PROPERTY INSPECTION REPORT

Prepared For: PATRICK WARD and MOLLY GORRIE
(Name of Client)

Concerning: 16842 BONNYTON DRIVE, RICHMOND, TX 77407
(Address or Other Identification of Inspected Property)

By: Dan Romero : Trec # 5674 10/16/2019
(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, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke and carbon monoxide alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- 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

VISUAL INSPECTION AGREEMENT

PLEASE READ THIS AGREEMENT CAREFULLY
THIS AGREEMENT SUPERCEDES ALL PREVIOUS COMMENTS

Property: 16842 BONNYTON DRIVE
RICHMOND, TX 77407

Client: PATRICK WARD and MOLLY GORRIE
Phone:
Address: 16842 BONNYTON DRIVE
RICHMOND, TX 77407

Real Estate Company: BETTER HOMES AND GARDENS - GAR
Agent: MARGARET GARDNER
Inspection Fee: $380.00
Paid By:
Additional Fees: $0.00
Date Paid:
Tax: $0.00
Payment Method:
Total: $380.00
Report Provided To:
Contract Date: 16 October 2019

1. THIS AGREEMENT made and entered into on the above Contract Date by and between the above named Client and the undersigned, an independently owned and operated Franchisee of Pillar To Post Inc., hereafter referred to as "Inspector". **Inspector will conduct a visual inspection of the Property only.** The inspection is performed in accordance with the **Standards of Practice of the Texas Real Estate Commission (TREC) 22 TAC §§535.227-535.233**. **This is not a Building Code inspection**, title examination, **nor a By-law compliance inspection**. The Inspector does not offer an opinion as to the advisability or inadvisability of the purchase of the property, its value or its potential use. The inspection fee is based on a single visit to the property; additional fees may be charged for any subsequent visits required by the Client. If the Inspector is called upon to prepare for litigation or give testimony as a result of the inspection, additional fees shall be charged at the Inspector's then current hourly rate for any time spent, including, but not limited to, research, consultation, additional inspection time, preparation of reports, travel, time waiting to testify, and court appearances.

2. **The Client will receive a written report of Inspector's observations of the accessible features of the Property.** Subject to the terms and conditions stated herein, the inspection includes the visual examination of the home's exterior including roof and chimney, structure, electrical, heating and cooling systems, insulation, plumbing, and interior including floors, walls, ceiling and windows; it is a reasonable effort to disclose the condition of the house based on a visual inspection. Additionally, Inspector will functionally operate major built-in appliances. Conditions beyond the scope of the inspection will not be identified. No engineering services are offered.

3. **This Inspection Report is based on the condition of the Property existing and apparent as of the time and date of the inspection.** Not all conditions may be apparent on the inspection date due to weather conditions, inoperable systems, inaccessibility of areas of the Property, etc. A defect that was apparent on any date prior to the inspection date may not be apparent on the inspection date. Without dismantling the house or its systems, there are limitations to the inspection. Throughout any inspection, inferences are drawn which cannot be confirmed by direct observation. Clues and symptoms often do not reveal the extent or severity of problems. Therefore, the inspection and subsequent Inspection Report may help reduce the risk of purchasing the property; however, an inspection does not eliminate such risk nor does the Inspector assume such risk. While some of the less important deficiencies are addressed, an all-inclusive list of minor building flaws is not provided. **Inspector is neither responsible nor liable for the non-discovery of any patent or latent defects in materials, workmanship, or other conditions of the Property, or any other problems which may occur or may become evident after the inspection time and date.** Inspector is neither an insurer nor guarantor against defects in the building and improvements, systems or components inspected. Inspector makes no warranty, express or implied, as to the fitness for use or condition of the systems or components inspected. Inspector assumes no responsibility for the cost of repairing or replacing any unreported defects or conditions, nor is Inspector responsible or liable for any future failures or repairs.

