



24906 LAKECREST PARK
Katy, TX 77493
Cassie Ekdahl

03/09/2018

PROPERTY INSPECTION REPORT

Prepared For: Cassie & James Ekdahl
(Name of Client)

Concerning: 24906 LAKECREST PARK, Katy, TX 77493
(Address or Other Identification of Inspected Property)

By: KELLY HERBERT, Lic #TREC21822 03/09/2018
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

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, bathroom, 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 requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

Occupied Vacant

PRESENT AT INSPECTION: **Buyer**

Weather Condition at Time of Inspection

Clear Overcast/Hazy Cloudy Rainy Ice/Snow

Outside Temperature: Arrival 75 Departure: 75

The contents of this report are for the sole use of the client named above and below and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at his or her own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

The photos provided in this report SHOULD NOT be considered representative of the 'only' -or- 'most significant' items in the report. The photos provided are merely for 'visual reference' of random items in the report.

Any deficiencies reported are the buyer's responsibility to obtain additional reviews and evaluations by a certified technician prior to the end of the option period. Additional investigations from qualified technicians may lead to additional discoveries or deficiencies that may not be visible or accessible at the time of the inspection and may require additional repairs or costs. Failure to address these deficiencies may lead to additional costs in the future. It is not the responsibility of the inspector to provide these additional evaluations or to verify that these evaluations/repairs have been made.

Note: Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the property.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): **Post Tension Cable/Slab on Grade**

Comments:

(If all crawl space areas not inspected, provide an explanation.)

Performance Opinion:

At this time, the **foundation appears to be supporting the structure** and immediate significant **repair needs are not evident**.

Notes: The client should understand that inspectors are not professional engineers. Our opinion is based on general observation of the foundation and the the inspector's personal experience with similar structures. This inspection does not predict or guarantee future performance.

Note: Observed evidence of movement may be perceived differently by a Buyer or inspector at the time of re-sell. You have the option of having this foundation further inspected by a licensed structural engineer. The engineer report may serve as a baseline against future observations of movement. Otherwise, you are accepting this foundation on an "as is" basis and may find repairs necessary in the future.

Note: Where face of foundation is covered / obstructed the foundation cannot be inspected.

Additional Notes (An opinion on performance is mandatory):

B. Grading and Drainage

Comments:

No evidence of water penetration observed at this time. Water spots evident

Notes: Proper drainage and soil moisture contents should be maintained around the foundation to help minimize foundation problems.

Additional Notes:

No condition observed by writer requiring remedial repair at time of inspection.

C. Roof Covering Materials

Type(s) of Roof Covering: **Composition**

Viewed From: **From Ground/Binoculars, Second floor window**

Comments:

Condition: **No condition observed by writer requiring remedial repair at time of inspection.**

Ridge shingles cracked /missing /loose

Shingles cracked / missing / loose / damaged / worn / aged

Valley in need of repair

Caulking needed: Nails or staples exposed Small holes or openings

Gutters: Bent Sections Debris

Down spouts: Missing Extension / Splash block missing

Additional Notes: (This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the the Client so chooses).

NOTE: The underlayment cannot be inspected if shingles are properly secured to the roof.

NOTE: The limited visual inspection is not a certification or warranty, expressed or implied, that the roofing surfaces will not leak. Simply viewing a roof surface from any angle cannot determine if it leaks or not. We would have no knowledge if this roof leaks under a limited visual inspection. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this roof which might indicate to you past or continual problems and in case of a fairly new roof a copy of the contractors and manufacturer warranty to see if any warranty can be transferred is available. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability.

Recommend installation of rain gutters where not presently installed to channel run-off away from foundation

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D. Roof Structures and Attics

Viewed From: Attic (Inside), Walked deck or safe area

Approximate Average Depth of Insulation: 12-14 inches

Approximate Average Thickness of Vertical Insulation:

Comments:

Attic

Attic Insulation: **Loose Fill**

Roof

Ventilation Observed: **Yes** Condition: **Ventilation Adequate**

- Water leaks noted
- Previous repairs noted
- Vermin activity noted

Notes: Some areas of the attic are not accessible due to low clearance, insulation, stored belongings etc.

