

RAYMARK AIR CONDITIONING & HEATING, INC.
DBA MARK'S SERVICES

SERVICE INVOICE

135-430

License #TACLA010626C
 P.O. Box 168 • Porter, TX 77365-0168
 For RAY-MARK-ABLE Service

Fax: (281) 354-4233 / Email: raymarkair@embarqmail.com
 Call (281) 354-7018 or (281) 689-MARK or WWW.RAYMARKAC.NET

B I L L T O

JOB LOCATION _____
 NAME Home _____
 ADDRESS 11111 _____
 CITY Dallas _____ ZIP 75245 PHONE # () _____
 EQUIPMENT Carrier _____
 MODEL 30B01 SERIAL # 123456789
 Date of Service _____
 Date of Payment _____
 Payment Method _____
 To Mail Remittance _____
 MC/VISA Authorization # _____
 CC # XXXXXXXXXXXX
 Expiration Date 1/24 Credit Approved _____

COMMENT	DESCRIPTION	QTY.	PART NUMBER	UNIT PRICE	AMOUNT
<i>100' low cut to check if gas</i>					
<i>service and no gas for 6</i>					
<i>hours. all checked up all</i>					
<i>11 hours. all gas service at</i>					
<i>100'. all had gas and</i>					
<i>good. all then started</i>					
<i>4 gas units. pressure and</i>					
<i>long change and sand. Don't</i>					
<i>wild. all done. see how</i>					
<i>and before we leave. my</i>					
<i>case for me. see how</i>					
<i>brakes. All the way</i>					
<i>in by people at the bar.</i>					
	MISC.				
	TOTAL PARTS				
	SERVICE CHARGE/TRAVEL TIME				
	FREIGHT				
	TOTAL LABOR				
	SUB-TOTAL				
	SALES TAX				
STATUS:					
INCOMPLETE <input type="checkbox"/> AWAITING PARTS <input type="checkbox"/> COMPLETE <input type="checkbox"/>	PLEASE PAY THIS AMOUNT <input checked="" type="checkbox"/>				

NET 30 DAYS - APPROVED COMMERCIAL ACCOUNTS ONLY
 1-1/2% PER MONTH FINANCE CHARGE
 ON ALL PAST DUE ACCOUNTS

**"If you are happy, tell a friend,- if not,
 tell us - Call 1-800-689-MARK"**

Signature of Serviceman: _____
 (I hereby acknowledge the satisfactory completion of the above described work)
 Customer Signature: _____

DATE	TECH INITIALS	RATE	HOURS	AMOUNT
	<i>MB</i>			
			TOTAL LABOR	

RAYMARK A/C CHARGES \$25.00 FOR ALL RETURNED CHECKS

I HAVE AUTHORITY TO ORDER THE ABOVE WORK OR DO SO
 ORDER AS OUTLINED ABOVE. IT IS AGREED THAT THE SELLER
 WILL RETAIN TITLE TO ANY EQUIPMENT OR MATERIAL
 FURNISHED UNTIL FINAL & COMPLETE PAYMENT IS MADE. AND
 IF SETTLEMENT IS NOT MADE AS AGREED, THE SELLER SHALL
 HAVE THE RIGHT TO REMOVE SAME AND THE SELLER WILL BE
 HELD HARMLESS FOR ANY DAMAGES RESULTING FROM THE
 REMOVAL THEREOF.

Customer Signature here and above

PLEASE PAY FROM THIS INVOICE
 THANK YOU

Source of call: yellow pages _____ Name _____ referral _____ other _____ /Sticker placed on customer equipment? yes _____ no _____



PROPERTY INSPECTION REPORT



For
Hollie McKenzie
1945 Thommas Dr
Porter, Texas, 77365



PROPERTY INSPECTION REPORT

Prepared for: Hollie McKenzie
(Name of Client)

Concerning: 19415 Tocanatins Dr., Porter, Texas, 77365
(Address or Other Identification of Inspected Property)

By: Don Davison TREC# 9825 10/26/20
(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. 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; and
- lack of bonding on gas piping, including corrugated stainless-steel tubing (CSST).

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

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

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

This inspection report is subject to the following conditions: It is made under the prevailing conditions of the items indicated in the service agreement at the time of the inspection. It is expressly understood that no warranty or guarantee of subsequent performance or condition of said item is being made by the inspector. The inspector is limited solely to those items specifically indicated herein and is also limited to patents, open and obvious defects which are concurrence readily ascertained by the visual inspection without the need to disassemble any items or remove wall coverings or other areas hidden from view. This inspection report does not guarantee meeting city building and electrical codes. By acceptance of this instrument, the customer waives any and all claims for damages, costs, expenses, repair or other liabilities against the inspector arising out of or in any way related to this inspection and the failure to report any defects in the items inspected unless caused by gross and willful negligence of the inspector.

This was not a PASS / FAIL inspection. Information provided herein is in keeping with the Texas Real Estate Commission's Standards of Practice and its purpose is to provide you with information to use in making your purchase decision. If you do not read the entire document, you may miss important details that should influence your decision. The Standards of Practice, adopted by the State of Texas for real estate inspections, defines a Deficiency as an issue that, in the inspector's opinion, adversely and materially affects the performance of a system or component, or constitutes a hazard to life, limb or property as specified by the standards of practice. Some items may be commented on that are not technically correct but are not material. This provides you with information about the house that may serve to help you understand its construction and manage its maintenance.

The responsibility to decide whether further analysis, repair, update or replacement of any System or component, based on the inspector's reasonable opinion and/or designation of "Deficient" is up to the person for whom the report was prepared.

Present at Inspection	<input checked="" type="checkbox"/>	Buyer	<input type="checkbox"/>	Selling agent	<input type="checkbox"/>	Listing agent	<input type="checkbox"/>	Occupant
Building Status	<input checked="" type="checkbox"/>	Vacant	<input type="checkbox"/>	Owner occupied	<input type="checkbox"/>	Tenant occupied	<input type="checkbox"/>	Other
Weather Conditions	<input checked="" type="checkbox"/>	Fair	<input type="checkbox"/>	Cloudy	<input type="checkbox"/>	Rain	70°	Outside temp.
Utilities On	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No water	<input type="checkbox"/>	No gas	<input type="checkbox"/>	No electric

Special Notes:

PROPERTY DESCRIPTION: This 2003 two story, wood framed single family dwelling was 4592 sq. ft. (and for the purpose of this inspection) faced east and has a stucco siding, an asphalt composition roof with detached garage adjoined to the dwelling by a breezeway.

NOTE: This inspector is not aware that this house had been ever flooded or had windstorm damage. While there may not have been any visible evidence of moisture damage, repairs may hide such evidence. A Comprehensive Loss Underwriting Exchange Report may offer additional information on losses or payments for losses on this property. I recommend that you check with your Realtor for more information.

It should be noted that this inspection report is color coded, with deficiencies being listed in orange. The green statements are used to explain or clarify the deficiencies and any blue statements are simply sharing information. This is done instead of a summary page. Please read the entire report. Should mistakes be identified, contact me immediately and allow me to make the corrections so that our document is as correct as possible. This report and its pictures shall supersede any written or verbal conversations or comments that were provided prior to providing this written report.

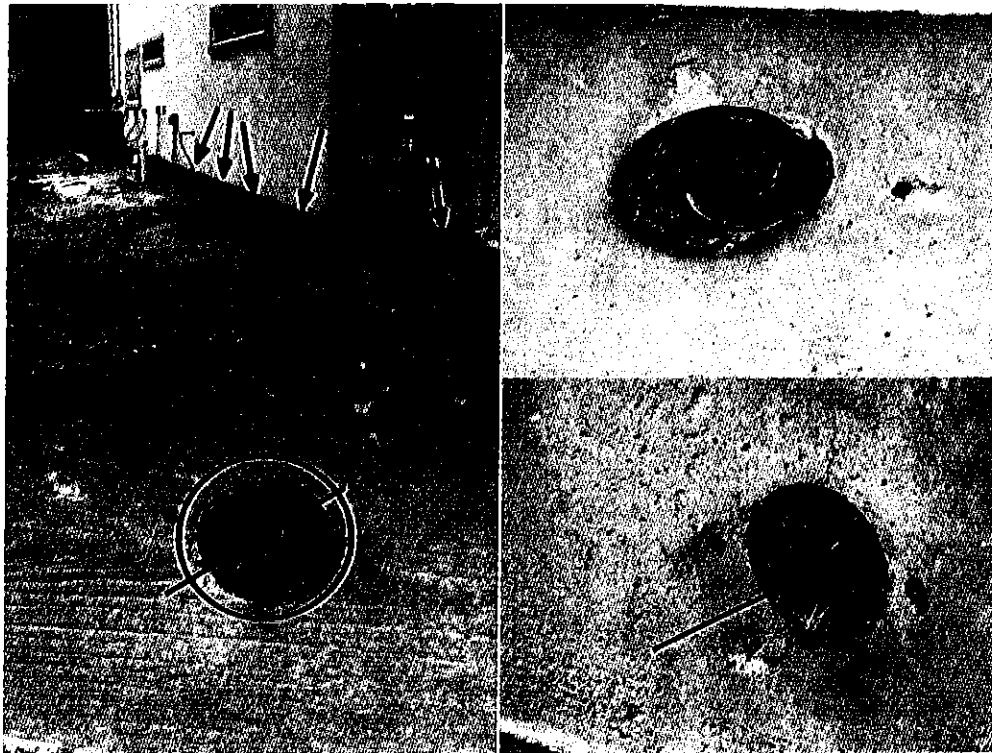
In accordance with the Texas Real Estate Commission (TREC) Standards of Practice: some items are identified as "Deficient". Some items may need repair while some may be considered possible safety hazards due to their condition or they do not appear to meet generally accepted codes of construction/installation procedures, or the equipment may be obsolete. Some items may require further evaluation and/or repair by licensed tradesmen, and some items noted should receive eventual attention with the majority of the items listed being the result of normal wear and tear.

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

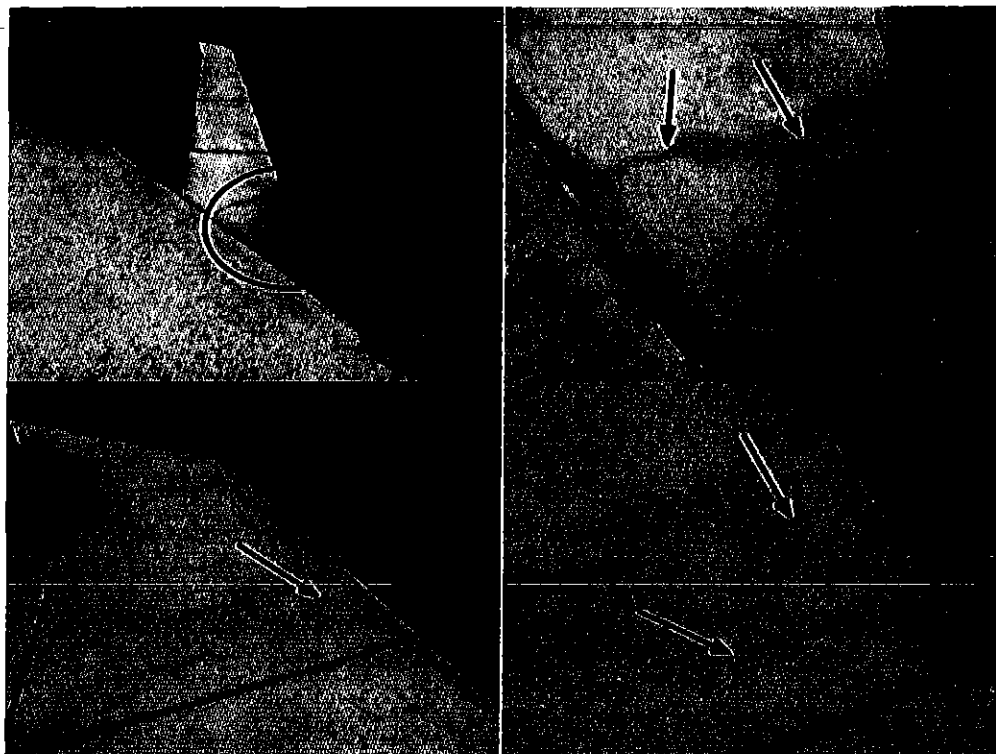
I. Structural Systems

- X X A. Foundations §535.228 (a)
Type of foundations: This foundation appeared to be a concrete foundation supported on expansive earth
Inspection Vantage Point: visual inspection of visible grade beams, as well as exterior walls, interior walls, doors and windows (it should be noted that I did not take any elevation readings during this inspection).
Comments: There are no generally accepted or objective standards for determining a foundation's performance, so performance is a "subjective opinion" based on the knowledge and experience of the Inspector coupled with visual observations and functional aspects of the structure. At the time of this inspection, I did not observe evidence of excessive differential deflection that would interfere with the usability or serviceability of the supported structure. It is this inspector's opinion the foundation was performing its function; however, the following deficiencies were identified:

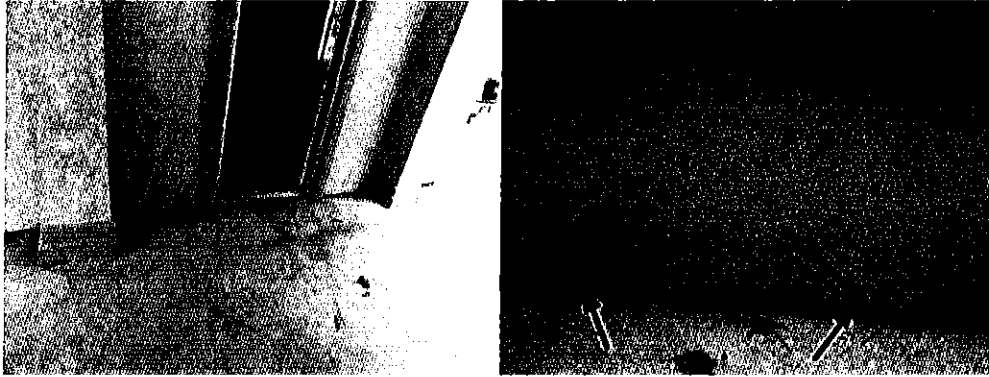
I observed one or more exposed ends of the post tension cables exposed on the surface of the grade beams with rust/corrosion. Exposure of the ends of these cables, used to reinforce a foundation, can cause rusting of the cable, which could lead to the failure of the cable anchoring system.



Cracks were observed in the driveway, sidewalk, patio and/or garage concrete. In my opinion, these cracks may be indicative of concrete shrinkage. Cracks in concrete typically exist in concrete by its own nature. Generally speaking, cracks that are 1/8" or less that exhibit no obvious horizontal or vertical displacement, are not considered to be structurally threatening and are considered a concrete repair, not a foundation issue.



NOTE: portions of the foundation grade beams were not visible due to plants, shrubs, high soil, and high concrete flatwork or decking, which limited my inspection.

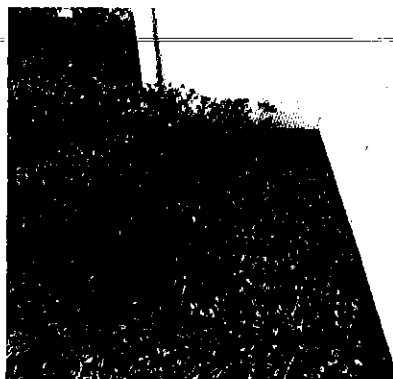


NOTE: The performance of this foundation depends on the expansive earth on which it is placed. Foundations do not necessarily fail, the expansive earth beneath the foundation fails, which exacerbates foundation damages. Some Experts suggest having a hydro-static test performed on any foundation older than 40 years old or any foundation that has had repair work done, however, it should be noted that there is a specific form that must be filled out and signed by homeowner before such testing can take place. I suggest asking your Realtor about that if needed. Please be aware that in the presence or absence of any visible defects, I may not recommend you consult with a structural engineer or foundation contractor, but this should not deter you from seeking the opinion of any such expert under your personal responsibility of due diligence.

