: Block / provide support for the garage personnel door threshold.

24. Secure the loose lockset handle for the exterior front entry door.

25. H. WINDOWS: The glass in the family room window adjacent to the exterior rear door should be glazed with tempered / shatter resistant materials.

26. Water staining / slight damage is apparent to the interior window sills in the dining room and main bedroom – (possible seepage leaks and or condensation from differential temperatures in the winter months).

27. Replace the damaged exterior glazing strips at the window panes.

28. Note: the windows are original single pane aluminum frame / builder grade type and the client has been advised that replacement with upgraded insulated glass windows would be advisable.

29. J. FIREPLACE and CHIMNEYS: Move the gas log set away from in contact with the masonry firebox wall.

30. Repair / tuck-point the mortar joints at the interior masonry firebox.

31. A powdery scale is noticeable in the firebox – evidence of suspected moisture intrusion into the flue / fire box – (install a metal cap for the crown at the top of the exterior chimney chase).

32. A professional masonry contractor / fireplace specialist should be contacted to insure safe use- performance.

ELECTRICAL SYSTEMS

33. A. SERVICE ENTRANCE and PANELS: Electrical Service Equipment: the home run cables are over-bundled in the panel – (the cables should enter the panel through the knockouts provided and secured with clamps in accordance to their listing).

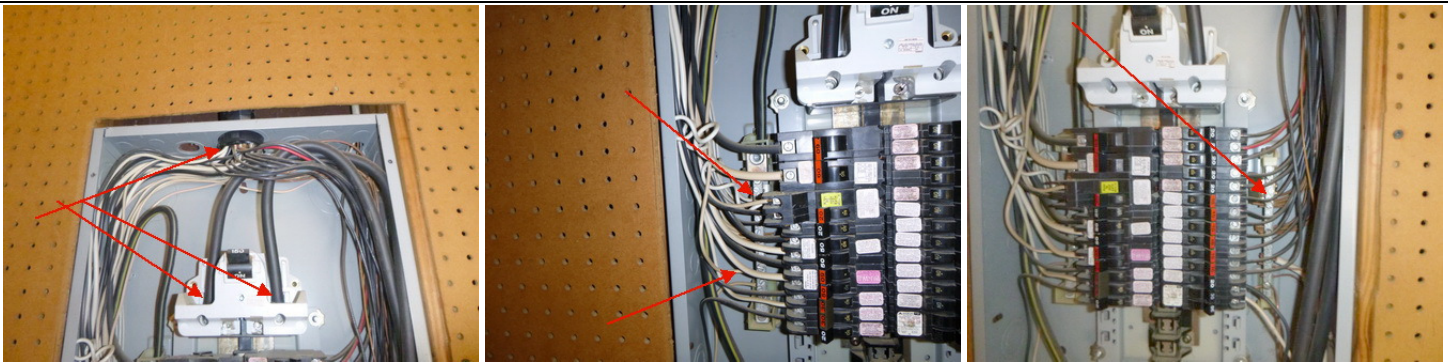
34. Apply an oxide reducer to the aluminum service conductors/ terminal lugs.

35. The circuit breakers are not sufficiently labeled. Install blanks in the knockouts at the interior panel box cover.

36. The neutral wires used as “hot” conductors should be permanently re-identified.

37. The neutral wires at the buss bar should be connected to separate terminals.

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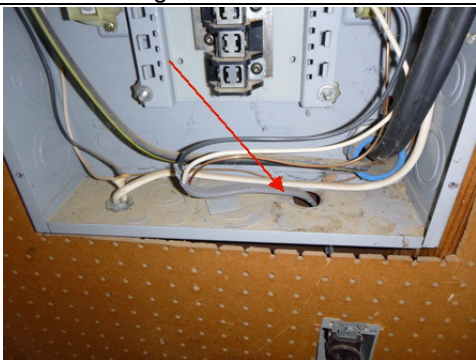
*Over-bundled wiring; apply an oxide reducer; identify neutrals as "hot"; multi-tapped neutrals and grounds

38. Install Service Entrance Barriers - the UL67 standard has been updated for the purpose of enhancing safety in electrical distribution panels. The revision, which takes effect January 1, 2017, requires panel manufacturers to provide protective devices that guard against inadvertent contact with exposed energized parts