Additional Notes:

Attic structure/framing appears to be performing as intended at time of inspection

Step-up to furnace in Attic over pull-down stairs creates a safety hazard. Recommend a safety railing.



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E. Walls (Interior and Exterior)

Comments:

Prevalent exterior siding: **Masonry / Brick / Stone, Cement Fiber Board**

Interior Wall:

- Water Stains / Damage
- Small drywall cracks
- Large drywall
- Mildew / Fungal discolor.
- Holes
- Previous repairs noted

Exterior Wall:

- Water damage
- Damage
- Small cracks
- Large cracks
- Weep holes missing/block
- Rotted / exposed wood
- Previous repairs noted
- Paint chipping
- Damage to trim, door, siding

NOTE: If the home is occupied, not all walls are visible during inspection for review due to furniture or storage obstructions.

Additional Notes:

All wall penetrations and exposed openings should be sealed to help prevent pest and moisture penetration into the wall cavity including areas such as electrical outlets, exterior light fixtures, window and door frames, and water and gas supply lines.

No condition observed by writer requiring remedial repair at time of inspection.

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F. Ceilings and Floors

Comments:

- Water Stains / damage
- Holes and openings
- Rotting evident
- Tiles-cracked / damage / loose / missing
- Settlement crack
- Vinyl damage
- Slight sloping

Additional Notes:

NOTE: If the home is occupied, not all floors are visible during inspection for review due to furniture or storage obstructions.

No condition observed by writer requiring remedial repair at time of inspection.

G. Doors (Interior and Exterior)

Comments:

Interior

- Damaged
- Holes and openings
- Rotting evident
- Not closing properly
- Hardware damage / inoperative

Exterior

- Damaged
- Hollow
- Holes and openings
- Rotting evident
- Not closing properly
- Hardware damage / inoperative

Garage Door:

- Damaged
- Bent panel
- Entry door damaged

Additional Notes:

Door to Master bathroom does not latch properly. Recommend adjusting ball latch. Entry door from garage to living area lacks self-closing hinges. Recommend installing to prevent toxic gases from entering living space

H. Windows

Comments: **Double Pane**

- Window inoperative
- Cracked window
- Damaged window
- Moisture between panes
- Missing pane
- Caulking / glazing needed

Screens: Torn Bent Holes Missing

Additional Notes:

Window screens not installed at time of inspection.

Window at front room/office does not latch. Repair/adjust as required.

I. Stairways (Interior and Exterior)

Comments:

No condition observed by writer requiring remedial repair at time of inspection.

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I NI NP D

J. Fireplaces and Chimneys

Comments:

Type: **Metal** Fuel Source: **Non-Wood burning**
 Damper: **Acceptable**
 Firebox: Mortar missing around bricks in the fireplace Mortar missing rear wall
 Cracks / Lintel Soot build-up
 Poor draft evident Insufficient height / clearance
 Gas service not on unable to inspect.

Chimney: **N/A**
 Crumbling brick Damaged / missing cap
 Spark arrestor missing Insufficient height / clearance

Additional Notes:

NOTE: The majority of the chimney flue cannot be safely inspected. It was inspected from the damper opening only.
NOTE: On a direct vent fireplace, the vent could not be inspected.

Manually operated fireplace. Unable to locate remote control.

K. Porches, Balconies, Decks, and Carports

Comments:

Rotting evident Insect Damage Wood / Soil contact
 Trip Hazard Loose boards Handrail / railing missing / damaged
 Areas inaccessible

Note: Structural load capabilities were not inspected
 Additional Notes:

NOTE: Driveway being installed at time of inspection.

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main panel location: **Exterior Wall** Sub panel location:
 Improper panel location Inadequate panel labeling Defective breakers
 Burned wires Double-Tapping Defective breakers

Type of wiring: **Aluminum**

ARC Fault

ARC outlet locations(s):

Master	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
2nd Bed	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
3rd Bed	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
4th Bed	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
5th Bed	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
Comn	<input type="checkbox"/> Missing	<input type="checkbox"/> Not tripping

Grounding Electrode present: **Yes**

Additional Notes:

No condition observed by writer requiring remedial repair at time of inspection.
Main breaker 150-amp, Main feeds Aluminum with anti-oxidant paste

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: **Copper**

Comments:

- Receptacle Type: 2 prong 3 prong Aluminum wiring observed
 Due to aluminum wiring being found, recommend service and complete system check by licensed electrician.