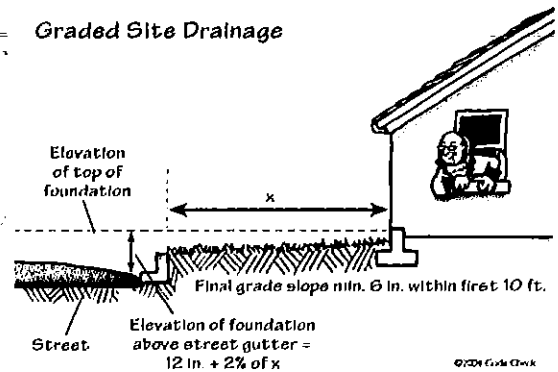
X X B. Grading and Drainage §535.228 (b)

Comments: Dry weather conditions existed at the time of this inspection and yard drainage was not observed firsthand. At the time of this inspection, the following deficiencies were identified:

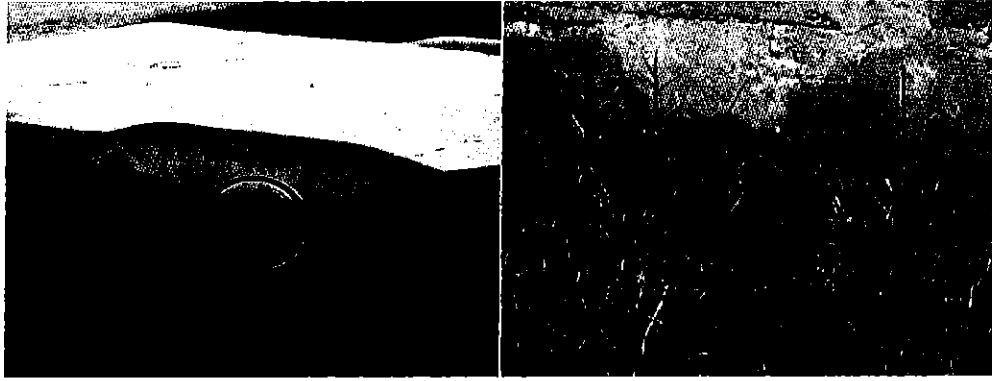
One or more locations where drainage does not slope 6 inches within the first 10 feet, moving away from the foundation. As grading slopes away from the foundation, it is required to drop 6" within the first 10' or a 5% slope equivalent when size of yard or other barriers prevent having 10' clearance.



Graded Site Drainage



Drainage ditches along the street appeared to have almost filled the culverts under the driveways, which could be preventing water to drain properly away from the property.



One or more downspouts were missing the splash blocks or drainage tubes that help disperse the water away from the base of the foundation.



NOTE: Water is destructive and can find its way into even the smallest cracks. An ideal site has roof gutters, underground area drains, soil graded to drain away from the residence as well as a significant difference in elevation between the exterior grade and interior floors.

NOTE: Current and past building codes provide that all ground water within ten feet of the foundation must drain away from the house. Proper grading should be maintained on all sides of the house. Water is destructive and unless provide with a channel around a structure, it will generally find its way inside. Standing water at the base of the foundation directly affects the load-bearing capacity of the soil. Drainage is an all-important defense to ensure the serviceability of the foundation. The ideal foundation will have soil that slopes away from the structure, a gutter system that moves the water away from the structure and the interior floors will be 4" to 6" higher than the exterior grade. The owner or occupant will have a more intimate knowledge of the site drainage, so I recommend asking for a written disclosure under your personal responsibility of due diligence.

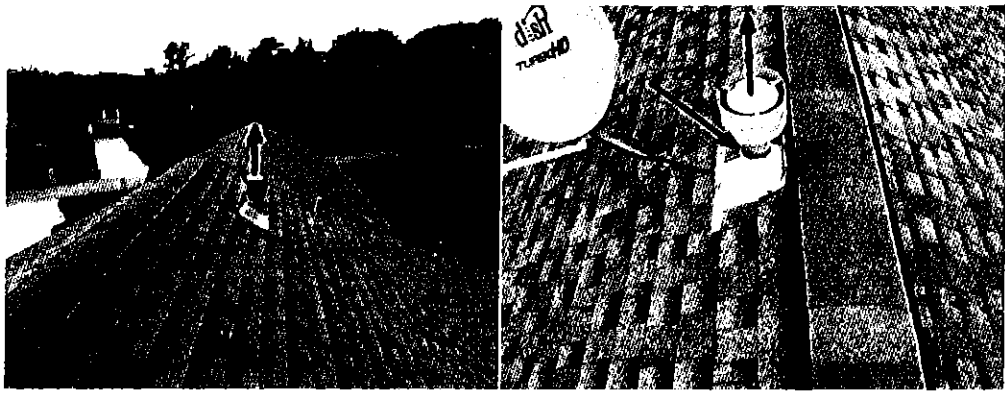
X X C. Roof Covering Materials §535.228 (c)

Types of roof covering: Asphalt Composition Shingle

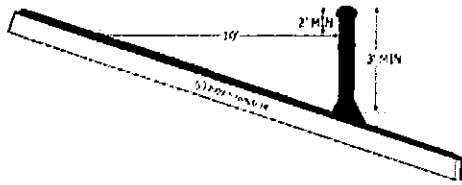
Viewed From: roof level with the use of a drone and from the ground with a camera from all sides. I didn't walk the roof because, in this inspector's reasonable judgment, the steep slope of the roof would not have allowed me to safely stay on the roof.

Comments: The roof was a hip designed roof with shingles appearing to be intact and revealing no significant damage. At the time of this inspection, the following deficiencies were identified:

Observed gas vent terminations that did not appear to extend the proper height above the roof. Gas vent terminations must terminate above the highest point of the roof or be at least 2' higher than the roof within 10' of the termination.



2-10 RULE 1

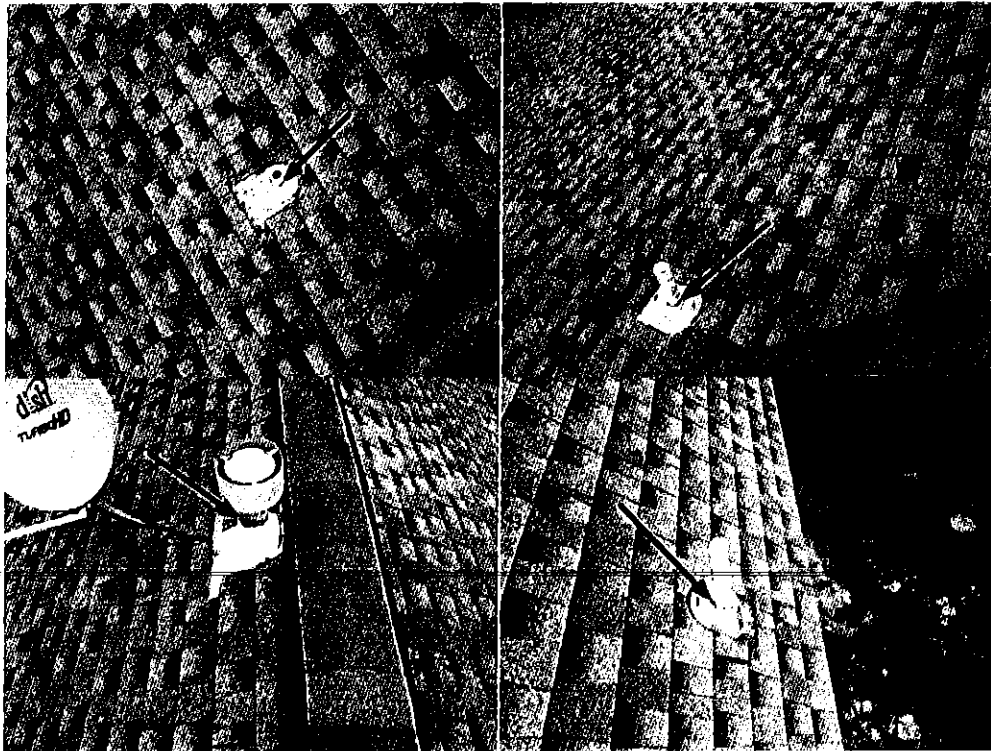


Flashing and/or roofing material was observed to be lifting and should be re-secured.

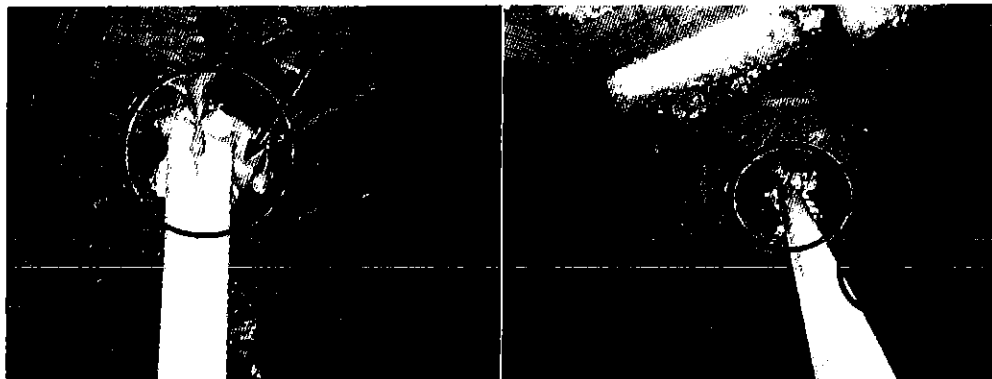




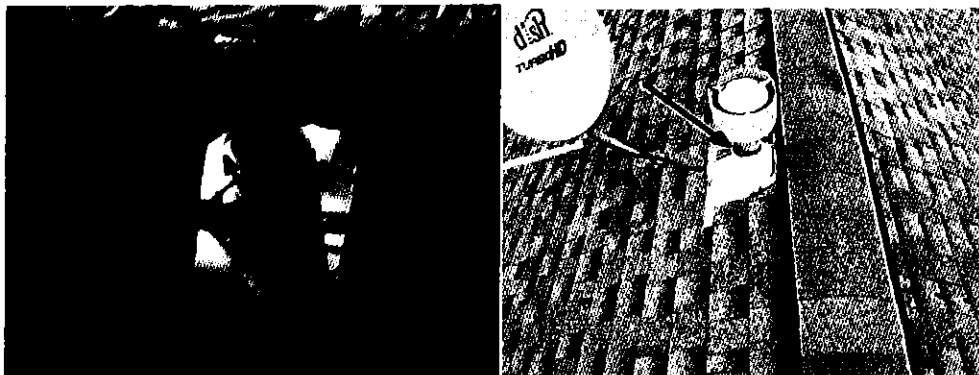
Gas exhaust vent cap and/or boot collar covering plumbing vent pipe did not appear to be sealed sufficiently which could exacerbate driven rain and moisture infiltration into the attic space. I suggest having a roofing company replace any plumbing vent boot jacks that may be leaking. This should have been done when the roof was replaced.



Observed improper use of foam insulation in an effort to stop roof leaks. One plumbing vent pipe appeared to be still leaking because the roof decking was still wet.



Observed daylight at gas exhaust vent from heating unit in north attic.



NOTE: The surface of a roof begins to deteriorate as soon as it is placed into service and exposed to the elements. Debris can contribute to this deterioration. The degree of deterioration accelerates with the age of the roof and cannot be determined accurately by a visual inspection. Roof leaks can and may occur at any time, regardless of the age of the roof, and cannot be accurately predicted. If roof leaks do occur, their presence does not necessarily indicate the need for total replacement of the roof coverings. Responsibility for future performance of the roof is specifically excluded from this report.

X □ □ X D. Roof Structures and Attics §535.228 (d)

Viewed From: On decked area inside attic (accessed by attic access ladder located in the upstairs hallway as well as an attic access door in upstairs bedroom closet). It should be noted that generally, I don't leave the decked area in the attic since it can be unsafe and not required by TREC. There may be areas in the attic where there is no safe access which would prevent my inspecting all areas in the attic, limiting my inspection.

Approximate Average Depth of Insulation: >10" blown-in

Comments: The roof structure appeared to be supported with a purlin system. At the time of this inspection, the following deficiencies were identified:

The attic access was missing insulation as well as weather stripping. The attic door should be sealed the same as any other exterior door, helping prevent treated air from escaping into the untreated attic space. An un-insulated attic access can contribute to a 27% drop in total ceiling insulation and reduces a R-38 to an actual R-28 insulation.



Observed an attic access ladder that did not close completely, allowing treated air to escape into untreated attic.



A solid, unobstructed catwalk or work space was missing. Attics containing appliances requiring access shall be provided with an opening not less than 22" X 30" and a clear unobstructed passageway with solid flooring large enough to allow removal of the largest appliance, but not less than 30"X24" not more than 20' in length when measured along the centerline of the passageway from the opening to the appliance, as well as a work area not less than 30"X30" in front of sides of appliance where access is required.

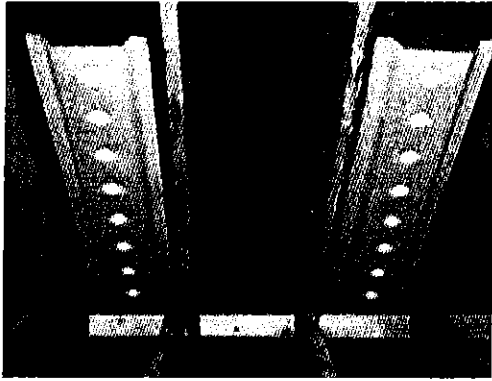
NOTE: Attic space was missing insulation depth and R-value information. Insulation installers are required to post the R values of the house for every 300 square feet of attic floor space. This information is missing and should be supplied and installed as required.

I observed improper installation of wiring and/or low-voltage wiring (which includes thermostat, doorbell, and cable) in the attic. All wiring is required to be installed in an organized fashion, leaving passageways clear and wiring secured. This includes all wiring, low-voltage wiring and cable used for internet and television service.

There appeared to be daylight gaps/reflection around one or more plumbing vent pipes, water heater and gas heater exhaust flue pipes through the roof covering that exacerbate driven rain and moisture infiltration into the attic space. A qualified roof contractor is recommended to be contacted prior to the expiration of any time limitation such as an option period.

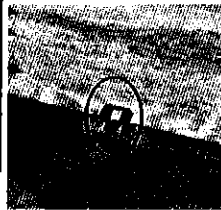


It appeared that the soffit baffles were missing between roof joists. With continuous perforated intake under the eave there must be a baffle between every roof joist to prevent insulation from closing any intake area.



Sample

"H" clips (panel edge clips) were not used. The lack of these may cause the decking materials joints to be uneven, therefore, causing the roof to have visible high and low sections. Lumber blocking, panel edge clips (one midway between each support, except two equally spaced between supports when span is 48-inches), tongue-and-groove panel edges, or other approved type of edge support.



Sample

NOTE: The attic access was limited, and I was unable to enter some or all attic space(s) preventing me from seeing all areas of the attic, limiting my inspection of roof penetrations or framing deficiencies as well as loose duct work or even bathroom exhaust terminations. There are many instances why my access would be limited, such as the attic headroom being less than 30", or maybe there was no decking which could have limited my access. I am not required to enter attic spaces that in my opinion were not safe, which in most cases includes the absence of decking.