4. **Unless prohibited by applicable law, Inspector and its employees are limited in liability to the fee paid for the inspection services and report** in the event that Client or any third party claims that Inspector is in any way liable for negligently performing the inspection or in preparing the Inspection Report, for any breach or claim for breach of this Visual Inspection Agreement or for any other reason or claim. The inspection report is provided solely for the benefit of the Client and may not be relied upon by any other person. The Inspector will not review any other inspection report prior to preparing the Inspection Report provided pursuant to this Agreement unless a copy of the prior report is provided to the Inspector prior to the beginning of the inspection. The Client shall not rely on any other inspection report prepared at any time by the Inspector that is not prepared for or addressed to the Client.

5. **The Texas Real Estate Commission** has established a **REAL ESTATE RECOVERY TRUST ACCOUNT** to reimburse aggrieved persons who suffer actual damages from an inspector's act in violation of Subchapter G. The inspector must have held a license at the time the act was committed. The contact information for the commission is: Texas Real Estate Commission, Post Office Box 12188 Austin, Texas 78711-2188, Stephen F. Austin Building, 1700 N. Congress Avenue., Suite 400, Austin, TX 78701. Telephone: (512) 936-9000 Information on how to file a complaint can be found on the Commission's website at: http://www.trec.state.tx.us/complaintsconsumer/Complaint_instructions.asp.

6. **Inspections are done in accordance with TREC Standards 22 TAC §§535.227-535.233, are visual, and are not technically exhaustive.** The following items are specifically excluded from the inspection: water softening systems, **security systems, telephone and cable TV cables, timing systems, swimming pools and spas, underground or concealed pipes, sewer lines, septic systems, electrical lines and circuits, central vacuum systems, central air conditioning when outside temperature is below 60º or above 70º for heat pumps in heat pump mode,** and any other condition, item, system or component which by the nature of their location are concealed or otherwise difficult to inspect or which the Inspector cannot visually examine. Excluded is the assurance of a dry basement or crawl space; also excluded is the assurance that double and triple pane glazing seals in windows are intact. Inspector will not dismantle any component or system; full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.

7. Inspector will not conduct geological tests; will not inspect inaccessible or concealed areas of the Property; will not enter dangerous areas of the Property; will not inspect for environmental concerns such as hazardous substances or gasses, including but not limited to, **radon gas, asbestos, formaldehyde; or for pests such as wood destroying organisms, insects; fungus including but not limited to mold and mildew** unless the inspector is qualified to do so and the client specifically requests the service for an additional fee.

8. Inspector examines a representative sample of components that are identical and numerous, such as electrical outlets, bricks, shingles, windows, etc., and does not examine every single one of these identical items, therefore, some detectable deficiencies may go unreported.

9. The inspection excludes defects such as cracking, leaking, surface discolorations, or landslides resulting from hidden defects, including but not limited to, water leaks, land subsidence, or other geological problems. The inspection also excludes merely cosmetic features, including but not limited to, paint, wall coverings, carpeting, floorings, paneling, lawn, and shrubs. The Inspector is not required to determine property boundary lines or encroachments.

10. Any controversy or claim between the parties hereto, arising directly or indirectly out of, connected with, or relating to the interpretation of this Agreement, the scope of the services rendered by Inspector, the Inspection Report provided to the Client by Inspector, or as to any other matter involving any act or omission performed under this Agreement, or promises, representations or negotiations concerning duties of the Inspector hereunder, shall be submitted to arbitration in accordance with the applicable rules of Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. Each party to the dispute shall be responsible for their own costs for the arbitration process. The dispute shall be submitted to a sole arbitrator who is knowledgeable and familiar with the professional home inspection industry. Judgment on any award may be entered in any court having jurisdiction, and the arbitration decision shall be binding on all parties. Unless applicable law requires otherwise, arbitration shall occur in the county or judicial district in which the Inspector's principal place of business is located. Secondary or consequential damages are specifically excluded. In the event that any dispute arises out of the Inspection or Inspection Report, and proceedings are commenced by the Client, if the Client is unsuccessful in maintaining the claim, then the Client shall be liable to the Inspector for all charges, expenses, costs and legal fees (on a lawyer and client basis) incurred by the Inspector on a complete indemnity basis, including a reasonable fee for all the time spent by the Inspector or Inspector's personnel in investigating, research, preparation for, and attendance at court hearings and examinations. Unless prohibited by applicable law, **any claims must be presented within one (1) year from the date of the inspection; Inspector shall have no liability for any claims presented more than one (1) year after the date of the inspection.**