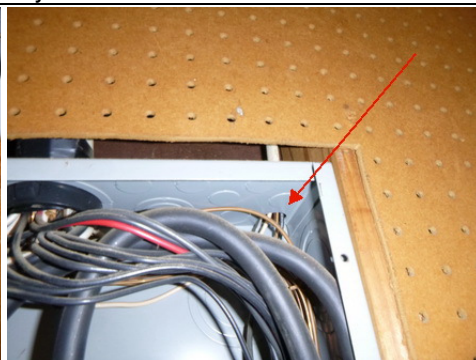


*Service entrance barriers

- 39. The equipment grounds should be terminated at the buss bar per the panel box manufacturer's specifications.
- 40. A case bonding screw was not located.
- 41. The circuit breaker for the AC unit (60 amp) exceeds the manufacturer' specification for maximum breaker size (40 amp) – (this may disqualify the unit from after-market warranty protection).
- 42. Install insulators for the open knockouts in the upper and lower right side of the panel.
- 43. The ground rod should be drive fully into earth and the wire secured with an appropriate clamp.



*Missing knockout insulators



*Drive the ground rod fully into earth

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- 44. 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.
- 45. A licensed electrical contractor should be contacted to make all repairs / improvements to insure safe / reliable performance.

46. **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).**

- 47. B. BRANCH CIRCUITS, CONNECTED DEVICES and FIXTURES: Per the existing building codes GFCI protection is required to the power supply outlets at the kitchen counter top areas, baths, laundry room, exterior and all outlets in the garage.
- 48. Secure the electrical home run wires in the garage ceiling where drooping between the ceiling joists.
- 49. Install outlet box covers where missing in the garage.
- 50. Note: the kitchen counter top outlet layout does not meet the existing building code.
- 51. The polarity is reversed at the kitchen counter top outlet to the right of the sink.
- 52. Install smoke and carbon monoxide detectors at all required locations.
- 53. The light fixtures in the closets should include globes.
- 54. The power supply line for the exterior AC disconnect should include a conduit and an insulated connector at the knockout opening.
- 55. Secure the loose interior cover in the exterior AC disconnect.



*Support wiring at the ceiling



*Missing conduit and knockout insulator

- 56. Complete the conduit at the 220V power supply line in the kitchen range base cabinet.
- 57. The light fixture above the hall bath tub should be a wet niche type.
- 58. Secure the loose transformer at the junction box in the attic.
- 59. Replace the damaged switch box cover in the attic.
- 60. The switch in the attic labeled "attic fan" did not seem to control any fixture – (attic fan, if installed, is not visible from the HVAC equipment work platform).
- 61. Pull the insulation from the recessed can fixture – attic floor.

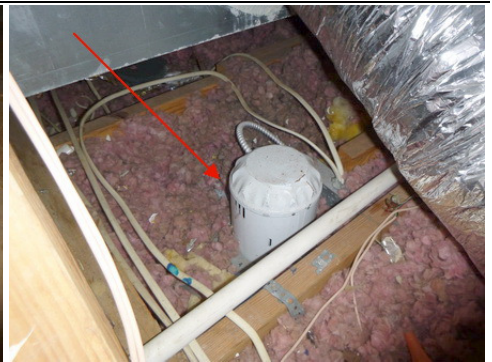
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*Complete electrical conduit

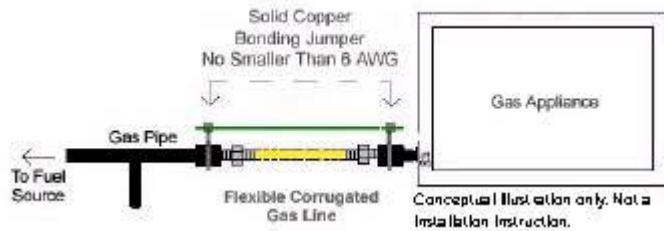


*Secure loose transformer



*Pull insulation from fixture

62. 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).



63. 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.

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

HEATING, VENTILATION, AIR CONDITIONING

- 65. A. HEATING: Provide a secure walk path and work platform for safe access to the HVAC equipment – (existing plywood is not sufficiently thick to adequately bare weight).
- 66. Install 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.