NOTE: This is not a code specific inspection therefore no comment is made with respect to adherence to span, material grades, nailing or any other miscellaneous code specifications. It is also limited to the area accessed which may be limited to decking and/or items being stored.

X X E. Walls (Interior and Exterior) §535.228

Interior Walls Comments: §535.228 (e) At the time of this inspection, there were no deficiencies identified.

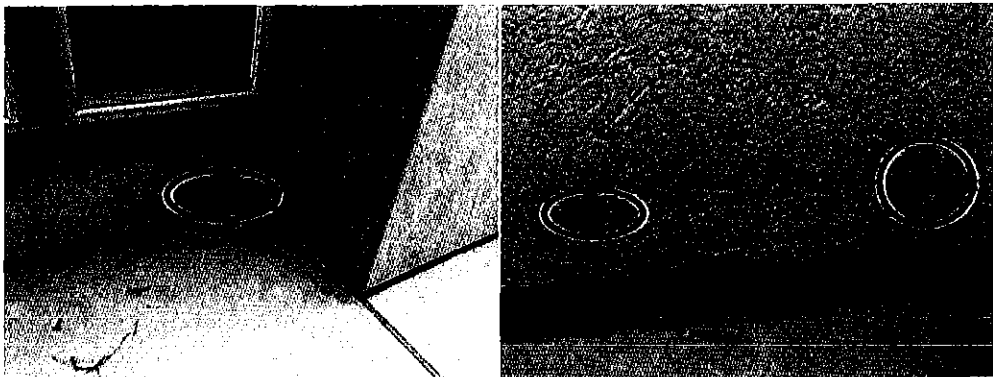
NOTE: Cosmetic issues with walls, which could include tape and floating cracks in walls and/or gaps in trim work, can be indications of typical movement and settling of a house and are not considered by this inspector to be deficient. No intrusive inspection procedures were performed, nor was there any biological testing done, as these practices are beyond the scope of this inspection.

Exterior Walls Comments: §535.228 (f) At the time of this inspection, the following deficiencies were identified:

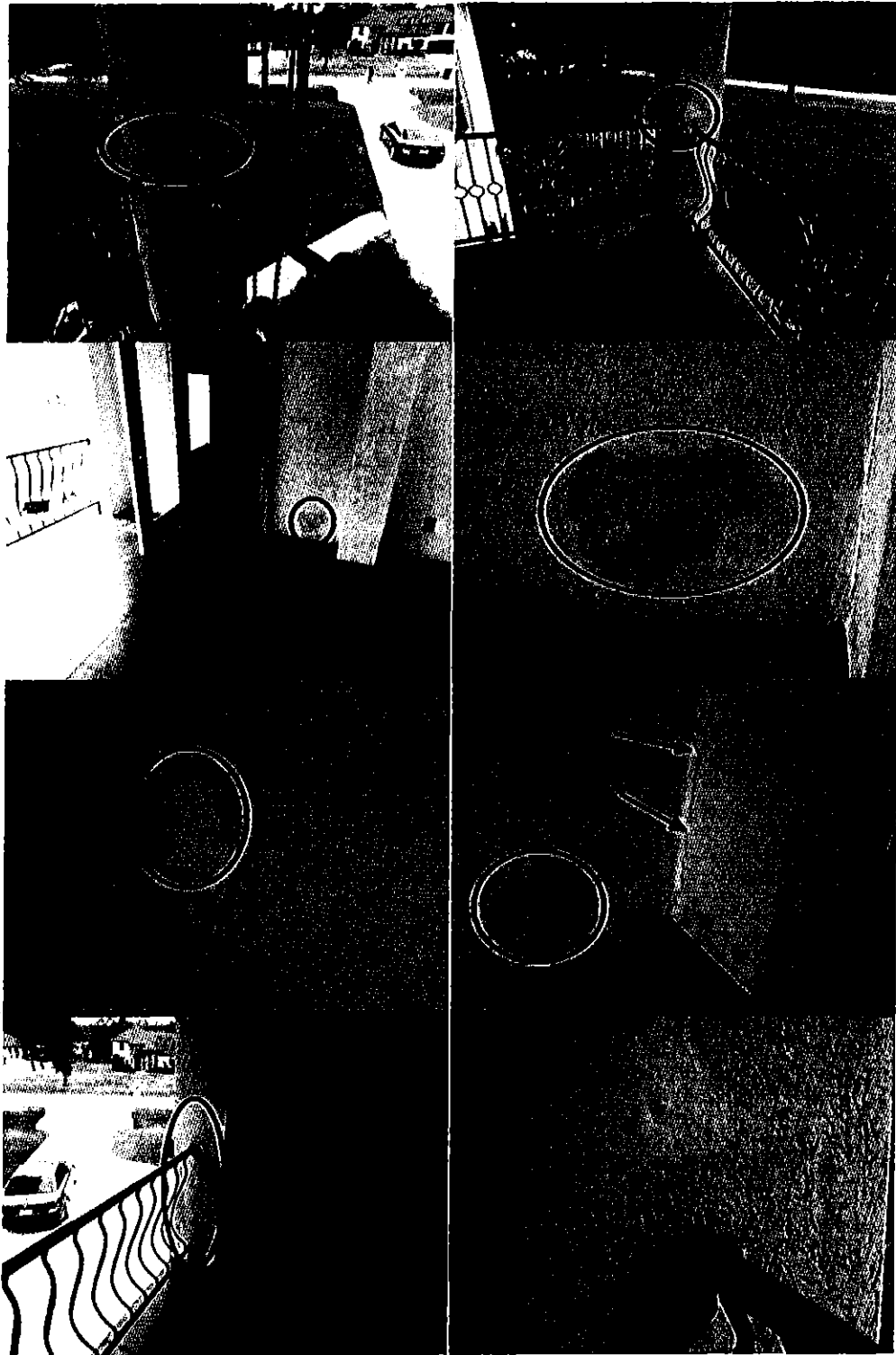
Observed one or more locations where expansion joints appeared to be missing or improperly installed. Expansion joints (sometimes known as control joints) are required horizontally at each floor level, vertically above and below windows and above doors with the vertical joints running uninterrupted, not more than 18' apart with no total area to not exceed 144 sq."



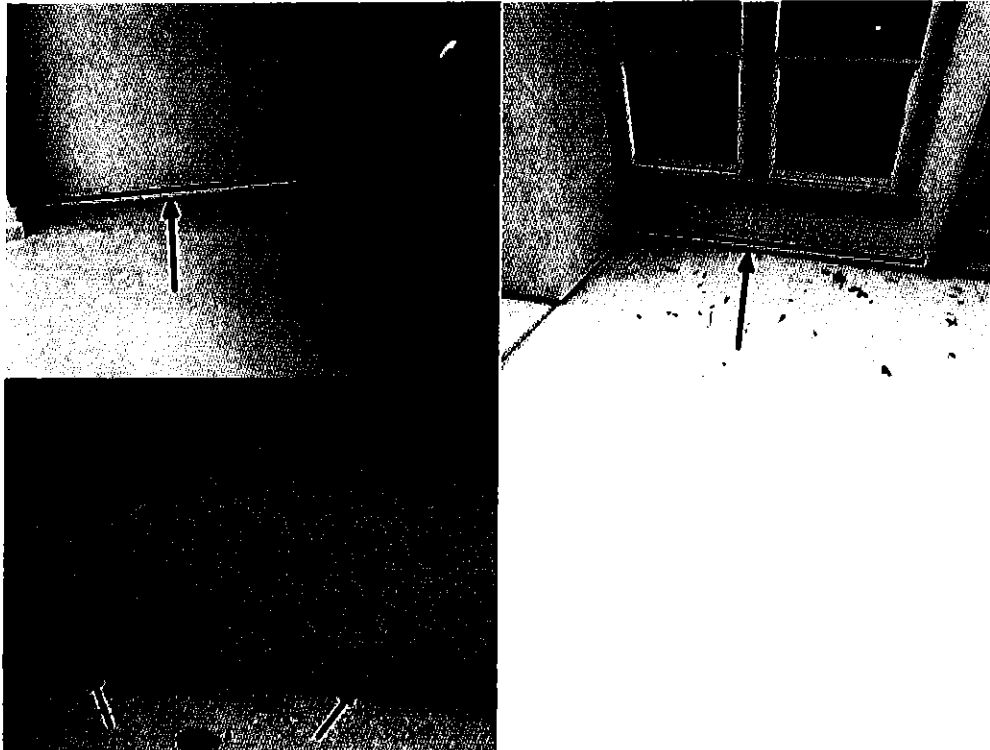
Observed stains and/or discoloration at one or more locations. This inspector has no comment or opinion as to the cause. I recommend having a Certified Stucco Inspector evaluate this Stucco System.



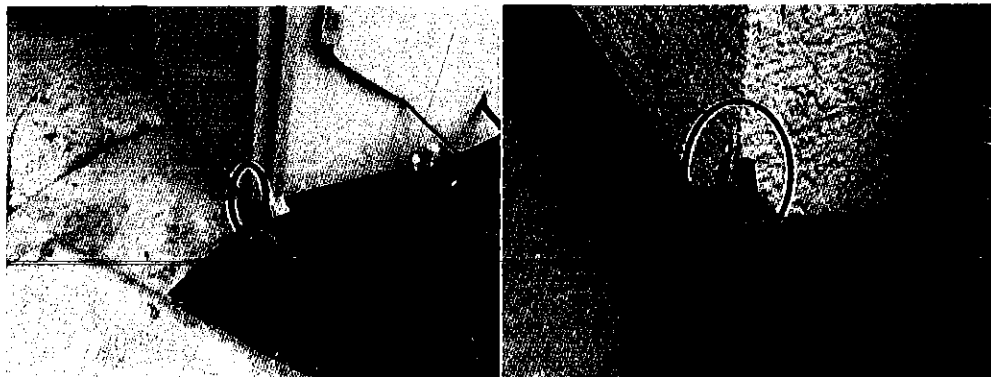
Observed one or more locations where there appeared to be repairs and/or patches in stucco. I suggest having a stucco professional evaluate this system.



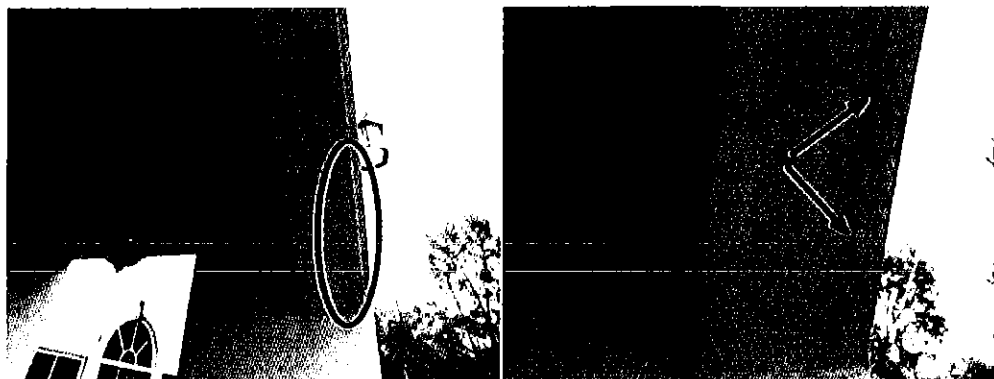
Stucco has inadequate clearances at front and back porch areas. A minimum of 2 inch clearance is required above a walking surface supported by the foundation (as is found where the wall meets a porch or patio walking surface).

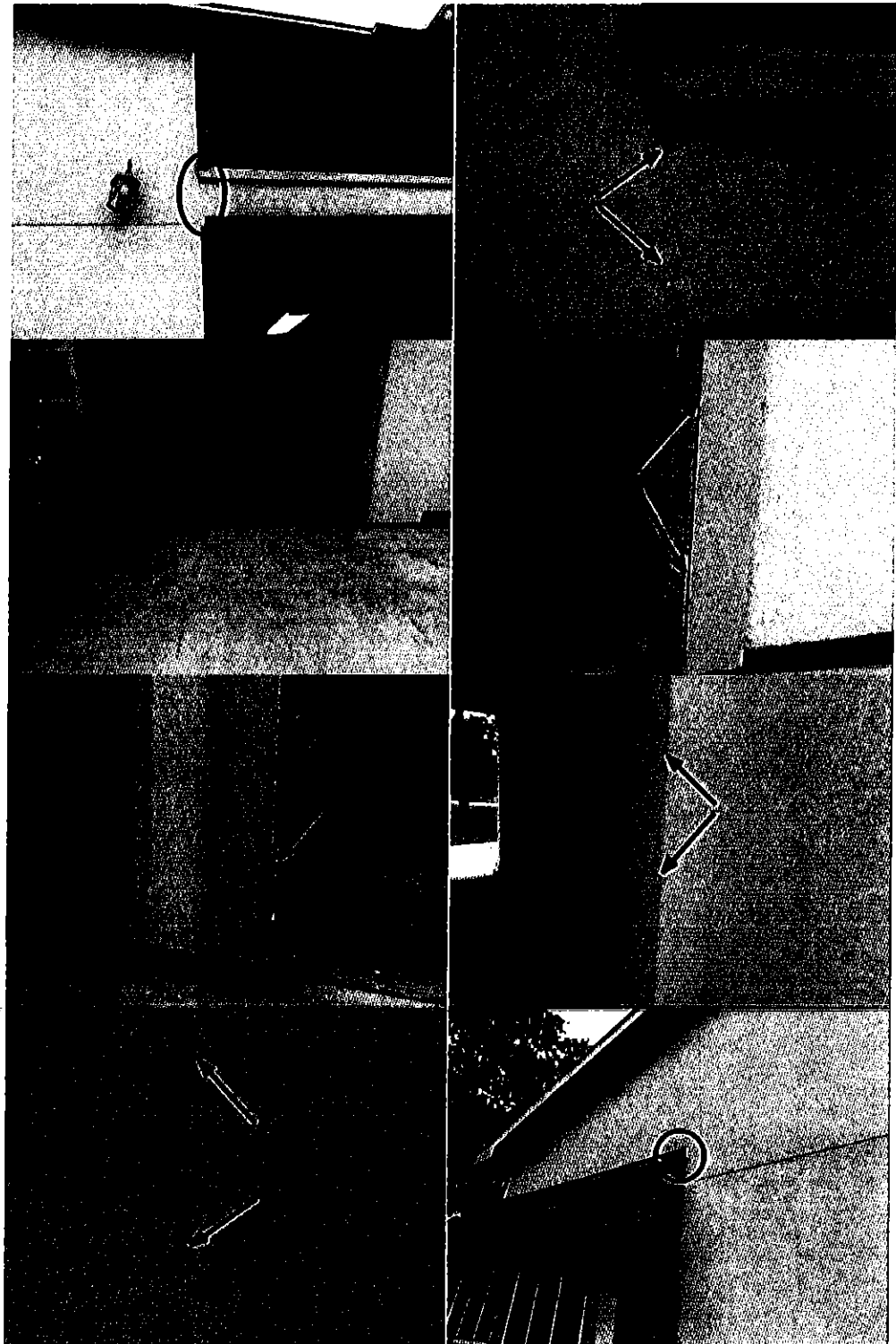


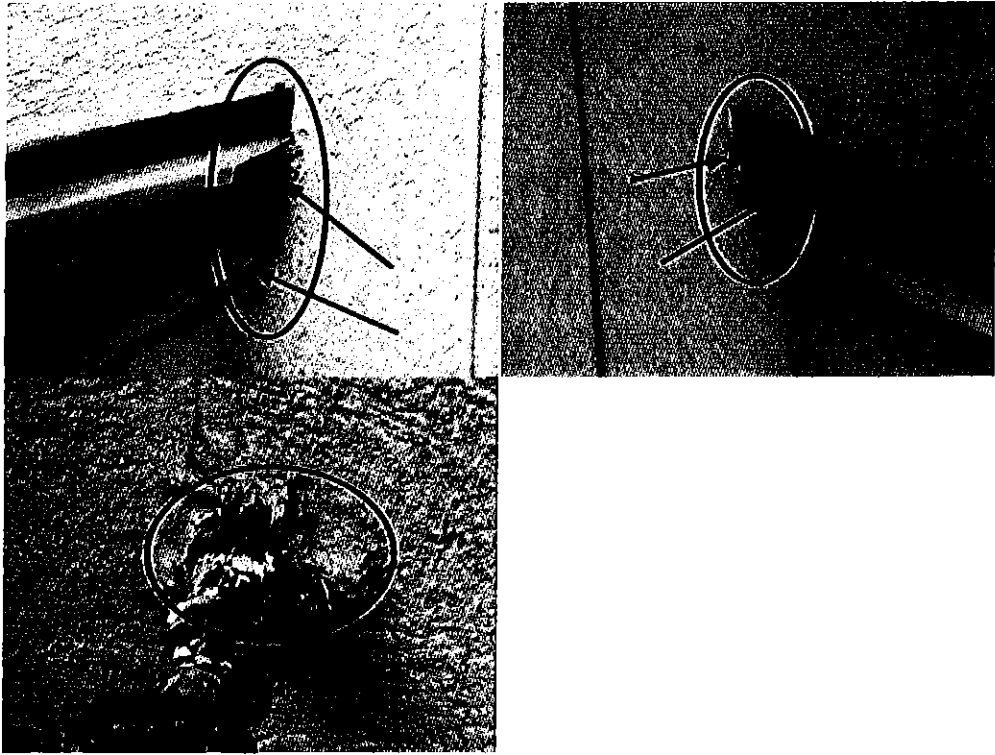
Observed areas where the stucco wall was showing signs of deterioration and/or impact damage, as well as areas with cracking in need of repair.