Ground Fault Circuit Interrupter (GFCI)

GFCI Outlet location(s)

- | | | |
|-----------|----------------------------------|---------------------------------------|
| Bathroom: | <input type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| Kitchen: | <input type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| Wet Bar: | <input type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| Garage: | <input type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |
| Exterior: | <input type="checkbox"/> Missing | <input type="checkbox"/> Not tripping |

- Loose / broken / inoperative outlet Wire splices / open junction boxes

Additional notes:

NOTE: I recommend installing carbon monoxide detectors in the hallways on each floor level outside the sleeping areas.

NOTE: The walls are obstructed by furniture / storage. Not all outlets are accessible for inspection. Only outlets that are readily accessible are tested. Outlets behind furniture or storage, or high up on ceilings or soffits, that are not accessible were not tested.

Outlet loose at Master Bath (Mirror)

Exterior Outlet cover does not fit properly. Repair as required.

Exterior Outlet junction box not sealed.

Open junction box at Garage

Smoke detectors operational



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: **Central Forced Air**

Energy Source: **Gas**

Comments:

- Heat pumps were not inspected since outside temperature is above 70 degrees Fahrenheit
- Heating unit(s) were inspected but were not operated since the ambient temperature exceeds 70 degrees Fahrenheit.

Unit 1

Thermostat Location: Interior wall:Downstairs & Upstairs Hallway

Condition: Loose Not level Not registering properly

Filter Type: **Disposable** Condition: **Acceptable**

Gas: Rust on burner Flame Inconsistent Pilot not lit
 Improper venting Copper gas line No gas shut-off
 Gas leak Air blowing in burner chamber
 Gas line not supported

Blower: Fan loose Limit switch missing/inoperable Noisy
 Burned wires inside blower

Additional Notes: Recommend replacing filters before occupancy

Note: Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

No condition observed by writer requiring remedial repair at time of inspection..



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B. Cooling Equipment

Type of System: **Central**

Comments:

- Heat pumps are operated in one mode only.
- Air conditioning unit(s) were inspected but were not operated since the ambient temperature is below 60 degrees Fahrenheit.

Unit 1 Supply Temp: 65 Return Temp: 45 Difference: 20

- High/low differential (Temperature differential should fall between 15 F & 20 F for proper cooling)

- Compressor: Not on Not level Not shutting off
- Improper clearance Fin damage Inoperative
- Condenser: Fan not on Coils need cleaning Noisy
- Condensate Drain:
 - Primary: Clogged No trap Not insulated
 - Tray debris / standing water / rust Tray leak
 - Secondary: Does not exist Not readily visible
- Freon line: Insulation missing / damaged Refrigerant leak possible
- location:

Additional Notes:

No condition observed by writer requiring remedial repair at time of inspection.



C. Duct Systems, Chases, and Vents

Comments:

- Opening evident (return) Openings evident (supply)
- Covering(s) torn / missing

Additional Notes:

No condition observed by writer requiring remedial repair at time of inspection.

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Street

Location of main water supply valve: Exterior/Left-side

Static water pressure reading: 60

Comments:

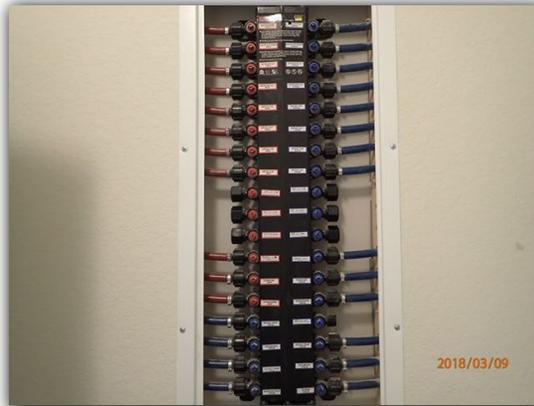
Type: PVC, PEX

Outside Faucets:

- | | | | | |
|--|-----------|--------------------------------|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Leak | Location: | <input type="checkbox"/> Front | <input type="checkbox"/> Rear | <input type="checkbox"/> Side |
| <input type="checkbox"/> Inoperative | | <input type="checkbox"/> Front | <input type="checkbox"/> Rear | <input type="checkbox"/> Side |
| <input type="checkbox"/> Missing / broken handle | | <input type="checkbox"/> Front | <input type="checkbox"/> Rear | <input type="checkbox"/> Side |
| <input type="checkbox"/> Missing anti-siphon | | <input type="checkbox"/> Front | <input type="checkbox"/> Rear | <input type="checkbox"/> Side |

Additional Notes:

Hose bib at Right/rear leaks at stem. Repair as required



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B. Drains, Wastes, and Vents

Comments:

No condition observed by writer requiring remedial repair at time of inspection.

C. Water Heating Equipment

Energy Source: **Gas**

Capacity: 40-gal (x2)

Comments:

(Refer to OP-I form)

Unit 1: Bradford White; Manufacture Date 2016

Location: Attic Improper Location

Additional Notes:

NOTE: The TPR (temperature and pressure relief valve) was not operationally checked at the time of the inspection. If the water heater is not maintained annually, the valve may not seat properly when it is operated, which causes the valve to leak. It is best to replace a TPR valve every 3 years to prevent it from getting clogged with mineral deposits. It is also recommended to open / close the valve at least twice per year as a form of maintenance.

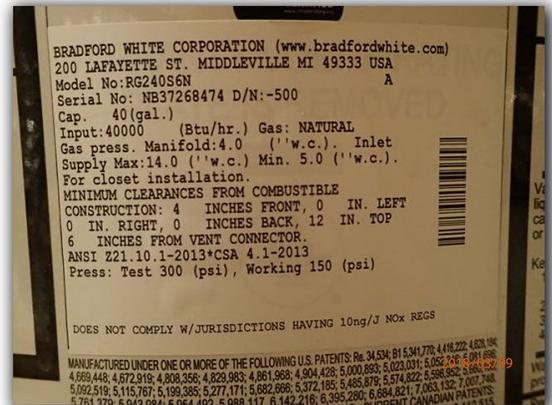
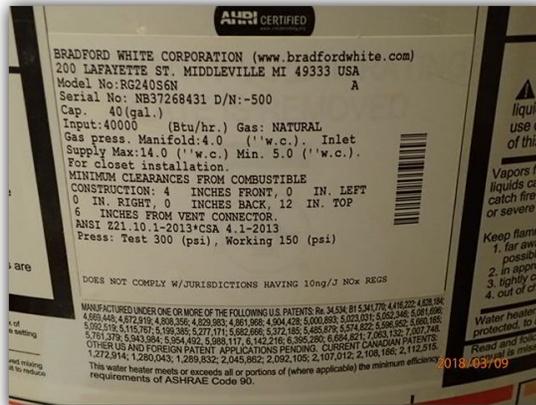
Unit 2: Bradford White; Manufacture Date 2016

Location: **Attic** Improper Location

Additional Notes:

NOTE: The TPR (temperature and pressure relief valve) was not operationally checked at the time of the inspection. If the water heater is not maintained annually, the valve may not seat properly when it is operated, which causes the valve to leak. It is best to replace a TPR valve every 3 years to prevent it from getting clogged with mineral deposits. It is also recommended to open / close the valve at least twice per year as a form of maintenance.

No condition observed by writer requiring remedial repair at time of inspection.



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D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

- | | | | |
|--|--------------------------------------|--|--|
| <input type="checkbox"/> Inoperative | <input type="checkbox"/> Leak | <input type="checkbox"/> Missing High Loop | <input type="checkbox"/> Noisy |
| <input type="checkbox"/> Soap tray defective | <input type="checkbox"/> Rust | <input type="checkbox"/> Rollers missing | <input type="checkbox"/> Trays damaged |
| <input type="checkbox"/> Loose in cabinet | <input type="checkbox"/> Door damage | | |

Additional Notes:

No condition observed by writer requiring remedial repair at time of inspection.