11. The Inspector shall have the right to examine the subject matter and area of any claim or potential claim against the Inspector arising herefrom and the right to offer a resolution prior to Client's performance of any remedial measures (except in the event of an emergency, or to protect for personal safety, or to reduce or avoid damage to property) **The right of examination herein is a condition precedent to the commencement of any claim** by the Client against the Inspector for any reason including negligence or breach of any term hereof. **The Client shall not file or commence any claim against the Inspector in any jurisdiction until he has notified the Inspector of his complaint and made reasonable efforts to afford the Inspector an opportunity to complete such examination.**

12. This Agreement and the documents referred to herein constitute the entire Agreement between the parties hereto, and supersede any and all prior representations, discussions, or agreements, whether written or oral. No amendment, change, or variance from this Agreement shall be binding on either party unless mutually agreed to, in writing, and signed by the parties hereto. If any provision of this Agreement is held invalid or unenforceable by any court of final jurisdiction, it is the intent of the parties that all other provisions of this Agreement be construed to remain fully valid, enforceable, and binding on the parties.

13. The inspection report does not constitute a warranty, guarantee or insurance policy of any kind. There are no warranties made against roof leaks, wet basements, or mechanical breakdowns. The report is a professional opinion based on a visual inspection of the accessible areas and features of the property as of the date and time of the inspection and is not a listing of repairs to be made. The report is not an assessment nor is it an appraisal. Neither the inspector nor pillar to post inc. Is associated with any seller, buyer, contractor, lawyer or realtor. The inspection process is a two part system: the verbal survey and the report. As such, this report is not transferable to third parties as it will not clearly convey the information herein. This report is prepared by Inspector at your request, on your behalf, and for your use and benefit only; this report and any memoranda or information provided to you pursuant to this inspection agreement are not to be used, in whole or in part, or released to any other person without inspector's prior written permission. Client hereby agrees to indemnify, defend and hold harmless inspector and Pillar To Post Inc. If, through the unauthorized distribution of this report, any third party brings a claim against inspector or Pillar To Post Inc. Relating to the inspection or inspection report.

14. Relationships/third party providers. Pillar To Post Inc. May have an affiliation with third-party service providers ("TPSP") in order to offer value-added services to clients. Pillar To Post Inc. And the inspector may receive compensation for such services. Pillar To Post Inc. May also arrange for these TPSPs to send literature or make post-inspection contact with the client. By executing this agreement, the client expressly consents to the disclosure of client's personal contact information to Pillar To Post Inc. And tpsps. If client does not wish to receive literature from or be contacted by tpsps, client shall simply notify the inspector.

15. The inspector may collect data which may be used by the inspector, and which may be provided to Pillar To Post Inc. For use by Pillar To Post inc. The collected data will primarily consist of data relating to the visual inspection conducted, but may also consist of other data relating to the property inspected, client and/or client representative personal and contact information, and demographic data. The inspector and pillar to post inc. May use collected data to perform analysis, improve business processes, improve the Pillar To Post Inc. Inspection experience, and obtain feedback from clients and client representatives. The inspector and Pillar To Post Inc. May also provide collected data to third-party service providers ("TPSP") in order to offer value-added services to clients, as described in this agreement. The inspector and/or Pillar To Post Inc. May provide aggregated collected data, but not individual collected data or personal information, to third parties. Other than interaction with tpsps and aggregated data, the inspector and Pillar To Post Inc. Will not sell or rent the collected data to anyone, or share the collected data with any third party except as necessary to fulfill client requests. By executing this agreement, the client expressly consents to the collection and use of data by the inspector and Pillar To Post inc. As described herein.