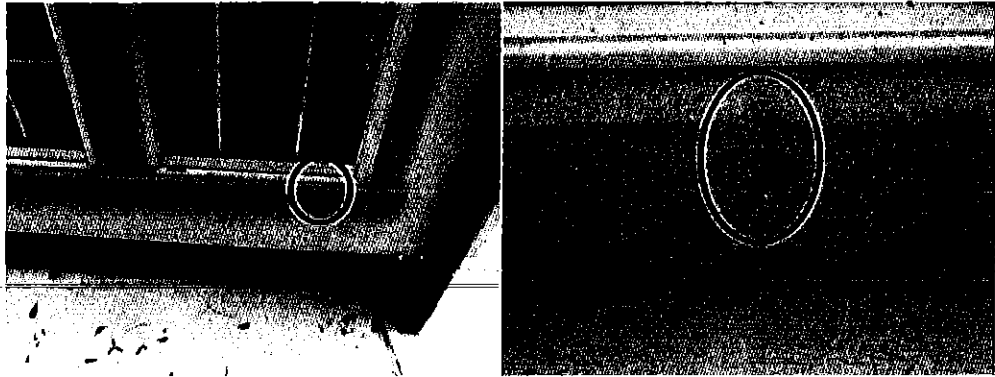
Caulking/sealant was cracking or missing at one or more locations. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. Seal all cracks, gaps and holes in exterior walls including areas where different siding materials meet, around windows and doors, expansion joints in the brick veneer and where plumbing and wires penetrate the exterior walls.



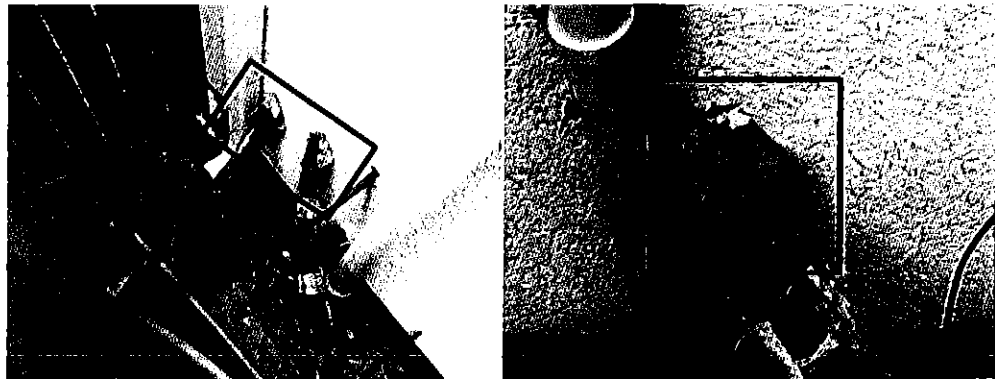


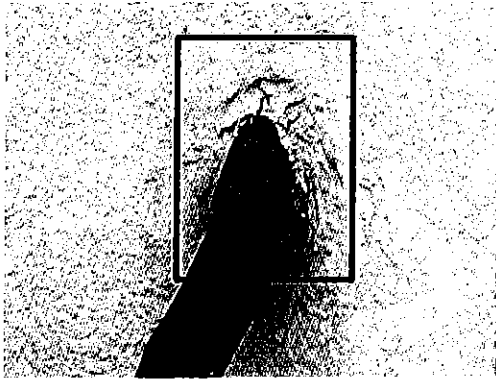


Observed damaged trim at one or more locations.

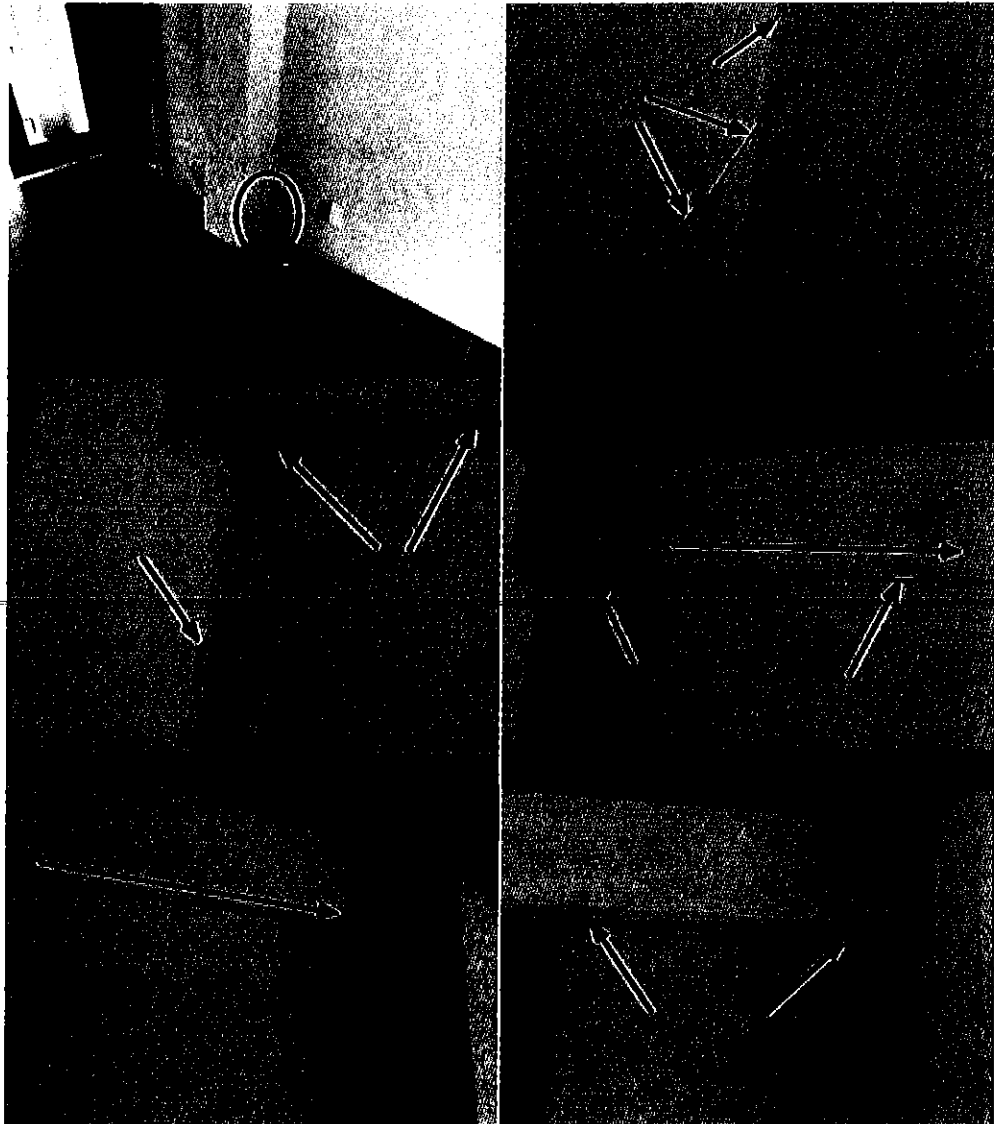


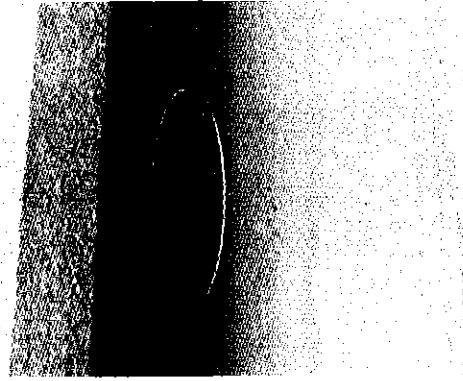
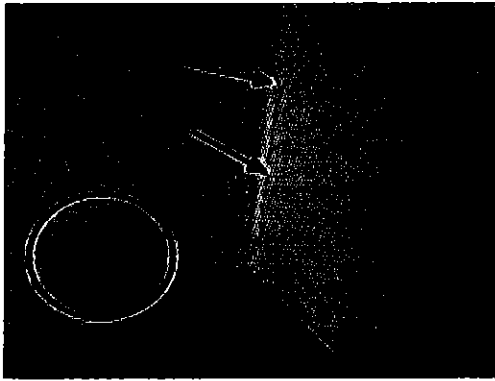
Freon line at exterior air conditioner was missing the required sloped hood where line enters wall.





Observed north upstairs wall of guest house that appeared to have structural damage, which allowed enough differential movement that the stucco cracked at several locations. I suggest having a Structural Engineer evaluate the system.

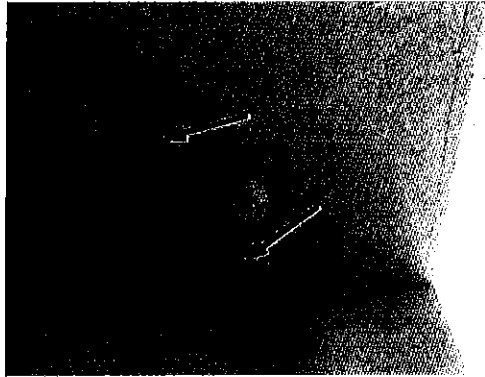




X X F. Ceilings and Floors §535.228 (e)

Ceiling Comments: At the time of this inspection, the following deficiencies were identified:

Observed what appeared to be a water stain in the kitchen and upstairs hallway ceiling; however, with the use of my infrared camera and verifying with a moisture meter, there was no indication of excessive moisture present. I was unable to determine where the original water source may have been.



NOTE: No picture of kitchen ceiling

NOTE: No intrusive inspection procedures were performed, nor was there any biological testing done, as these practices are beyond the scope of this inspection.

Floor Comments: At the time of this inspection, there were no deficiencies identified.

NOTE: After walking the upstairs floor, the floor appeared to have a measurable slope throughout; however, it did appear to be performing as expected. Even though I did not measure the slope, if it appears to have slope, it is considered to be measurable.

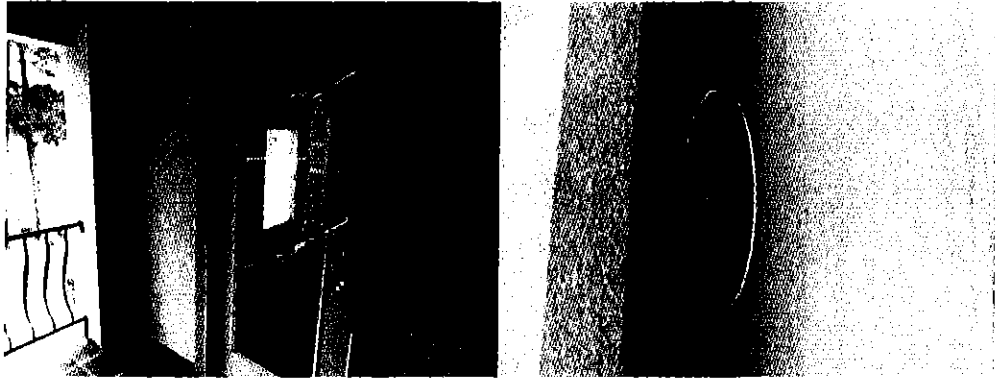
X X G. Doors (Interior and Exterior) §535.228

Interior Doors Comments: §535.228 (e) At the time of this inspection, there were no deficiencies identified.

NOTE: Observed one or more locations where doorstops are missing or broken. In my opinion these should be added either on bottom wall trim, wall or on the door hinge. Missing door stops are not considered a deficiency according to the TREC SOP's; however, holes in walls, which is what happens when there are no door stops, are considered a deficiency.

Exterior Door Comments: §535.228 (f) At the time of this inspection, the following deficiencies were identified:

Observed exterior door leading to upstairs guest room which appeared to have been hung opening in the wrong direction. The hinges were located on the exterior of the house, which could allow the door hinges to be removed, allowing the door to be removed.



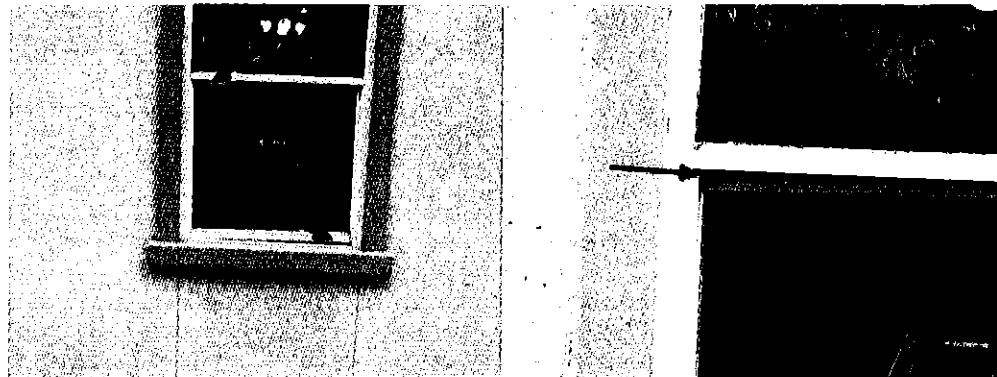
The door connecting the garage to the guest house living space did not appear to meet garage door requirements. Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors, that are self-closing.