67. 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

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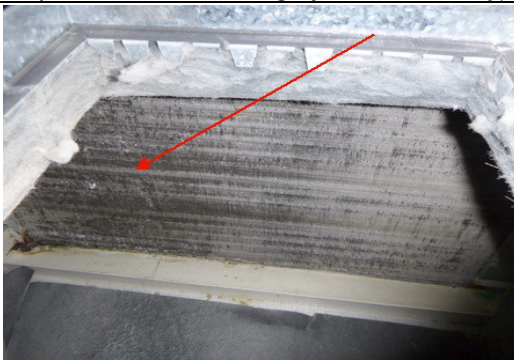


*Install a sediment trap



*Condenser / gas meter – too close

- 68. B. COOLING: Complete the refrigerant line insulation at the exterior wall adjacent to the condenser.
- 69. The condenser is installed too close to the gas company utility meter.
- 70. The condenser /evaporator coils are plugged with debris and the return air filter is dirty – (clogged coils-dirty filters will reduce the ability of the units to effectively transfer heat, increasing the operating pressures, temperatures and expense while reducing system efficiency).

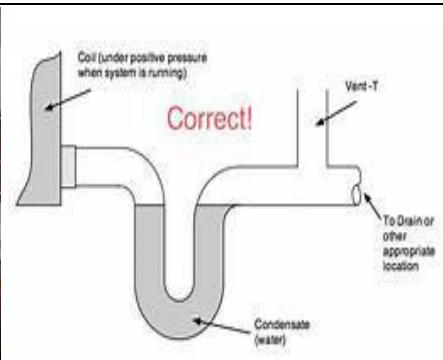
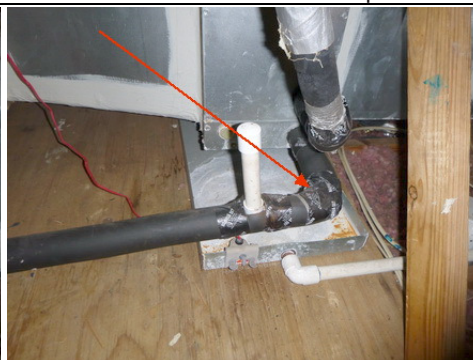


*Dirty evaporator coil



*Install drain at secondary and rust in emergency pan

- 71. Adjust the position of the evaporator / primary drain pan to insure for a positive gravity flow.
- 72. Install a p-trap in the drain line adjacent to the evaporator.
- 73. Install a secondary drain line from the knockout in the lower evaporator coil casing.
- 74. Rusting is apparent in the emergency pan – (evidence of a primary drain pan leak).
- 75. A moderate temperature differential was measured at the interior of the home – (ie) about 13oF and the system is not operating properly.
- 76. A licensed HVAC contractor should be contacted to make all repairs / improvements as needed.



*Adjust the slope of the evaporator / p-drain pan; install a p-trap in the drain line at the evaporator

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77. **Advisory (R-22 or R-407C):** the air conditioning system currently uses R-22 type of refrigerant and the system(s) might be subject to the following. On January 1, 2010, the Environmental Protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is currently estimated to be complete by the year 2020, at which time chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Existing units using R-22 can continue to be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain. New, high-energy efficient systems, will utilize new non-ozone-depleting refrigerants such as 410-A. Unfortunately 410-A cannot be utilized in some older systems which previously used R-22 without making some substantial and costly changes to system components.

78. Due to a loophole in current regulations designed to promote the change from R-22 refrigerant to 410-A refrigerant, some manufacturers were allowed to manufacturer units after 2010 that were delivered with no refrigerant in it but that was designed for R-22 refrigerant to be installed in the field. Be advised that maintenance of this unit could be extremely expensive due to the growing scarcity of R-22 refrigerant and replacement of the unit may become necessary prior to the end of its expected life

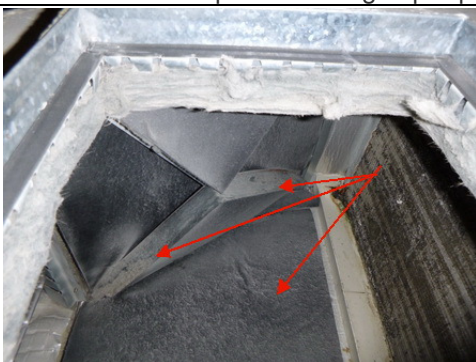
79. C. DUCTING: Seal the return air chase – (see gaps, voids, exposed sanitary sewer piping and low voltage security system wiring / siren).

80. The air temperature in the home did not seem to be properly balanced.

81. Replace the damaged return air duct from the plenum to the air handler.

82. Replace the damaged / dirty duct liners in the supply side transition box between the air handler and the evaporator.