16. Schedules indicated below and attached form part of this agreement. In the event of any conflict between a schedule and the provisions of this agreement, the provisions of the schedule will apply to the extent of the conflict.

Attached Schedules: N/A

By initialing here (_____), you authorize us to distribute copies of the Report to the real estate agents directly involved in this transaction, who are not designated beneficiaries of the Report, intended or otherwise.

I hereby authorize the inspection of this Property having read and understood this Agreement:

_____ _____/_____/_____

Signature of Client or Client's Representative — Date Signed (mm/dd/yyyy)

_____

Signature of Authorized Inspector.
Dan Romero

License No.: Trec # 5674

Franchisee: Dan Romero dba Pillar To Post Inspectio

Address: 2107 Plantation Drive
Richmond, Texas 77406

Spoke with Seller [ ] Yes [ ] No

16-Oct-2019 03:30 PM

No 10-10-11

Date: 16-Oct-2019

Inspection No. 521097-588

Visual Property Inspection

16842 BONNYTON DRIVE
RICHMOND, TX 77407

Prepared for :

PATRICK WARD and MOLLY GORRIE
16842 BONNYTON DRIVE
RICHMOND, TX 77407

Inspected by :

Dan Romero
2107 Plantation Drive
Richmond , Texas 77406
Phone: (832) 612-4349 Email: dan.romero@pillartopost.com

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ A. Foundations

Type of Foundation(s): Slab
Comments:

PERFORMANCE:
The Foundation appears to be functioning as intended at the time of the inspection, but there were some cracks observed in the garage flooring.

NOTE: These cracks appear to be typical and have a tendency of forming during the curing process of the foundation, and while no repairs may be needed now, it is still advised to consult with the builder so that they may further evaluate them.
Monitoring the cracks should also be done periodically for signs of movement or spreading, and should consult with a licensed structural engineer and or qualified foundation company if any changes are observed.

Observed a corner pop in one of the back corners.
(Corner pops do not appear to pose any structural problems but they should be caulked and sealed to prevent insect intrusion.)

SLAB-ON GROUND foundations are the most common type of foundation in the Greater Houston and surrounding areas for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheetrock, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-ground foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

The foundation was inspected for any unusual or abnormal signs of structural movement or settling including items listed below. The exterior slab surface was inspected for surface problems including exposed rebar, exposed cable ends, cracks in corners and obstructions or areas where slab was not visible.

PERFORMANCE OPINION: (An opinion on performance is mandatory)
Note: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and un-obstructed areas of the structure at the time of the inspection.
Some portions of the foundation may not have been inspected due to inaccessibility, high grading, or concrete flat work.
The inspection performed was a limited visual inspection at accessible areas only. The inspection performed cannot predict future movement and settlement or warrant the stability of the foundation flooring from a single observation.

SUGGESTED FOUNDATION MAINTENANCE & CARE -
Due to the expansive nature of the soil in the area, a frequent foundation watering program is recommended. Consistent watering at the entire perimeter of the slab can help prevent future settlement and damage.

I NI NP D

I. STRUCTURAL SYSTEMS

Also, drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation.
In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and / or stop structural movement.

☑ ☐ ☐ ☐ B. Grading and Drainage

Comments:

The area around the home was inspected for proper grading and drainage. Ideally, the grade away from foundations should fall a minimum of 6" within the first 10'. Grading on many older homes does not meet this standard.

Positive drainage should be maintained around the home at all times. Soil levels should be 4 - 6" below weep holes and wood siding. Areas that hold water near foundation should be filled to prevent ponding. Additional drainage should be installed in problem areas.

PERFORMANCE:
Grading and Drainage appears to be functioning as intended at the time of inspection.
No deficiencies were noted at the time of the inspection.
It appeared proper drainage was established and top soil / mulch was sloping away and at least 5” below the siding and brick line.