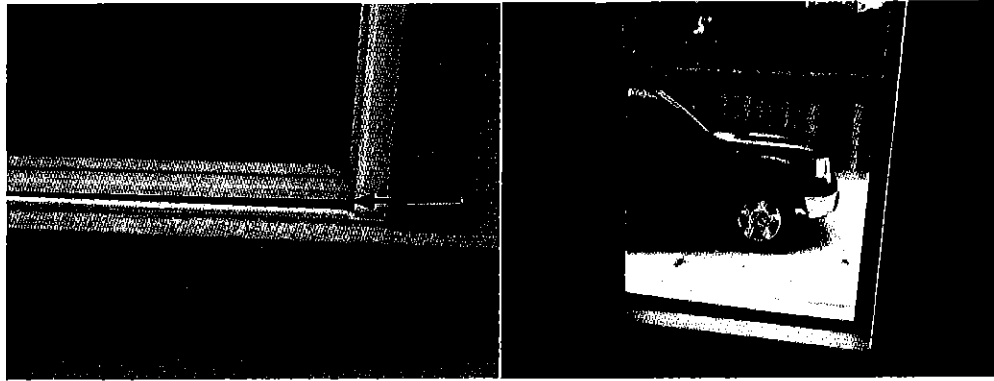


X X H. Windows §535.228 (e)

Comments: These double paned, aluminum windows were single-hung operation. At the time of this inspection, the following deficiencies were identified:

Observed window that appeared to be out of alignment, preventing the window from closing properly.





Sealant used between double panes were showing signs of failing in one or more windows. When the seal is broken in a double paned window, there is a fog or condensation that forms between the two panes of glass. These windows are no longer performing as expected.



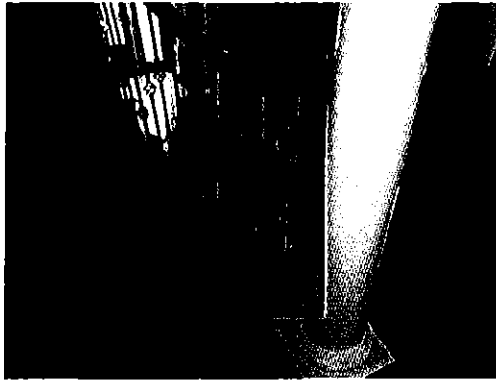
One or more windows with screens missing or damaged.

NOTE: When it comes to double-paned windows, there's no visible way to determine if the seal between the two panes has been damaged and there could be situations where interior and exterior temperatures may or may not cause fogging between the two panes.

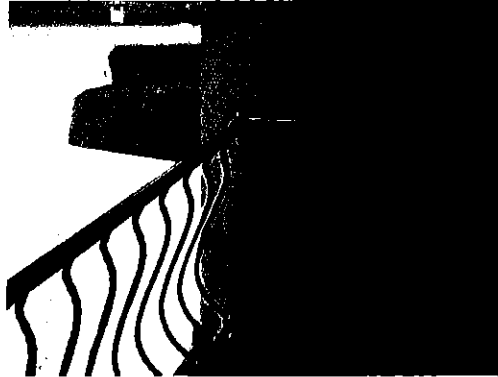
X X I. Stairways (Interior and Exterior) §535.228 (h)

Comments: At the time of this inspection, the following deficiencies were identified:

The newel post appeared to be loose and should be tightened as a safety precaution.



Handrail on exterior balcony did not appear to meet the minimum height requirements.



NOTE: Stairs of all types have been used since ancient times, and because they are inherently hazardous, people have been falling on them, so stair safety should always be a concern. We should also keep in mind, where you see a flight of stairs, children may see a majestic mountain that needs to be conquered. Falls can happen anywhere in the home, but by practicing stair safety for kids, you can make your home a safer place for your children.

X J. Fireplaces and Chimneys §535.228 (i)

Fireplace Observation: the fireplace appeared to be an open hearth, brick-lined metal box, wood-burning fireplace.

Comments: At the time of this inspection, there were no deficiencies identified.

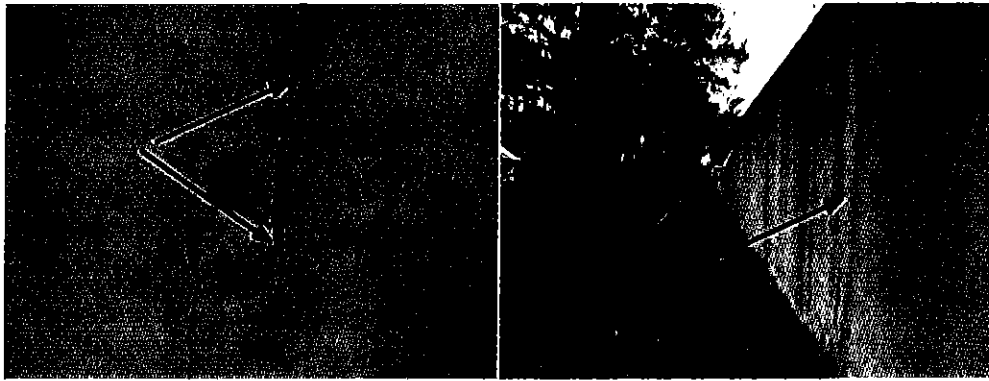
Chimney Comments: At the time of this inspection, there were no deficiencies identified.

NOTE: This inspection of the fireplace is of readily accessible and visual portions of the fireplace and chimney only. The inspection is not all-inclusive or technically exhaustive and is not a warranty and/or guarantee that the fireplace(s), chimney(s) and termination cap(s) has/have been properly or safely installed/built. Furthermore, regular usage or never having been used does not guarantee a safe working condition. If the fireplace firebox was painted, that could prevent me from observing deficiencies. All fireplaces, fuel-burning stoves, and chimneys should be inspected by a certified chimney sweep prior to their first use, and not less than annually.

X K. Porches, Balconies, Exterior Stairs, Decks and Carports §535.228 (j)

Comments: At the time of this inspection, there were no deficiencies identified.

NOTE: Observed a 10' high brick wall along the north property line with cracks. I suggest asking if the wall is on the property line or on the neighbor's property and determine who would be responsible if the wall was damaged or fell.

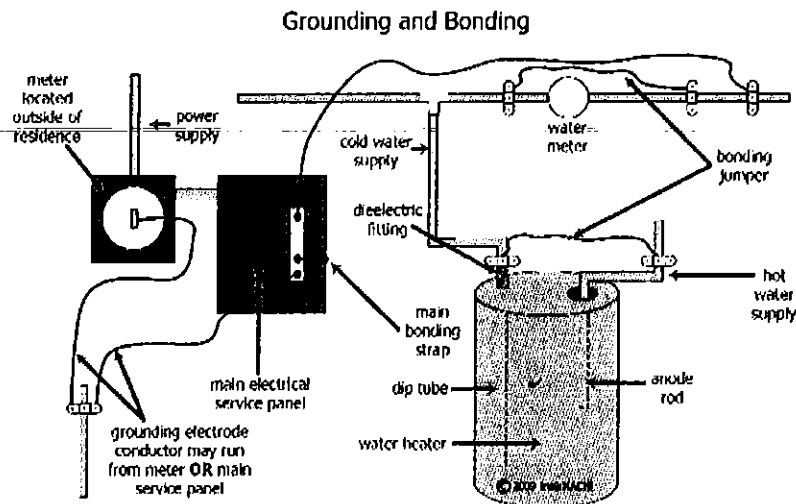


II. Electrical Systems

X X A. Service Entrance and Panels §535.229

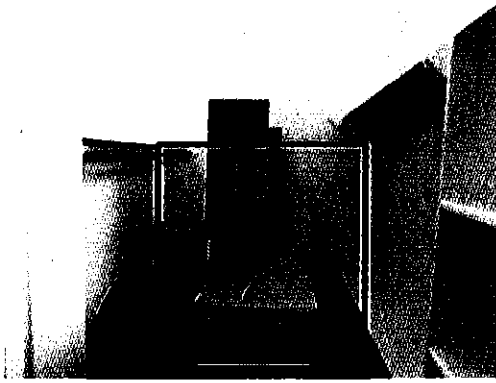
Service Entrance Comments: §535.229 (a) The electrical service entrance is a 200-amp, 120/240 volt, 3-wire, single-phase system with copper wiring used from the meter. The service comes from below ground with the meter located on the north exterior wall. At the time of this inspection, the following deficiencies were identified:

Proper bonding was not observed or identified in all required locations. Bonding may or may not have been observed at the water heater with connections at the hot and cold-water pipes as well as to the gas pipes; however, they were missing at all locations where flex pipe was used to connect appliances to the gas supply pipe. Bonding ensures electrical continuity and provides a path to mother earth. It is required on all interior piping system capable of becoming energized. Since there are so many areas within a house not visible or accessible, and since I did not test the system, I can't verify that the system was properly bonded. I suggest having a licensed electrician verify the system is properly bonded.

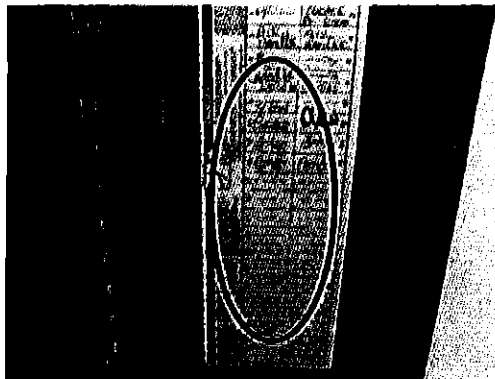


Main Service Panel Comments: §535.229 (a) There were no unused breaker openings in the panel, copper wiring being used in the branch circuits with no visible aluminum wiring in the branch circuits where visible, no double-tapped breakers and the panel appeared to be grounded. At the time of this inspection, the following deficiencies were identified:

Electrical panel board was installed inside a clothes closet. No panels are allowed to be installed in a clothes closet or bathroom.



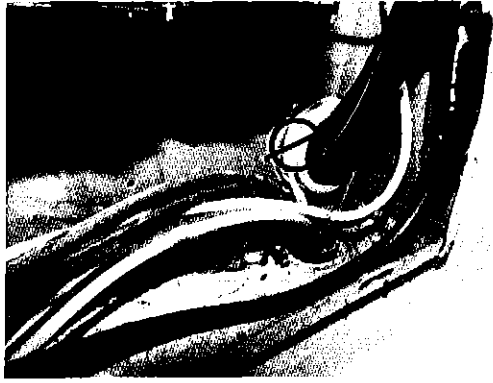
The circuits were not properly labeled or identified. As the circuits were not identified, it could not be determined if the circuits were properly sized for the listed appliances. Identifying circuits such as 'bedrooms or wall outlets or light switches' is not adequate. Labeling must be specific as to which appliances are to be protected by the over current device.



Observed wires passing through the wall of the panel not properly secured and/or protected. Wiring passing through the wall of the panel should be securely clamped to the panel as well as protected from vibrations that could rub the protective coating off of the wire, leaving it vulnerable to shorting out.

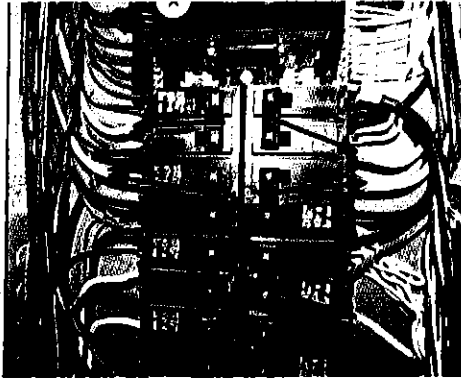


There did not appear to be a bonding jumper on the supply side of the service panel which bonds the metal panel box to the system. Non-current carrying metal parts of service equipment that are likely to become energized, shall be bonded together.

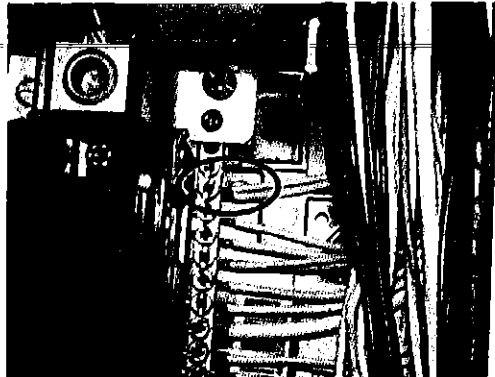


Sample

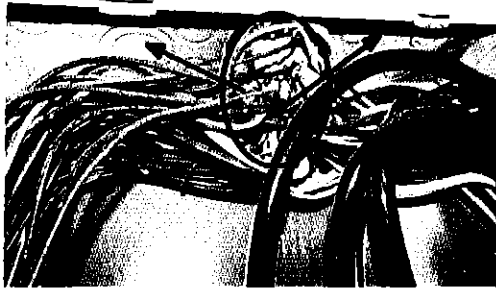
I observed grounded conductors (white neutral wires) being used as non-grounded conductors (black, "hot" wires) that were not properly identified with black or red paint or tape.



Termination on bus bar was not approved for grounded conductors (white, neutral wires) to be double tapped in single lugs at bus bar. These wires are improperly installed and when screwed into the same terminal, they may not make proper contact. Wiring should be evenly distributing on the bus with a single wire attached to each separate terminal. AFCI and/or GFCI protection may not function properly if neutral wires are double tapped at the panel.

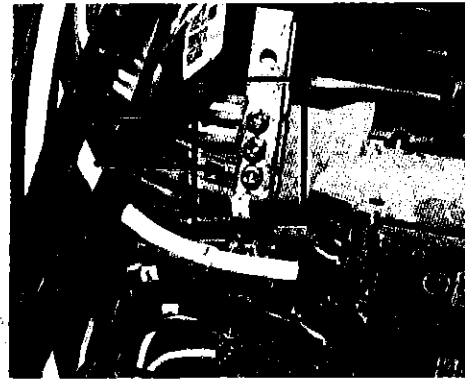
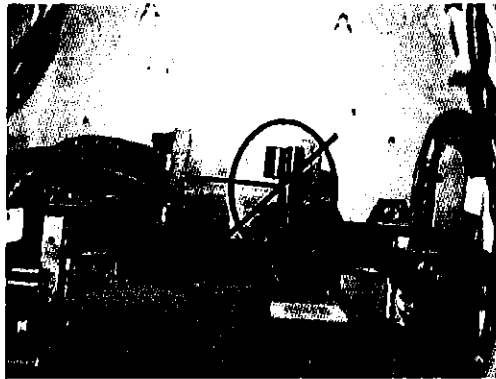


The wiring exiting the service panel was grouped together, not allowing individual wiring to exit the panel, each through its own punch-out. Passing a group of wires through the panel does not properly secure the wiring as required by code.

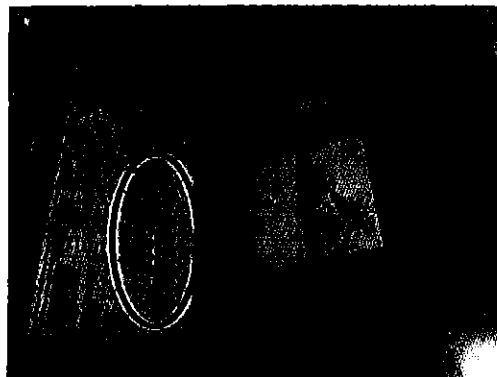


Sub-Panel Comments: §535.229 (a) There were no unused breaker openings in the panel, copper wiring being used in the branch circuits with no visible aluminum wiring in the branch circuits where visible, no double-tapped breakers and the panel appeared to be grounded. At the time of this inspection, the following deficiencies were identified:

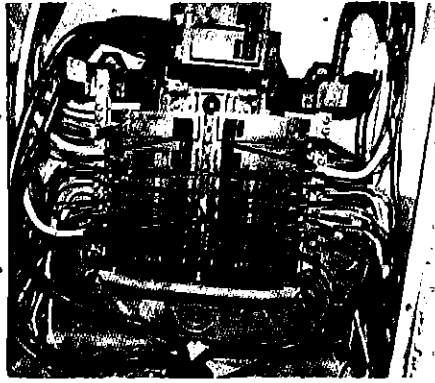
It appeared that the sub-panel had been installed as a main service panel. There can only be one Main Service Panel and it has that main shut-off switch and is connected to the ground rod. Also, the sub-panel the neutral bar and the ground bar must be isolated. Bonding these conductors in a sub-panel is considered to be hazardous.