B. Food Waste Disposers

Comments:

- | | | | |
|--------------------------------------|--------------------------------|---|---|
| <input type="checkbox"/> Inoperative | <input type="checkbox"/> Leak | <input type="checkbox"/> Stuck hammers | <input type="checkbox"/> Poorly secured |
| <input type="checkbox"/> Vibration | <input type="checkbox"/> Noisy | <input type="checkbox"/> Damaged splash guard | |

Additional Notes:

No condition observed by writer requiring remedial repair at time of inspection.

C. Range Hood and Exhaust Systems

Comments:

- | | | |
|---|---|--------------------------------------|
| <input type="checkbox"/> Filters missing | <input type="checkbox"/> Vents into attic | <input type="checkbox"/> Inoperative |
| <input type="checkbox"/> Damaged switches | <input type="checkbox"/> No light | <input type="checkbox"/> Noisy |

Additional Notes:

No condition observed by writer requiring remedial repair at time of inspection.

D. Ranges, Cooktops, and Ovens

Comments:

Range Source: **Gas**

Oven Source: **Gas**

Cooktop Source: **Gas**

- | | | |
|---|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> No readily accessible gas shut-off in room | <input type="checkbox"/> Gas leak | <input type="checkbox"/> Anti-tip |
|---|-----------------------------------|-----------------------------------|

Cooktop:

- | | | | | |
|---|--------------------------------------|-------------------------------------|-------------------------------------|------------------------------------|
| <input type="checkbox"/> Not lighting off pilot | <input type="checkbox"/> Right front | <input type="checkbox"/> Left front | <input type="checkbox"/> Right rear | <input type="checkbox"/> Left Rear |
| <input type="checkbox"/> Damaged/Missing knobs | <input type="checkbox"/> Right front | <input type="checkbox"/> Left front | <input type="checkbox"/> Right rear | <input type="checkbox"/> Left Rear |
| <input type="checkbox"/> Improper Heating | <input type="checkbox"/> Right front | <input type="checkbox"/> Left front | <input type="checkbox"/> Right rear | <input type="checkbox"/> Left Rear |

Oven:

- | | | |
|--|---|--|
| <input type="checkbox"/> Door damage | <input type="checkbox"/> Inoperative door latch | <input type="checkbox"/> Inadequate door seal |
| <input type="checkbox"/> Inoperative light | <input type="checkbox"/> Clock inoperative | <input type="checkbox"/> Broiler not functioning |

Thermostat set at 350°F Achieved: Oven 350°F

Additional Notes:

No condition observed by writer requiring remedial repair at time of inspection.

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E. Microwave Ovens

Comments:

- Light inoperative Door seal damage Microwave inoperable
 Does not heat properly Door handle missing/damaged

Additional Notes:

No condition observed by writer requiring remedial repair at time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Exhaust fan inoperative Noisy Exhaust fan light inoperative
 Cover missing Damaged Condensation / vent problems
 Heater Inoperative Improper heater location

Additional Notes:

No condition observed by writer requiring remedial repair at time of inspection.

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

NOTE: I recommend a regular cleaning of the dryer vent pipe to prevent an accumulation of lint. Lint build up will reduce the efficiency of the dryer and represents a potential fire hazard.

No condition observed by writer requiring remedial repair at time of inspection.

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

**NOTE: The sprinkler system was not inspected for underground leaks or coverage.
NOTE: There is no rain sensor installed for the irrigation system.**

**Sprinkler system not inspected.
Anti-siphon valves in off position
Insulation damaged on Anti-siphon valve
Concrete/Driveway being installed at time of inspection**

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

Type of Construction: **N/A**

Comments:

C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump: **N/A**

Type of Storage Equipment: **N/A**

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System: **N/A**

Location of Drain Field:

Comments:

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F. Other

Comments:

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify TCHI in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to TCHI for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date 03/09/2018.

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: Kelly Herbert _____ LICENSE #: 21822