☑ ☐ ☐ ☐ C. Roof Covering Materials

Type(s) of Roof Covering:
Viewed From: From ground and attic area only
Comments:

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I. STRUCTURAL SYSTEMS

Type of Roof Covering – Composition (Viewed from ground level and accessible attic areas only.)(The inspection was limited.).

Roof surface was viewed from ground level and from attic space unless noted otherwise due to possible roof surface damage caused by walking on roof and injury to the inspector.

The roof was visually inspected for excessive wear, damaged or lifted shingles, unusual or abnormal deflection and sagging or roof surface. Flashing and roof jacks were inspected for proper installation, damage and deterioration. Unless otherwise stated, the roof surface was viewed from ground level. The roof was inspected for leakage by viewing readily accessible areasof decking visible from the attic space. Visible and accessible flashing and roof penetration points such as plumbing vent pipes, water heater vent pipes and furnace vent pipes were also inspected from the attic.

A roofing specialist should be contacted if any concerns exist regarding the current condition of the roof covering, life expectancy or the potential for future problems. The client is advised that the opinions related to the roof are based upon limited, visual inspection and should not be considered a guarantee or warranty against future leaks.

PERFORMANCE:
No deficiencies were noted at the time of the inspection.
At the time of the inspection the roof was performing its intended function.
Observed no active water penetration.

I NI NP D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ D. Roof Structure & Attic

Viewed From: Attic
Approximate Average Depth of Insulation: 15 to 16 inches
Approximate Average Thickness of Vertical Insulation: Not Visible
Comments:

The roof structure was visually inspected from attic walkways and areas deemed to be safe by the inspector. Some areas of attic space were inaccessible. The roof structure was inspected for proper bracing and failed support members. Roof decking was checked for deterioration and signs of water leaks such as stains or rotted wood.
The attic space was inspected for proper ventilation and insulation. The type of attic insulation and methods of ventilation are listed below.

The roof structure is conventional wood framed rafter system. Ventilation is through the roof vents and soffit vents. Insulation in attic is blown-in type, some batt.

ROOF DECKING:
Type: Oriented Strand Board (OSB) with Tech Shield Radiant Barrier along the decking.

INSULATION:
Type: Batt and Blown-in
Insulation Type: Fiberglass
Approximate Average Depth of Insulation: was between 15 and 16 inches in depth.

NOTE: Ideal insulation conditions exist when depth in between 9” to 16” inches. Insulation level are specified by R-Value. R-Value is a measure of insulation’s ability to resist heat traveling through it. The higher the R-Value the better the thermal performance of the insulation.

Portions of attic were inaccessible due to inadequate catwalk and vaulted ceiling

ATTIC STRUCTURE

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I. STRUCTURAL SYSTEMS

No deficiencies were noted at the time of the inspection.
Noted 2x 4 & 2x6 purlins at 2x 6 & 2x8 rafters, at 2x 8 & 2x10 ridge boards at 2x6 strong backs at
2x4 collar ties.




☑ ☐ ☐ ☐ E. Walls (Interior & Exterior)

Comments:

INTERIOR WALLS:
No deficiencies were noted at the time of the inspection.

EXTERIOR WALLS:
Exterior wall finish is brick veneer with cement board siding and trim.
The wall structure is conventional wood framed.

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I. STRUCTURAL SYSTEMS

No deficiencies were noted at the time of the inspection.