The circuits were not properly labeled or identified. As the circuits were not identified, it could not be determined if the circuits were properly sized for the listed appliances. Identifying circuits such as 'bedrooms or wall outlets or light switches' is not adequate. Labeling must be specific as to which appliances are to be protected by the over current device.



I observed grounded conductors (white neutral wires) being used as non-grounded conductors (black, "hot" wires) that were not properly identified with black or red paint or tape.



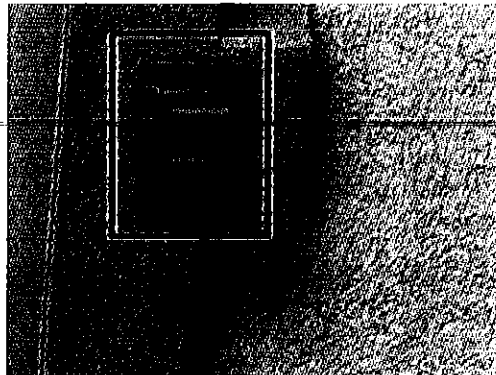
NOTE: There may have been AFCI breakers identified as missing in the panel. AFCIs are intended to protect against electrical arcing that may lead to fire. Effective September 1, 2014 these are required to be installed at all 120-volt, single phase, 15 and 20 ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closet, hallways, laundry areas, or similar rooms or areas. The TREC Standards of Practice does not require that the lack of AFCIs be reported as a deficiency, only that deficiencies in the operation of installed AFCIs be reported. It is not typically practical, or feasible to upgrade to these devices. A qualified, licensed electrical contractor should be consulted before any action is taken.

X X B. Branch Circuits, Connected Devices and Fixtures §535.229 (b)

Type of Wiring: Copper, Non-Metallic sheathed cable

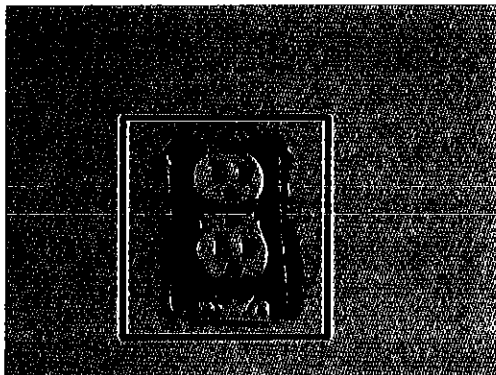
Comments: At the time of this inspection, the following deficiencies were identified:

NOTE: Exterior receptacles appeared to be functioning as expected; however, the exterior receptacles were weather resistant rather than weather proof. While this may not have been a code requirement when this property was originally constructed it is now a requirement for all TREC Licensed Inspectors to call weather resistant exterior receptacles as a deficiency. Upgrading the receptacles will enhance your home and your personal safety.

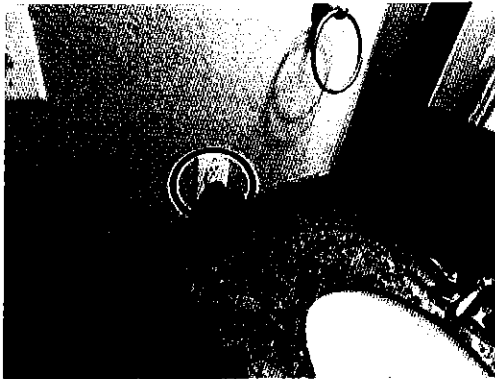


Weatherproof Sample

Observed a receptacle or switch box missing the protective faceplate.



Observed one or more locations where there were more than one GFCI resets on the same circuit. Multiple resets on the same circuit can cause resetting a tripped GFCI protected plug difficult. Sometimes you must reset more than one in a specific order. All bathroom receptacles were GFCI protected; however, there were multiple resets in the master bathroom which means the reset by the door must be reset first.



GFCI protection was missing in one or more required locations. Starting in 1975 GFCI receptacles were required at swimming pools, exterior receptacles and bathrooms. In 1987 they as and bathroom spa tubs. According to current NEC standards, all kitchen countertop receptacles must be GFCI protected, plus all bathrooms, laundry, utility and wet bar sinks (all receptacles within 6-feet of the outside edge of the sinks), all garage receptacles (including the ceiling) and all receptacles on the exterior. **While this may not have been a code requirement when this property was originally constructed it is now a requirement for all TREC Licensed Inspectors to call missing GFCI protection as a deficiency.** I suggest having a licensed electrician evaluate and locate any required receptacles that may be missing GFCI protection. Upgrading the GFCI protection will enhance your home and your personal safety.

NOTE: Most receptacles have two sockets available for use. I usually take random test with receptacles and I usually alternate testing between lower and upper socket. Since the house was still occupied, there were some locations where furniture made some receptacles not accessible & not tested at the time of this inspection. Any deficiency should be further evaluated by a qualified and licensed electrician prior to the expiration of any time limitations, such as option periods.

X X C. **Smoke and Carbon Monoxide Alarms §535.229 (b)(3)E(vi)**

Smoke Alarm Comments: At the time of this inspection, the following deficiencies were identified:

Smoke detectors were improperly installed, damaged and/or missing, or appeared to be older enough to be replaced based on manufacturers suggested life. The National Fire Protection Association (NFPA) recommends that there should be at least one smoke detector on each level of a home, including the basement and walk-in attic. There should be a smoke detector in every bedroom and outside each sleeping area. Smoke detectors are not to be installed in kitchens and adjacent to bathrooms. Those locations will cause false alarms and in my experience the occupants will usually disable the alarm. All detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms in the individual unit and shall provide an alarm which will be clearly audible in all bedrooms over background noise levels with all intervening doors closed. It should be noted that the NFPA says that they have a life of 8-10 years. The mfrs. typically say that they have a life of ten years. If these are original smoke detectors that were installed when this house was built, they probably should be replaced.

Carbon Monoxide Alarm Comments: At the time of this inspection, the following deficiencies were identified:

Observed what appeared to be an older model of a carbon monoxide alarm. Most manufacturers recommend these alarms should be replaced every 5 years. Beginning with the 2009 IRC, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units in which fuel-fired appliances are installed and in dwellings that have attached garages. It is now common to use combination devices in areas requiring both smoke and carbon monoxide alarms. According to Safety and Thermostat Segment,

Invensys Controls., carbon monoxide alarms should be replaced every five years. It's also suggested to replace batteries every 6 months. (A popular time is every Fall & Spring when we change the clock for Daylight Savings Time).

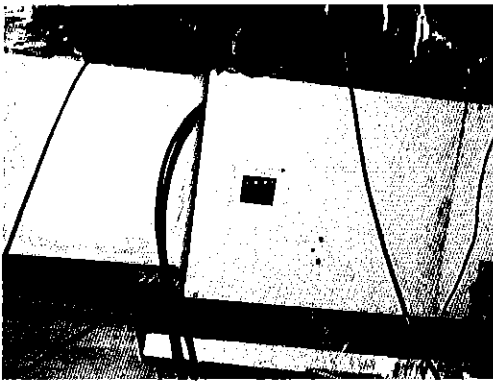
III. Heating, Ventilation and Air Conditioning Systems

- X X A. Heating Equipment §535.230 (a)
Manufacturer and Year: Westinghouse / 2004 & 2009
Type of Systems: four central, forced air systems
Energy Sources: electric

Comments: At the time of this inspection, the following deficiencies were identified:

Missing decking to and around appliance. There must be solid floor walkway leading to the appliance that is a minimum 22" wide with a 30" by 30" platform in front of the unit.

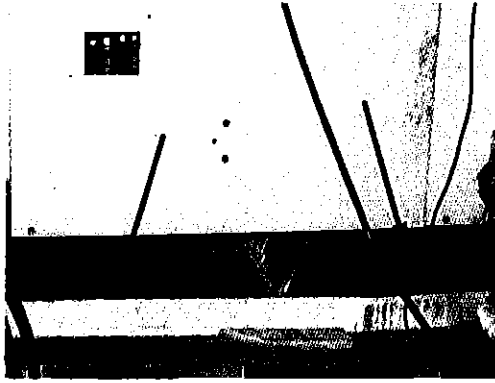
There did not appear to be an electrical disconnect within sight of any of the units.



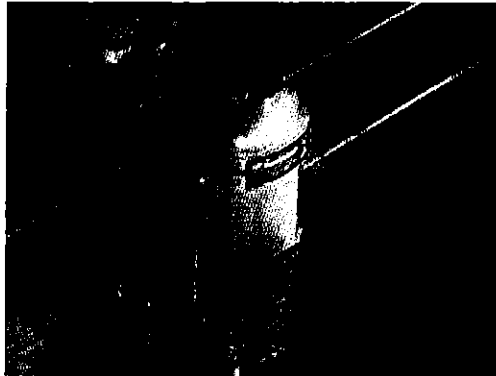
Observed condensation drain lines in need of a cap to close the system. It appeared that there had been a clean-out drain installed at the air handler in the attic to allow cleaning of main condensation drain line. This pipe should be capped closed when not being used.



Observed signs indicating the main condensation drain may not have been draining properly. There were signs of rust in the condensation pan that could indicate the main condensation drain line was clogged.



A water sensor shut-off valve for the heating equipment was not observed in any of the condensation drain pans. I strongly suggest having it installed since your condensation pan is in the attic and an over-flow could and would damage your house.



Sample

NOTE: A visual inspection of the exchanger was performed without the dismantlement of exchangers.

X X B. Cooling Equipment §535.230 (d)

Manufacturer and Year: Westinghouse / 2004 & 2009

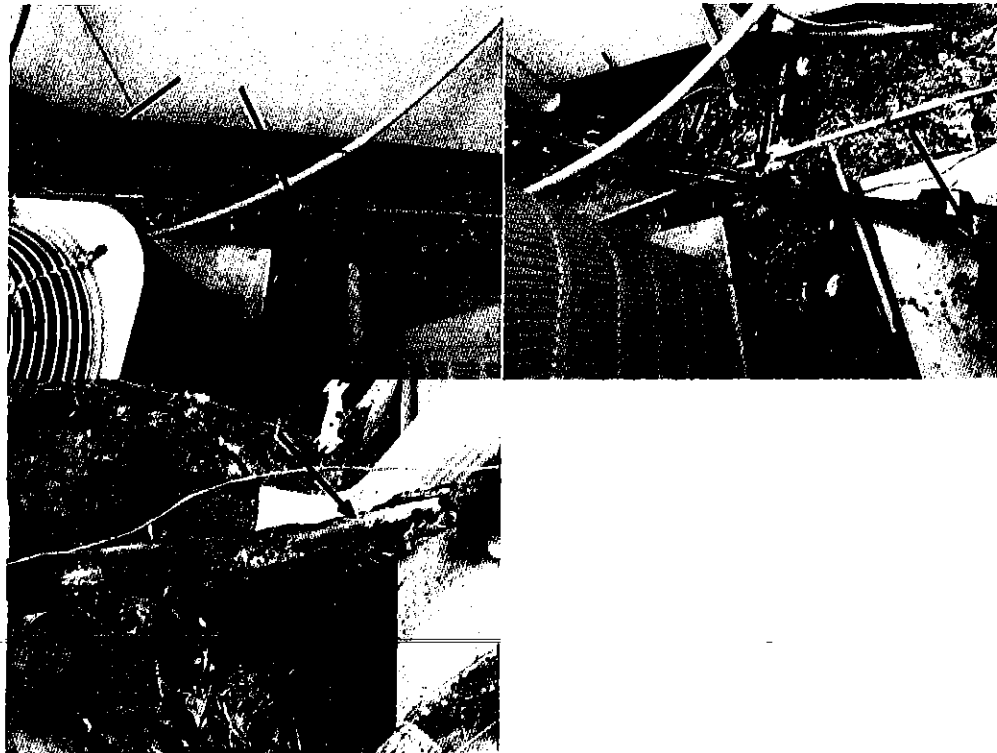
Type of Systems: four central, forced-air systems with an exterior condenser and interior evaporator, with two being identified at the exterior units having a capacity of 48,000 BTU/hr. which equals to a 4-ton unit, one having a capacity of 36,000 BTU/hr. and the fourth as having a capacity of 24,000 BTU/hr. which equals to a 2-ton unit. One of the 4-ton units was located on the south side of the garage, cooling the guest room while the other three were located on the north side of the house. The left unit was used upstairs in the main house with the smaller middle unit being used in the master bedroom, leaving the covering the main house downstairs.

Comments: In determining adequate cooling performance I do a basic ambient test by determining the Delta-T, which compares the temperature of the air coming out of the supply register closest to the air return to the temperature of the air going back into the return register. There should be a temperature differential range of 17° to 22° difference. It should be noted that these numbers are very general in nature since I'm not using professional HVAC equipment, but at least give us an idea of how the unit is performing. The guest house supply air temperature was 55° while the intake vent read 74°, giving us an acceptable 19° difference. The upstairs supply air temperature was 53° while the intake vent read 73°, giving us an acceptable 20° difference. The downstairs supply air temperature was 61° while the intake vents were the upstairs vents that read 73°, giving us an acceptable 18° difference. The master bedroom supply air temperature was 51° while the intake vent read 72°, giving us an acceptable 21° difference. At the time of this inspection, the following deficiencies were identified:

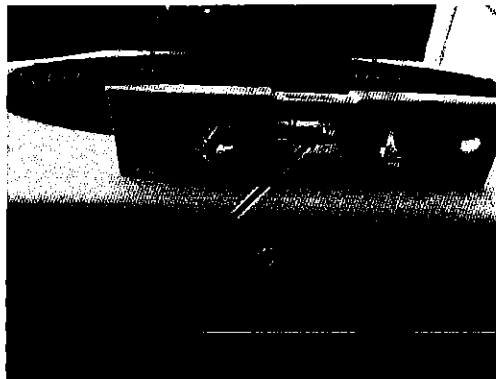
The guest room's condensing unit appeared to be mounted on a pad level with the grade. The outdoor unit is required to sit on a 3" raised pad above grade to drain water.



Coolant line's insulation was missing or needed repair for all three units on the north side of the house.



The guest room's cooling unit was not level at the time of the inspection; even a 10° tilt can shorten the life of the compressor.



The 3-ton unit's breaker in electrical service panel was improperly sized based on data plate on the unit. This unit called for a maximum 30-amp breaker, where a 40-amp breaker was identified in electrical service panel.

NOTE: This is a limited HVAC inspection that does not include diagnostic testing that should be done by a licensed HVAC professional (e.g.: specific equipment model amperage and electrical testing or BTU / tonnage sizing; refrigerant level check for proper charge, restrictions or leaks; proper sizing or compatibility of equipment, or efficiency). Any deficiency should be further evaluated by a qualified and licensed HVAC professional prior to the expiration of any time limitations, such as option periods.

X X C. Duct Systems, Chases and Vents §535.230 (d)

Comments: At the time of this inspection, the following deficiencies were identified:

Observed areas where flexible duct in contact with another flexible duct and/or attic floor. Flexible ducts, normally, should not come in contact with attic floor. Differences in air temperature outside and well as inside the duct could cause condensation to form. Ducts should be re-strapped for complete separation. There are some manufacturers that do allow ducts to touch, so I suggest checking with your HVAC professional to determine if these ducts should be re-installed.