83. 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) – ductwork can be separated using vapor permeable barriers.



*Replace the duct liner-transition box



*Replace grey flex duct



*Separate the flex ducting

PLUMBING

84. A. B. Install protective sleeves for the water and gas lines passing through the exterior masonry brick walls.

85. Install backflow valves at the exterior hose bibs.

86. The copper water lines to the bath tub / shower valves were observed to be in the concrete foundation protected in a plastic sleeve and the condition of the piping materials embedded in the concrete foundation is unknown

87. Laundry room: replace the corroded hot / cold fixtures.

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88. Main bath: a water leak was observed from the shower glass panels at the bench area.



*Water leak at shower surround



*Hall bath tub drain leak

89. Hall bath: the tub is slow to drain.

90. An active water leak was observed at the tub drain.

91. 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.

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

93. **Visual Inspections:** are expressly limited to accessible drain, water lines and fixtures only. Pressure testing of the water, drain or gas piping is not included as a part of the Inspection. If the Client is concerned about the condition / performance of the underground sanitary sewer system hydrostatic / isolation testing would be required. For additional information a licensed plumbing contractor should be contacted

94. C. HOT WATER TANK: Relocate the tank away from the top of the attic access ladder.

95. 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.

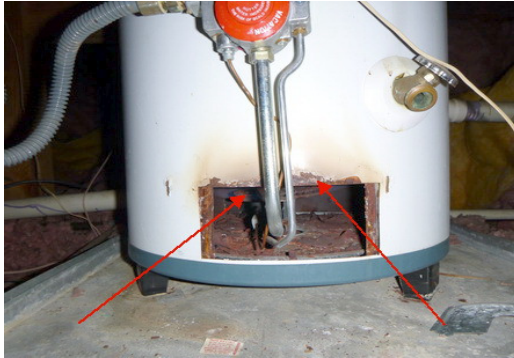


*Install a sediment trap



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- 96. Heavy rust / corrosion is apparent at the burner assembly and in the combustion chamber with a smoky char at the exterior of the tank at the access port to the burner assembly.
- 97. Install dielectric fittings for the water lines top of the tank and replace corroded piping.
- 98. Review the information in the Main Body of the Report regarding T&P valve maintenance.
- 99. Replacement of the tank is recommended



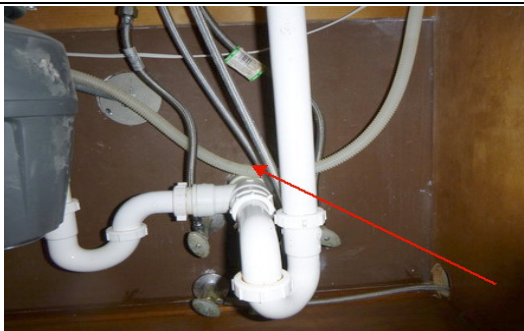
*Corrosion / smoky char



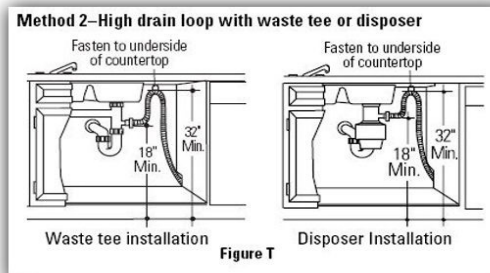
*Corrosion at water line fitting(s)

APPLIANCES

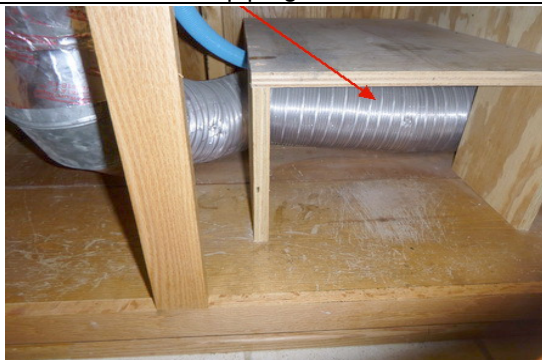
- 100. A. DISHWASHER: Redo the drain line to allow for proper routing – (eliminate the negative slope).



*Redo the drain line – eliminate the negative slope



- 101. C. RANGE HOOD AND EXHUAUST SYSTEMS: Replace the flexible exhaust vent duct with solid / smooth wall piping.