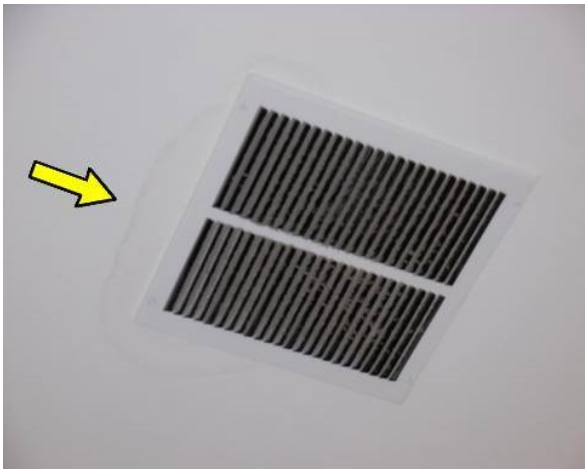
☑ ☐ ☐ ☑ F. Ceilings and Floors

Comments:

CEILINGS:
Observed water stain at the bedroom next to the vent.

In need of further evaluation and corrections by the appropriate contractor.

FLOORS:
No deficiencies were noted at the time of the inspection.



☑ ☐ ☐ ☐ G. Doors (Interior & Exterior)

Comments:

Doors appear to be functioning properly at time of inspection.

INTERIOR DOORS:
No deficiencies were noted at the time of the inspection.

EXTERIOR DOORS:
No deficiencies were noted at the time of the inspection.

☑ ☐ ☐ ☐ H. Windows

Comments:

All windows operated properly.
No deficiencies were noted at the time of the inspection.

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I. STRUCTURAL SYSTEMS

Windows are double pane,low-E (Low emissivity) insulated glass.
(Windows appears to be filled with a gas used as an insulator and should be periodically checked to ensure seal has not been broken.)

☑ ☐ ☐ ☐ I. Stairways (Interior & Exterior)

Comments:

DROP DOWN STAIR CARRIAGE :
The drop down stair carriage to the attic was performing as designed.

☑ ☐ ☐ ☑ J. Fireplace/Chimney

Comments:

SAFETY NOTICE:
Observed missing damper clip in the firebox.
(The Damper clip is a small device that helps keep damper open in case the gas shut off valve is accidently left open. With damper open gas is able to radiate outside and not enter home.)

In need of corrections.

(Pre-Fab Unit) Gas equipped chimney.

The unit was not tested.
NOTE:
The inspection performed is a visual inspection only and during the inspection pilot lights are not ignited and shut-offs are not turned on.

Hearth extension was non-combustible material extending at least 20” from firebox and 12” per side.
The shut off was located at the left side of the unit.

NOTE:
The draw of the of the fireplace was not tested and could not be determined at the inspection.
The interior of chimneys and their flue liners are not visible on our visual inspection. Client is advised to obtain the services of a qualified chimney sweeper or other qualified personnel to perform a complete inspection and tune up of the fireplace prior to using the appliance.

Buyer should consult with a certified chimney service company for proper use, proper maintenance, and service / repairs.

Note: Ideal performance of the chimney depends on the general use and maintenance. Depending on use, chimney should be kept on an annual service cleaning program by a professional chimney sweep company to remove excessive soot and creosote build-up.

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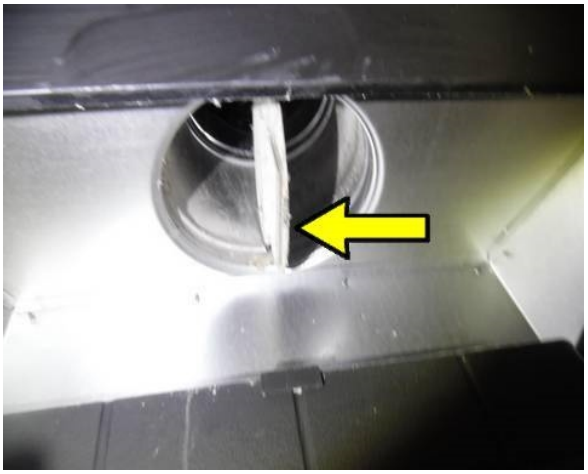
I. STRUCTURAL SYSTEMS



☐ ☐ ☑ ☐ K. Porches, Balconies, Decks, and Carports

Comments:

Not present.

☑ ☐ ☐ ☑ L. Other

Comments:

DRIVEWAY:
Observed broken and damaged form boards.