NOTE: There was a limited inspection of the duct system due to restricted access attic space or visibility of ducts. I do not test for indoor air pollution. Nevertheless, in as much as health is a truly personal responsibility, I recommend that you have the indoor air quality tested as a prudent investment in environmental hygiene, particularly if you or any member of your family suffers from allergies or asthma.

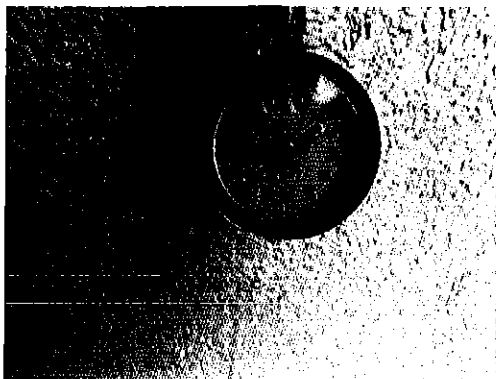
IV. Plumbing System

X X A. Plumbing Supply, Distribution Systems and Fixtures §535.231 (a)

Location of Water Meter: northeast corner next to street

Location of Main Water Supply Valve: was not located

Static Water Pressure Reading: 70 PSI



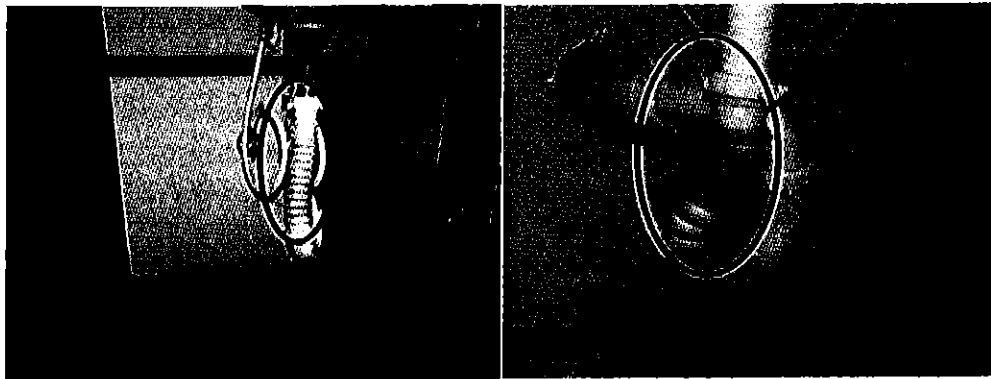
Comments: The visible piping, faucets, sinks, and tub/showers were examined using normal controls, and toilets examined for visible damage and being properly secured. Where visible, the plumbing distribution piping in this home consists primarily of copper (polyethylene flex tubing was used for guest room). At the time of this inspection, the following deficiencies were identified:

One or more exterior water bib appeared to be missing an anti-siphon device.

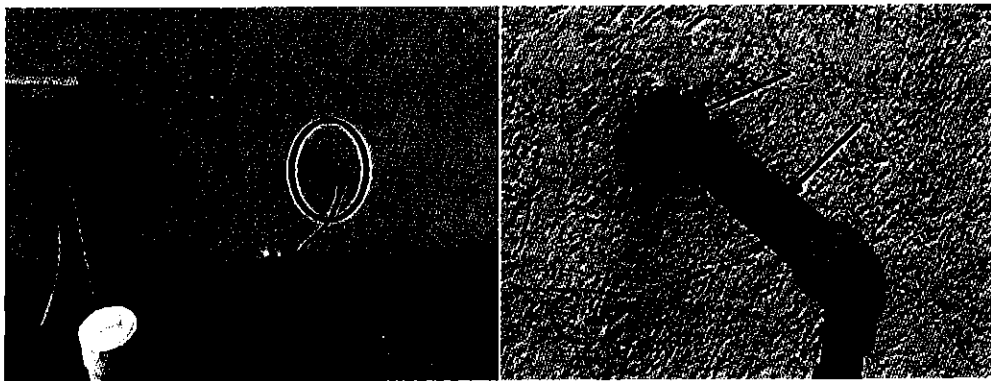


Sample

Observed improper material being used as part of the drain system under one or more sinks. The Standard requires a smooth surface and the expandable pipes don't meet this requirement.



The gas supply pipe was showing signs of rust. These pipes should be painted to help prevent further rusting, which could lead to possible leakage.



NOTE: The water lines in this house were PEX, a cross-linked polyethylene material. It was accepted by the American building codes in the early 1980s. Since there are so many locations where fittings/connections are not accessible, this inspection is limited to what was visible and accessible at the time of this inspection.

NOTE: The gas supply system was not inspected since it is not within the scope of this inspection.

X **B. Drains, Wastes and Vents §535.229 (a)(2)(E)(v)**

Comments: At the time of this inspection, there were no deficiencies identified.

NOTE: While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Unless specified, fixtures and vessels were not filled-to-capacity for leak testing to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing, including hydrostatic testing, is available from qualified, licensed plumbers. Further testing and inspection of the sewer line is recommended in older homes (40+ years), homes with previous foundation repair, and homes with evidence of poor foundation performance. Otherwise, you are accepting this drain waste system on an "as is" basis and may find repairs necessary in the future."

X X **C. Water Heating Equipment §535.231 (b)**

Manufacturer and Year: GE / 2004

Energy Sources: propane

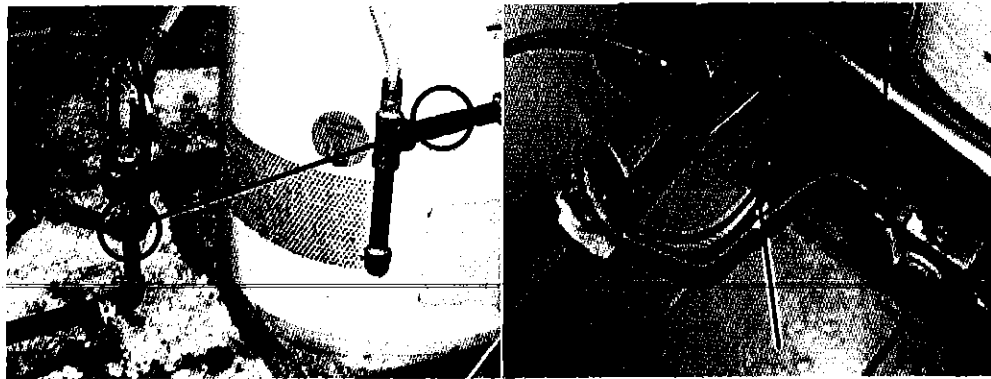
Capacity: two 40 gal. units

Comments: At the time of this inspection, the following deficiencies were identified:

Missing decking to and around appliance. There must be an unobstructed solid floor walkway leading to the appliance that is a minimum 22" wide with a 30" by 30" platform in front of the unit.

Proper bonding was not observed or identified around GAC/CSST (gas flex line) where attached to either gas appliance. Bonding ensures electrical continuity and provides a path to clear faults. It is required on all interior piping systems capable of becoming energized. I suggest having a licensed electrician verify the system is properly bonded. For more information go to:

<http://subrogationrecoverylawblog.com/2011/04/18/flash-kaboom-water-heater-failures-involving-gacs/>



_Sample

The water heater in the south side attic appeared to be missing its draft hood, which allowed the vent pipe to be misaligned and carbon monoxide to escape into the attic space.



NOTE: Temperature settings for most water heaters are typically set at 120°. Water temperature for bathing is considered safe at 100°. Most charts show that it would take 5 minutes of exposure to 120° water to cause scalding (3rd degree) burns. At 140° it only takes 5 seconds. The hot water

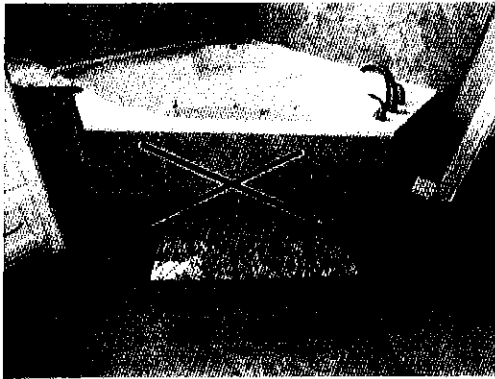
from these units read 118°.

NOTE: I did not test the temperature pressure relief valves (TPR Valve) because they were older than three years old based on data plate on the unit. Most manufacturers recommend testing the TPR Valve by a licensed plumber approximately every three years and replaced if necessary.

X X D. Hydro-Massage Therapy Equipment §535.231 (c)

Comments: At the time of this inspection, the following deficiencies were identified

Access to tub drain line, plumbing and motor are not accessible, which limits my inspection. Building codes require a readily access opening to these areas for service and repairs to this fixture and its components.



This unit did not appear to be on a dedicated circuit that was GFCI protected.

NOTE: It is not uncommon for hydro message therapy equipment to develop a bacterial residue in the pipes, pump as well as tub surfaces; therefore, I recommend the equipment be treated periodically with an anti-bacterial cleaner.

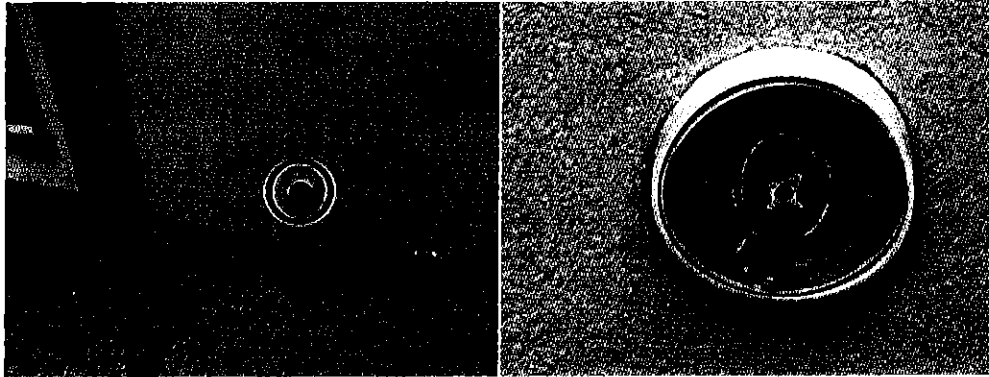
V. Appliances

~~X X A. Dishwashers §535.232 (a)~~

Comments: At the time of this inspection, the following deficiencies were identified:

The unit did not appear to have water supplied to the unit, which prevent the unit from functioning properly and may have limited my inspection.

There did not appear to be an anti-siphon loop or mechanical air gap in the drainpipe. An air gap or anti-siphon loop is used to prevent backflow of contaminated water and bacteria from the disposer or plumbing drain back into the dishwasher. Many models come with backflow valves, but the anti-siphon loop or mechanical air gap is still required. An anti-siphon loop is created by forming an upside down "U" in the drain hose. The "top" of the "U" must be in contact with the bottom of the counter. The hose is the tied in place, usually to the underside of the sink or to the faucets.



X X D. Ranges, Cook tops and Ovens §535.232 (d)

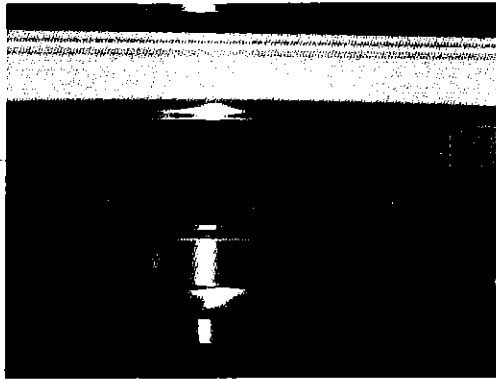
Range/cook top: gas electric
 Oven: gas electric

Oven Temperature Calibration:	Set Temp °F	Actual Temp °F	Differential Temp °F
guest house kitchen	350	336	-14
main house upper	350	339	-11
guest house lower	350	358	+3

Comments: At the time of this inspection, the following deficiencies were identified:

No anti-tip device had been noted on the free standing combination unit in the guest house. Anti-tip guards are required by most manufacturers to prevent the unit from turning over. The anti-tip device should be installed for safety.

Control panel for double oven in the main house had broken buttons and missing labels.



X X E. Microwave Ovens §535.232 (e)

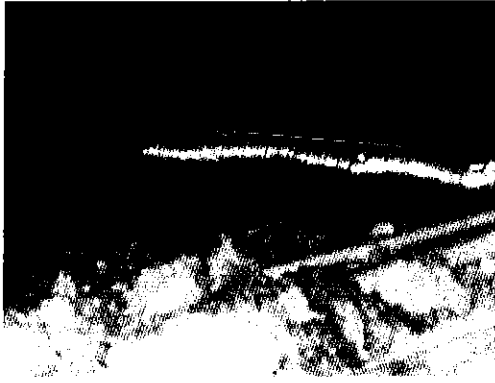
Comments: At the time of this inspection, the following deficiencies were identified:

This unit was not functioning at the time of this inspection.

X X F. Mechanical Exhaust Vents and Bathroom Heaters §535.232 (f)

Comments: At the time of this inspection, the following deficiencies were identified:

One or more-bathroom exhaust vented out the soffits located in the eaves of the house. The problem with this is air being drawn into the attic through the soffit could draw the moisture from the exhaust vent back into the attic. This high concentration of moisture could damage roof decking as well as result in bacterial growth.

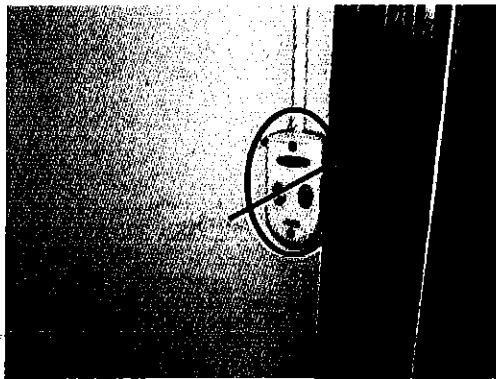


NOTE: Building code requires an exhaust system or a window that opens in all bathrooms. Despite popular belief, the purpose for this is to remove moisture in the air caused by water usage (sinks, tubs and showers). When moisture is not removed in a bathroom, we usually see moisture build up on the mirror or the mirror fogs up. We can visually see that moisture. The same thing is happening with your walls and probably anything metal in the room. Where there is moisture and a place to grow, mold can also be found. It's always a good idea to keep your bathroom vented while in use.

X X G. Garage Door Operators §535.232 (g)

Comments: At the time of this inspection, the following deficiencies were identified

Was not functioning at the time of this inspection.



Electronic sensors did not appear to have been installed.



X H. Dryer Exhaust Systems §535.232 (h)

Comments: At the time of this inspection, there were no deficiencies identified.

NOTE: Every year, according to National Fire Protection Agency (NFPA), there are more than 14,000 dryer fires reported. The importance of properly maintained dryers and dryer exhaust systems can hardly be overstated. And what about efficiency? If there are problems with the

exhaust, drying times can grow into hours, which wastes energy, not to mention the extra wear and tear on the appliance and the clothes. While there may or may not have been deficiencies identified during the inspection, it's important for the homeowner to include cleaning the dryer venting system as part of regular home maintenance.

X I. **Door Bell and Chimes §535.229 (b)(3)(E)(v)**

Comments: At the time of this inspection, there were no deficiencies identified.