*Solid / smooth wall vent required



*Extend bath vents to the exterior

- 102. F. MECHANICAL EXHAUST VENS AND BATHROOM HEATERS: The exhaust vent ducting should extend through to the exterior – (existing vents discharge into the attic space).

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103.				G. GARAGE DOOR OPERATORS: Install an auto reverse sensing system for safe use of the auto door operator. http://www.overheaddoor.com/garage-door-openers/Documents/installation/safe-t-beam-installation-english.pdf

OPTIONAL SYSTEMS

104.				A. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS: Provide a layout of the sprinkler heads and valves.
105.				Adjust the heads to spray away from the building/ driveway.
106.				The system 4 zones with zone 4 inoperable and others in need of repair with leaky water lines, leaky heads and low flow).
107.				Note: the sprinkler system does not appear to provide full yard coverage

This report may identify building code violations, although Inspection Dimension/ Don Midura do 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.

IF A TECHNICIAN /CONTRACTOR DISAGREES AS TO THE NEED FOR REPAIR OF ANY ITEM(S) DESIGNATED IN THIS REPORT, HE/THEY SHOULD PROVIDE A WRITTEN DETAIL TO SHOW /DEMONSTRATE OTHERWISE. THE TECHNICIAN /CONTRACTOR SHOULD PROVIDE THEIR NAME, SIGNATURE AND LICENSE NUMBER IN THE WRITTEN STATEMENT!!

No verbal statements by the Inspector are to be considered a part of the inspection or of this report. It is again emphasized that this is a limited visual inspection made in a limited amount of time. Some defects may not be apparent during the time of the inspection. This is not intended to be an exhaustive evaluation of the structure, nor is it intended to be a total list of defects, existing or potential. If the house is occupied at the time of the inspection, it is possible that visible defects may have been concealed or covered by furniture, fixtures, appliances and/or clothing, etc. Once the owner/ occupant vacates the property, any visible defect that becomes apparent should be reported to you via an updated seller's disclosure form.

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.

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

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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'S /INSPECTOR'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 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 COMISSION. 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

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DON MIDURA TREC PI #375

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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

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INSPECTION DIMENSION

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

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environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or 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 /INSPECTOR DO 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!**

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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.

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.

IF A TECHNICIAN /CONTRACTOR DISAGREES AS TO THE NEED FOR REPAIR OF ANY ITEM(S) DESIGNATED IN THIS REPORT, HE/THEY SHOULD PROVIDE A WRITTEN DETAIL TO SHOW /DEMONSTRATE OTHERWISE. THE TECHNICIAN /CONTRACTOR SHOULD PROVIDE THEIR NAME, SIGNATURE & LICENSE NUMBER IN THE WRITTEN STATEMENT!!

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.

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

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COMMON MAINTENANCE CONSIDERATIONS

In a home, very few things are maintenance free. Preventative maintenance, with all the time and money it consumes, is still far more cost effective than the crisis management approach of waiting until something breaks and then scrambling to have it repaired. Preventative maintenance can avoid repairs, extend the life expectancy of many components and in some cases, reduce energy consumption.

Advance Warning

A systematic maintenance approach also allows one to monitor certain conditions and components. Regular roof inspections, for example, will give one enough advance warning to allow for several roofing quotes in order to make an educated and cost effective purchase of a new roof covering. If on the other hand, no maintenance is done, and the roof suddenly leaks, there is very little time to do comparative shopping. Under these circumstances, one is forced to go with the roofer who can do the job the fastest - not necessarily with the roofing materials of your choice or at the best possible price.

In addition to monitoring systems - which wear out, structural monitoring can also be performed. It is not uncommon for people who have been living in a house for some time to suddenly realize that a doorframe is out of square and the door does not close properly. With regular maintenance, the cracks which occur in the wall surfaces adjacent to the door frame can be monitored. Knowing whether these cracks have appeared suddenly or have been increasing at a specific rate, is valuable information when diagnosing the problem and designing a repair.

Structure Monitoring

Regular maintenance is not everybody's cup of tea. Hiring a handyman to perform maintenance inspections and minor repairs is not unwise.

Ideally, preventative maintenance inspections should be performed semi-annually in the spring and fall. However, some components require more or less frequent inspections. Where appropriate, this is noted. Records of any work performed should be noted in the Filing System section.