In need of replacing and sealing to prevent water from getting behind the concrete panel which could prematurely start to deflect.

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II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ A. Service Entrance and Panels

Comments:

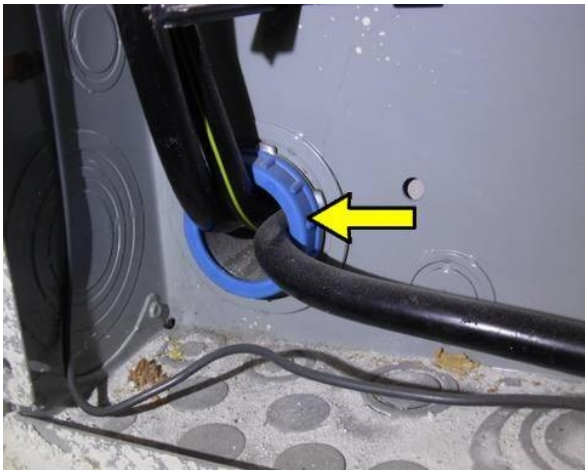
The bonding jumper clamp was not noted between the panel and the meter can at the connector bushing in panel.

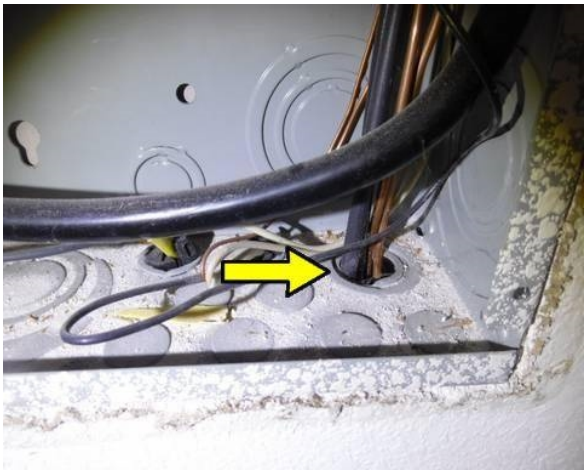
Observed missing plastic connector bushing at the wire point of entry along the bottom of the panel.
(Wiring when penetrating through the metal panel, should be protected by a plastic connector to prevent wire fraying and possible electrical shock.)

It is advised that the electrical system be evaluated and repaired by a licensed Electrician for safety and updated recommendations.

The main distribution panel is 150 amp, located in the garage with the service entrance wires routed underground and 120/240 volt, copper conductors using breakers.

Noted Arc Fault Protection where required.
(New and current standards now require Arc fault protection at all bedrooms, halls, dining, breakfast, living room, family room, study / libraries, dens, and media rooms.)





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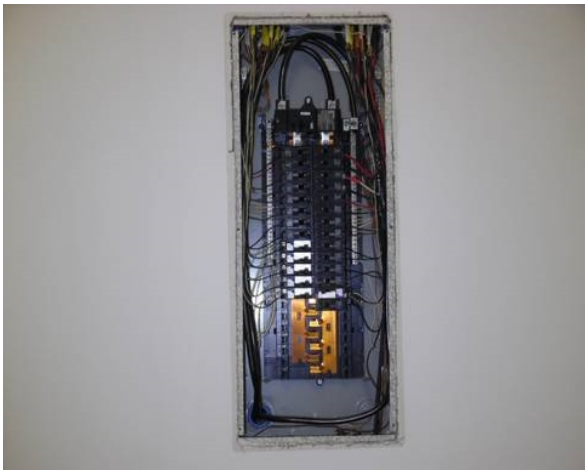
II. ELECTRICAL SYSTEMS



☑ ☐ ☐ ☐ B. Branch Circuits, Connected Devices and Fixtures

Type of Wiring Copper-Romex

Comments:

Ground fault protection is present at the required locations.
Ground fault protection is required at these locations (kitchen, kitchen island, bathrooms, wet bar(s), whirlpool, spa, swimming pool, outside, & garage).
Smoke detectors were present and functioning at all bedrooms.
Carbon monoxide detectors were present in the home.
(Carbon monoxide detectors are required where fuel burning appliances may be found. (Gas cook top, gas heater, gas water heater ect.)