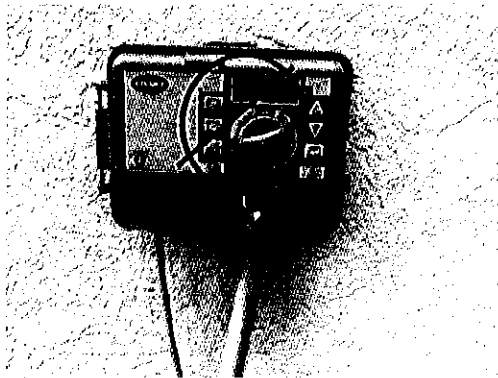
X J. **Other Systems**

Comments: At the time of this inspection, I did not inspect these items as they are not part of the TREC Inspection: Refrigerator, Water Softener System, Septic System:

VI. **OPTIONAL SYSTEMS §535.233**

X X A. **Landscape Irrigation (Sprinkler) Systems §535.233 (1)**

Control Panel location: north wall



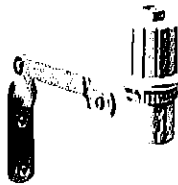
Number of zones: unknown

Anti-siphon Device locations: not located

Rain Sensor location: not located

Comments: At the time of this inspection, the following deficiencies were identified

There did not appear to be a rain sensor installed with this system.



Sample

There did not appear to be an anti-siphon device installed with this system.



Sample

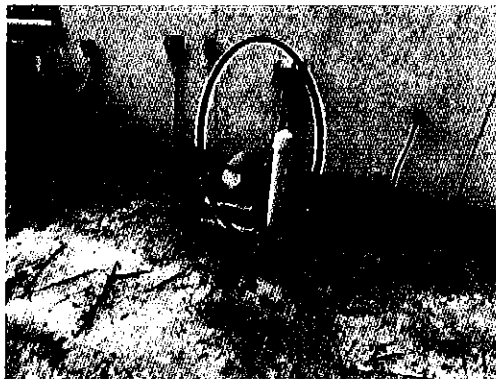
The system did not appear to be functioning.

Observed location where work appeared to have been started on wiring or zones, but not completed.



NOTE: The inspector is not required to inspect timer or control box, rain sensor or anti-siphon valves or backflow preventers, no water coverage in specific zones or areas. Always adjust heads so they do not spray exterior of dwelling. This sprinkler system was inspected in manual mode only.

X E. **Private Sewage (Septic) System §535.233 (5)**
Type of System: Aerobic



Septic Tank Location: north side of backyard



Distribution Field Location: not located

Comments: It appears to this inspector that at the time of this inspection, the septic system was performing its intended function.

NOTE: There was no paper work for this system; however, the system did not appear to be located in proximity of a well, soil absorption system, sprinkler system, swimming pool, easement and/or property line.

NOTE: This house has a private sewage disposal system, which is considered an Optional System outside and is outside the expertise of this inspector. I suggest you contact the company that has been servicing this system. A history of service may be available.

XP351

LAKEVIEW LOAN SERVICING LLC
3637 Sentara Way
Virginia Beach VA 23452

PAYOFF STATEMENT

Damon E McAfee
Kerry V McAfee
17702 Sequoia Kings Dri
Humble TX 77346

Request Date: 01-11-21
Issue Date: 01-11-21
Loan Number: 0022155360
Loan Type: CONV W/ PMI
Payoff Good
Through Date: 02-08-21
Property Address:
19415 Tocanatins Drive
Porter TX 77365

PAYOFF AMOUNT INFORMATION

This loan is due for the
June 01, 2020 payment.
The current total unpaid principal
balance is: \$ 379,538.21
Interest at 4.50000%: \$ 13,136.98
Less Current Escrow
Balance: \$.00
Suspense Balance: \$.00
Total Fees and Charges: \$ 9,885.94

TOTAL AMOUNT TO PAY IN FULL: \$ 402,561.13
->COM
->COM

CONTACT US

Customer Service
(800)509-0183*
*Calls are monitored and recorded
to ensure quality service.
Hours
Monday-Friday: 8 a.m. to 10 p.m. EST
Saturday: 8 a.m. to 3 p.m. EST
Website:
WWW.LAKEVIEWLOANSERVICING.MYLOANCARE.

CONTRACTUAL AND OTHER FEES AND CHARGES DUE

PRO RATA PMI:	\$ 526.50	Prepayment penalty:	\$.00
Processing/Recording:	\$ 11.00	Revision Fee:	\$.00
Escrow/Impound		Statement Fee:	\$.00
Overdraft:	\$ 9,348.44	Recoverable Corporate Advance	
Buydown Subsidy/Replacement		Balance:	\$.00
Reserve Balance:	\$.00	Other Fees Due:	\$.00
Unpaid Late Charges:	\$.00	Nassau CTX Map Fee:	\$.00
Unpaid NSF Charges:	\$.00		

ESCROW INFORMATION

Escrow Balance: \$.00
Restricted Escrow: \$.00

Please note that tax and insurance disbursements will continue to be made during this payoff statement period. A refund of any remaining money will be sent to your address of record within 15 business days. If you are relocating, please remember to update your address on our website which can be found on your most recent statement.

The payoff statement amount is accurate up to the date the statement is issued.

The total amount is good through 02-08-21. Please be advised that funds received after this date will be subject to an additional \$ 46.79 per day. If this obligation is not paid-in-full by the payoff good through date, then an updated payoff amount must be obtained. Depending on the state law, a charge may be incurred for such a request. Issuance of this statement does not suspend the contractual requirements to make payments when due in compliance with the terms of your note and security instrument. If payments are not made on or before the expiration of the grace period, a late charge of \$ 102.60 will be assessed.

PAYOFF REMITTANCE INSTRUCTIONS HAVE BEEN INCLUDED FOR YOUR REFERENCE.

<TONAME:DAMON E MCAFEE
<TOFAXNUM:000-000-0000

>
> <LIBDOC2:PAYOFF_1_26_2018> <WHO:PAYOFF>

IMPORTANT INFORMATION

Fannie Mae HomeSavers Advance

If you have a Fannie Mae HomeSavers Advance note it must be paid in full before selling your property. Please contact your HomeSavers Advance servicer for payoff information with respect to that loan. Payoff of the HomeSavers note is not required to release the first lien mortgage loan related to this payoff statement.

Hope for Homeowners (H4H) Program

If your loan was originated with the Hope for Homeowners (H4H) program or has had a partial claim recorded against your property, you must contact the U.S. Department of Housing and Urban Development (HUD) servicing contractor, NOVAD Management Consulting, to obtain a payoff statement. Toll-Free Number (877) 622-8525 Fax Number (800) 489-1733; email: payoffs@novadconsulting.com.

Lien Release/Satisfaction/Reconveyance

The lien release/satisfaction/reconveyance will be mailed directly to the county for recording after the payoff is posted to the account. Once received from the county, we will forward to the borrower at the last known address.

Original Collateral Documents

Original documents will be forwarded to the borrower at the last known address after the payoff funds have been applied.

Payoff Information

Payoff amount is subject to change due to any returned bank items and/or payments of any escrowed items, such as taxes, insurance and private mortgage insurance (PMI).

Payoff funds must be sufficient to cover all escrow advances, interest, prepayment penalties, principal, and fees. If additional funds are needed, we will notify you and we must receive these funds within two business days.

Interest will continue to accrue if the paid in full balance is not received. Payoffs funds that do not cover the total amount due will be returned.

The principal balance reflected on the statement is based on the clearance of the last payment posted. The mortgagor will not stop payment on any funds remitted. If we receive notification to stop payment after the payoff, the loan will not be released until all funds are paid.

If your payments are automatically withdrawn by us or other services (bill pay, 3rd party, Internet banking, etc.), please cancel at least three business days before your next scheduled withdrawal date.

Home Equity Line of Credit (HELOC)

If you are paying off a HELOC, please be advised we require a written request signed by the borrower to close the credit line. Upon receipt of the correct and final payoff, and the fulfillment of all requirements under your loan agreement, the lien release will be processed and the credit line will be closed and no further draws against the account will be honored.

In the absence of strict compliance with the foregoing, any payment you make will be applied; however, the credit line will not be closed nor the lien released.

LoanCare, LLC NMLS ID 2916

Payoff Remittance Instructions

Payoff funds must be made payable to your lender and mailed to either address listed below. Please note that all overnight mail must be sent to the physical address. We do not accept deliveries on Saturday, Sunday or holidays. Funds received in our office after 3 p.m. Eastern Standard Time (EST) will be processed the next business day.

***Only Cashier's check, certified check, Attorney's Trust check or wire transfer will be accepted for Payoff.**

Overnight Address

Attn: Payoff Department
3637 Sentara Way
Virginia Beach, VA 23452

Mailing Address

Attn: Payoff Department
Post Office Box 8068
Virginia Beach, VA 23450

Wire transfers must be submitted as follows:

Wells Fargo
420 Montgomery St.
San Francisco, CA 94104
Account Name: Collection Clearing Account
ABA#: 121000248
Account Number: 2000037424631
Attn: Payoff Department
Customer's Name
Loan Number

DISCLAIMERS

TEXAS LOANS ONLY:

TEXAS FINANCE CODE §343.106 REQUIRES PAYOFF STATEMENT CONTAIN CLOSING DATE AND DATE THROUGH WHICH PAYOFF AMOUNT IS VALID. THESE REQUIREMENTS CANNOT BE DELETED FROM PAYOFF STATEMENT.

TEXAS FINANCE CODE §343.106 REQUIRES THE IMPLEMENTING RULE TO ALLOW MORTGAGE SERVICERS AT LEAST SEVEN (7) BUSINESS DAYS FROM THE DATE OF RECEIPT OF PAYOFF REQUEST TO RESPOND TO A REQUEST MADE UNDER THE STATUTE.

ANY AMOUNT HELD IN ESCROW AT CLOSING WILL BE SETTLED IN ACCORDANCE WITH APPLICABLE FEDERAL LAW.

FHA LOANS:

Effective Jan. 21, 2015 any FHA loan originated on or after this date, interest will be collected through the date the mortgage is paid. If the FHA loan originated prior to this date, interest will be collected through the end of the month in which the mortgage is being paid.

TO THE EXTENT THE FAIR DEBT COLLECTION PRACTICES ACT (FDCPA) IS APPLICABLE, PLEASE BE ADVISED THAT THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IF YOU ARE CURRENTLY INVOLVED IN A BANKRUPTCY PROCEEDING OR HAVE PREVIOUSLY RECEIVED A DISCHARGE IN A BANKRUPTCY PROCEEDING, PLEASE NOTIFY US IMMEDIATELY AND BE ADVISED THAT THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY. THIS NOTICE IS NOT INTENDED TO COLLECT, RECOVER, OR OFFSET THE DEBT AGAINST YOU PERSONALLY AND SHOULD NOT BE CONSIDERED A DEMAND FOR PAYMENT OR INDICATE THAT YOU ARE PERSONALLY LIABLE FOR THIS DEBT. PLEASE CONSULT AN ATTORNEY IF YOU HAVE ANY QUESTIONS ABOUT YOUR RIGHTS UNDER BANKRUPTCY LAW.

PLEASE SEE IMPORTANT STATE DISCLOSURES INCLUDED WITH THIS LETTER

IMPORTANT NOTICE TO CONFIRMED SUCCESSORS IN INTEREST

NOTICE TO CONFIRMED SUCCESSORS IN INTEREST: Please be advised that, unless you assume the loan under state law, you will not be liable for the mortgage debt and cannot be required to use your assets, as a confirmed successor in interest, to pay the mortgage debt, except that the lender has a security interest in the property and a right to foreclose on the property when permitted by law and authorized under the mortgage loan contract.

IMPORTANT STATE DISCLOSURES

SEE IMPORTANT DISCLOSURES BELOW

Important notice for Arkansas Residents: Within the state of Arkansas, LoanCare is licensed by the Arkansas Securities Department. You may file complaints with the Department at Heritage West Building, Suite 300, 201 East Markham Street, Little Rock, Arkansas 72201-1692.

IMPORTANT NOTICE FOR CONSUMERS IN COLORADO WE ATTEMPT TO COLLECT A DEBT FROM: Within the state of Colorado, LoanCare maintains an office at 8690 Wolff Court, Suite 110, Westminster, CO 80031. The telephone number is 303-920-4763.

Important notice for Hawaii Residents: Within the state of Hawaii, LoanCare is licensed by the Commissioner of Financial Institutions. You may file complaints with the Commissioner at P.O. Box 2054, Honolulu, HI 96805.

Important notice for Hawaii Residents who submitted a loss mitigation request: If you believe your loss mitigation option request has been wrongly denied, you may file a complaint with the state division of financial institutions at (808) 586-2820 or <http://cca.hawaii.gov/dfi/file-a-complaint>.

Important notice for Illinois Residents: Within the state of Illinois, LoanCare is regulated by the Illinois Department of Financial and Professional Regulation – Division of Banking, 100 West Randolph, 9th Floor, Chicago, IL 60601. The toll-free consumer hotline number is 1-888-473-4858.

Important notice for Maryland Residents: Maryland law requires LoanCare to designate a contact to whom mortgagors may direct complaints and inquiries. LoanCare has designated the Office of the Customer for that purpose. The telephone number for the Office of the Customer is 1-800-919-5631. The Office of the Customer must respond in writing to each written complaint or inquiry within 15 days if requested. LoanCare's failure to comply with any provision of Section 13-316 of the Maryland Commercial Law will result in LoanCare being liable for any economic damages caused by the violation.

Important notice for New York Residents: Within the state of New York, LoanCare is registered with the Superintendent of the New York Department of Financial Services. You may file complaints with the Department of Financial Services and may obtain further information from the Department of Financial Services by calling the Department's Consumer Assistance Unit at 1-800-342-3736 or by visiting the Department's website at www.dfs.ny.gov.

Important notice for New York Residents who submitted a loss mitigation request: If you believe the loss mitigation request has been wrongly denied, you may file a complaint with the New York State Department of Financial Services at 1-800-342-3736 or www.dfs.ny.gov.

Important notice for New York Residents who were offered a debt payment schedule or agreement to settle debt: If a creditor or debt collector receives a money judgment against you in court, state and federal laws may prevent the following types of income from being taken to pay the debt:

1. Supplemental security income, (SSI);
2. Social security;
3. Public assistance (welfare);
4. Spousal support, maintenance (alimony) or child support;

5. Unemployment benefits;
6. Disability benefits;
7. Workers' compensation benefits;
8. Public or private pensions;
9. Veterans' benefits;
10. Federal student loans, federal student grants, and federal work study funds; and
11. Ninety percent of your wages or salary earned in the last sixty days.

Important notice for North Carolina Residents: Within the state of North Carolina, LoanCare is licensed by the Commissioner of Banks. You may file complaints with the Commissioner at 4309 Mail Service Center, Raleigh, NC 27699.

North Carolina Collection Agency Permit Numbers:

NC Permit Number 112029 – 3637 Sentara Way, Virginia Beach, VA 23452

NC Permit Number 112165 – 601 Riverside Ave, Building 5, 3rd Floor, Jacksonville, FL 32204

NC Permit Number 113538 – 4330 West Chandler Boulevard, Chandler, AZ 85226

NC Permit Number 113876 – 1200 Cherrington Parkway, Moon Township, PA 15108

Important notice for North Carolina Residents who submitted a loss mitigation request: If you believe the loss mitigation request has been wrongly denied, you may file a complaint with the North Carolina Office of the Commissioner of Banks website, www.nccob.gov.

Important notice for Oregon Residents: Residential mortgage loan servicers are regulated by the Oregon Division of Financial Regulation. To file a complaint, call (888) 877-4894 or visit <http://dfr.oregon.gov>.

Important notice for those with a mortgage loan on real estate located in Texas: COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550.

A complaint form and instructions may be downloaded and printed from the Department's website located at www.sml.texas.gov or obtained from the department upon request by mail at the address above, by telephone at its toll-free consumer hotline listed above, or by email at smlinfo@sml.texas.gov.