One last thought. There probably is not a homeowner alive who performs maintenance inspections to the degree that we suggest. So take all of this with a grain of salt. Suffice it to say, the more you do, the better. Please refer to the chart at the front of this section to assist in creating your own schedule.

EXTERIOR

Chimneys: Chimneys should be inspected for loose or deteriorated bricks or mortar. If covered with stucco or parging, look for cracks or loose sections. Chimney caps should be inspected for loose or broken sections as should the protruding clay chimney liners. Chimney flashings should be inspected for leakage. Efflorescence (a white salt build-up on the chimney) indicates moisture within the chimney and further investigation is required. Metal chimneys should be checked for rust, missing rain caps and loose braces.

Roofs

Shingle Roofs: Roofing should be inspected for damaged, loose or missing shingles. Special attention should be paid to high wear areas such as areas where there is significant foot traffic or areas where downspouts from upper roofs discharge onto lower roofs. Flashings at dormers, plumbing stacks, valleys, et cetera, should be carefully inspected. Supports for television antennas or satellite dishes should be checked. Electric cables (eave protection) should be well secured and properly powered. Tree branches should be kept cut back to avoid damaging the roof surface.

Flat Roofs: Flat roofs should be inspected for blisters, bubbles, and flashing details. Tar and gravel roofs should be inspected for areas of gravel erosion. Tree branches should not contact the roof surface.

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Gutters and Downspouts: Gutters and downspouts should be checked for blockage, leakage (from rust holes or leaking joints) and areas requiring re-securing or re-sloping. Paint deterioration should also be noted. Downspout seams should be checked for splitting (the seam is usually against the wall). A split downspout is often plugged with debris. Water accumulates in the downspout, freezes and splits it open.

Eaves: Soffits and fascia should be inspected for loose and rotted areas as well as areas damaged by vermin. Paint condition should be noted.

Walls: Masonry walls should be checked for deteriorated brick and mortar. Stucco walls should be inspected for cracking and separating. Wood walls should be checked for rot, loose or damaged boards, caulking, and wood/ soil contact. If paint deterioration is the result of blistering or bubbling, the cause should be determined. It may be due to outward moisture migration from the interior of the house, indicating more serious problems.

Metal and vinyl sidings, insulbrick and shingle sidings should be inspected for mechanical damage and loose or missing components. All walls should be checked for indications of settling. Vines should be monitored to determine whether damage to the wall surface is occurring. Deciduous vines are best checked during winter months, when there are no leaves. Vines should be kept cut back from wood trim (windows, doors, eaves, etc) and from gutters.

Exposed Foundation Walls: Foundation walls should be inspected for deteriorated brick, block, mortar or parging. Cracking due to settlement should also be noted and monitored.

Grading: The grading immediately adjacent to the house should be checked to ensure a slope of one inch per foot for the first six feet away from the house (where practical). Catch basins should be cleaned and tested.

Doors and Windows: Caulking and weather-stripping should be checked. Broken or cracked panes of glass should be replaced. Storms should be installed in the fall and screens in the spring. The finishes should be checked for paint deterioration and rot (particularly sills). Window wells should be cleaned.

Porches and Decks: Wooden components should be checked for rot and insect infestation. Wood should be painted or stained as required. Steps and railings should be secure.

Garages: Garage roofs should be checked for wear. The structure should be inspected for evidence of movement. Wooden components should be investigated for evidence of rot or insect infestation. Wooden components should be painted or stained as required.

Automatic garage door openers should be tested monthly and adjusted to reverse in the event of an emergency.

Driveways and Sidewalks: Driveways and sidewalks should be checked for cracks and deterioration. Settling which will result in surface water run off towards the house should be corrected as should uneven sections which pose a safety hazard to pedestrians.

Retaining Walls and Fences: Wooden retaining walls and fences should be checked for rot and insect infestation. Retaining walls should be checked for evidence of movement.

Trees, Shrubs and Vines: Limbs overhanging the house should be cut back. Dead limbs should be removed. Vines should be trimmed back from all wood surfaces

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ELECTRICAL

Service Panel: The main electrical panel should be checked annually for rust or water-marks indicating moisture penetration. All breakers should be turned off and on to ensure none have seized. All fuses should be tight-ened. A panel which is warm to the touch or smells of burned insulation should be brought to the attention of an electrician. Burned wires indicating loose or poor connections should be repaired by qualified personnel. All circuits should be labeled. Ground fault circuit interrupters should be tested monthly. Aluminum wire connections inside the distribution panel should be tightened annually. This should be done by a qualified electrician. The area around the panel for roughly three feet in all directions should be kept clear of storage.

Indoor Wiring: Poor or loose connections noted when viewing the exposed wiring in the basement should be corrected by a qualified electrician. Frayed or damaged wire, including extension cords, appliance cords and plugs, should be replaced. Loose outlets and switches should be tightened. Ground fault circuit interrupter electrical outlets should be tested monthly. Aluminum wire connections throughout the house should be tightened annually by a quali-fied electrician.

Outdoor Wire: The mast head and the wires leading to the street (if overhead) should be inspected to make sure that they are not loose or frayed. Overhead wiring leading to out buildings such as garages should also be inspected. Exterior outlets should have proper covers. Ideally, ordinary exterior outlets should be replaced with ground fault circuit interrupter type outlets.

HEATING

All Forced Air Systems: Conventional filters on forced-air systems should be checked monthly and cleaned or replaced as needed. Electronic filters should be checked monthly and cleaned as needed. The manufacturers instructions should be followed carefully. Care should be taken to ensure the interior components are installed in the correct orientation after cleaning.

Noisy blower sections should be brought to the attention of a technician.

Water levels in humidifiers should be checked and adjusted monthly. Interior components should be replaced on an as needed basis. The pad on drum type humidifiers should be replaced annually. The water supply to humidi-fiers should be shut off for the summer months and activated for the heating months. On systems with air conditioning or a heat pump, the damper in the humidifier ductwork should be closed during the cooling season.

All Hot Water Systems: Radiators and convectors should be inspected annually for leakage (particularly at the valves). Radiators should be bled of air annually, and as necessary during the heating season.

Circulating pumps should be lubricated twice during the heating season. Expansion tanks should be drained annually.

Electric Heat: Electric furnaces and boilers should be inspected by a qualified technician every year to ensure that all the components are operating properly and no connections are loose or burned. The fuses or circuit breakers in some electric systems can be checked by the homeowner.

Gas Furnaces and Boilers: If gas odors can be detected, call the gas company immediately. Do not turn on any electrical equipment or use anything with an open flame.

Gas furnaces and boilers should be cleaned and serviced annually. The exhaust pipe should be checked for loose or corroded sections. The chimney clean out should be cleared of any debris. The heat shield (located where the burner enters the heat exchanger) should be checked to ensure that it is not loose or corroded. Burn marks around the heat shield may indicate a draft or combustion problem. A technician should be contacted.

Wood Stoves: Wood stove chimneys and flues should be checked for creosote build-up and cleaned at least annually (more frequently depending upon use). Clearance to combustibles around wood stoves should be maintained at all times.

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COOLING/HEAT PUMPS

A qualified technician should be engaged to inspect the system and recharge it if necessary annually. Most systems require the power to be on for up to twenty-four hours before using the system. A condensate drain line emerging from the ductwork above the furnace should be visually checked for leakage during the cooling season.

The outdoor section should be level. If the outdoor component settles or heaves, adjustments should be made by a specialist. The refrigerant lines should be checked for damaged, missing or loose insulation. Debris and vegetation should be kept away from the outdoor component of the system. Most manufacturers prefer to have the outdoor component left uncovered during the winter to prevent rust. The outdoor coil should be kept clean. A noisy fan may mean a bearing problem or misalignment. Window air conditioners should be removed for the winter.

ATTICS

Attics should be inspected annually for water stains on the underside of the roof sheathing. One should also look for rot, mildew, and fungus indicating high humidity levels in the attic. Check to make sure the insulation is not wet. Some types of loose insulation are prone to being blown around during periods of high wind. Check for bare spots and ensure that insulation is not covering pot lights. Attic vents should be checked to ensure that they are not obstructed. Often, birds build nests in these vents. Vents at the eaves are often plugged with insulation. Watch for evidence of pests (squirrels, raccoons, etc.).

Rafters (supporting the roof) and collar ties (horizontal members running across the attic between opposing rafters) should be inspected for rot and movement.

NOTE: Be careful walking around. Don't fall through or step on wires. Compressed insulation loses much of its insulating value.

PLUMBING

Supply Plumbing: Supply plumbing should be checked annually for leaks. Precautions should be taken to ensure that plumbing in areas such as crawl spaces will not freeze during winter months. Outdoor faucets should be shut off from the interior and drained for the winter. Operate the main shut-off valve and critical isolating valves to ensure proper operation in the event of an emergency. Leaking or dripping faucets should be repaired.

Well equipment should be inspected semi-annually. A water quality test should be performed periodically on the advice of local authorities.

Waste Plumbing: Visible waste plumbing should be checked for leaks. Basement floor drains and exterior drains should be checked and cleaned as necessary. Slow drains within the house should be cleared. Basement floor drain traps should be filled with water to ensure that they are not broken. If cracked, or if the water has evaporated, sewer odors will enter the house.

Septic tanks should be checked and cleaned if necessary every year.

Fixtures: Toilets should be checked to ensure that they are properly secured to the floor. Listen for toilets which run continuously. Grouting and caulking at all bathroom fixtures should be checked and renewed as necessary. Sump pumps should be tested.

Water Heaters: Modern water heaters have a test lever on the pressure relief valve. This lever should be tested every three months or so to ensure that the pressure relief valve is not seized. If the relief valve does not discharge near a drain, a bucket will be required.

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In some areas, sludge may accumulate in the bottom of the tank. Draining some water from the bottom of the tank will indicate the presence of sludge and the necessity for regular draining. Be sure to shut off the power or fuel supply prior to draining any water from the tank

INTERIOR:

Walls and ceilings should be inspected for cracks in interior finishes. The amount of movement should be noted so that it can be monitored in the future. Bulges in wall and ceiling surfaces should be carefully monitored. Separated plaster, particularly on ceilings, can fall and cause injury.

Walls, particularly in comers and areas of dead air (behind drapes for example), should be checked for evidence of condensation and mildew indicating high humidity levels within the house. Water stains on interior finishes should be noted. If the source cannot be detected, they should be monitored.

Door frames should be inspected. Door frames which become out of square during a relatively short period (six months) may indicate structural problems.

Condensation on windows indicates high humidity levels during winter months. This can sometimes lead to rot.

Fireplaces and chimneys should be cleaned and inspected at least annually, depending upon usage.

PRIORITY MAINTENANCE FOR HOMEOWNERS

There are so many home maintenance and repair items that are important, it can be confusing trying to establish which are the most critical. To simplify things, we have compiled a short list of our favorites. These are by no means all-inclusive, nor do they replace any of the information in a home inspection report. They should, however, help you get started on the right foot. Remember, any items marked as priority or safety issues on your home inspection report need immediate attention.

ONE TIME TASKS

1. Install smoke detectors as necessary (usually one on each level of the home, near any sleeping areas).
2. Make any electrical improvements recommended in the home inspection report.
3. Remove any wood/soil contact to prevent rot and insect damage.
4. Change the locks on all doors.
5. Remove or correct trip hazards such as broken or uneven walks, patios and driveways. Loose or torn carpet or flooring should also be repaired promptly.
6. Correct unsafe stairways and landings. (Treads uneven, too narrow, sloped, loose; risers irregular or too high; landings missing, poorly lit or too small; railings missing, loose, too low, et cetera).
7. Have all chimneys inspected and serviced before operating any of these appliances.
8. Locate and mark the shut-offs for the heating, electrical and plumbing systems.
9. If there is a septic system, have the tank inspected, and pumped if necessary. If the house is on a private water supply (well), set up a regular testing procedure for check-ing water quality.
10. If the house has a basement or crawl space, read Section 10.0, Basement Leakage in the Interior Section of the Home Reference Book.

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 **REGULAR MAINTENANCE ITEMS**

1. Clean the gutters in the spring and fall.
2. Check for damaged roofing and flashing materials twice a year.
3. Cut back trees and shrubs from the house walls, roof and air conditioning system as needed.
4. Clean the tracks on horizontal sliding windows annually, and ensure the drain holes are clear.
5. Test ground fault circuit interrupters using the test button, monthly.
6. Service furnace or boiler yearly.
7. Check furnace filters, humidifiers and electronic air cleaners monthly.
8. Check the bathtub and shower caulking monthly and improve promptly as needed.
9. If you are in a climate where freezing occurs, shut off outdoor water faucets in the fall.
10. Install and re-secure door stops as needed.
11. Check attics for evidence of leaks and condensation and make sure vents are not obstructed, at least twice a year. (Provide access into all attics and crawl spaces.)

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