NOTE: (If any of these items are available.) Did not inspect outside light fixtures with sensors, low voltage light fixtures in yard, stereo systems, & their accessories

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ A. Heating Equipment

Type of System: Forced Air
Energy Source: Gas
Comments:

At the time of the inspection the unit was functioning as intended.
Normal air differential should be 30-55 degrees. Supply air temperature was 115 degrees and return air was 80 degrees
(35 degrees differential).

Heat Exchangers/ Heat Strips are not inspected.
(Compartments and panels are not removed.)
No evidence of rust debris around furnace.
Drip leg was noted at gas supply line.
Gas supply line was rigid at point of entry.
Gas supply line was anchored down and secured.
Gas shut off valve was approved AGA / UPC shut off valve.
Flue was secure and not in contact with roof decking or any other combustible materials.

Although Heating System is functional, the inspection performed was a limited visual inspection with the unit operating under normal mode.
Panels and compartments are not opened and relay switches and timers are not tested.

Note: When purchasing a pre-owned home it is always recommended to have an annual maintenance check of the entire Heating Equipment by a licensed Heating and Cooling Company.
The heater and its system should always be kept on a yearly maintenance program. The older the unit becomes, the more important a regularly scheduled maintenance program is to the ideal performance and life of the system.

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ B. Cooling Equipment

Type of System: Forced Air

Comments:

The general standard for room air differential should be 15-22 degrees. The supply air temperature was 55 degrees and return air temperature was 73 degrees. (18 degrees differential).

NAME: TRANE
MODEL: 4TTB6061A1000AA
A/C is working as evidenced by an 18 degree drop between return air and supply register.
Cooling System is functional.
Observed 5 Ton Condenser (Max.60 Amps.) and Evaporator Coil.
Note: The unit appeared to be a 5 ton unit and although it was functioning as intended, the efficiency rating was not calculated and is not considered part of this report.

Although cooling System is functional, the inspection performed was a limited visual inspection with the unit operating under normal mode.
Panels and compartments are not opened or removed and high pressure lines are not tested.

Note: When purchasing a pre-owned home it is always recommended to have an annual maintenance check of the entire Cooling Equipment by a licensed Cooling and Heating Company.
Cooling equipment should always be kept on a yearly maintenance program.
The older the unit becomes, the more important a regularly scheduled maintenance program is to the ideal performance and life of the system.

☑ ☐ ☐ ☐ C. Duct System, Chases, and Vents

Comments:

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

All visible ductwork appears to be connected and functioning properly.
Noted clean media filter at the air handler in the attic.

Observed a 1-20x25x4

Note: It is always recommended to change out the filters regularly / monthly or as specified by the air conditioning manufacturer to keep unit functioning ideally. Regular filter change will help unit function efficiently and may prolong the life expectancy of the unit

IV. PLUMBING SYSTEM

☑ ☐ ☐ ☐ A. Water Supply System and Fixtures

Location of water meter: At front curb area of yard.
Location of main water supply valve: At the left side
Static water pressure reading: 60 psi
Comments:

The plumbing system appears to be tied with the city water supply system.
The supply water system appears to be PVC/CPVC, Plumbing.
Most pipes are concealed and unable to inspect.

EXTERIOR FAUCETS:
Noted anti-siphon devices installed.

KITCHEN:
No deficiencies were noted.

WET BAR:
Not present

LAUNDRY:
No deficiencies were noted.
Noted Hot water identification at washer faucet.
Noted 220 dryer receptacle.
Noted capped gas line.

HALL BATH:
No deficiencies were noted at the time of the inspection

MASTER BATH:
No deficiencies were noted at the time of the inspection.

BEDROOM BATH:
No deficiencies were noted at the time of the inspection.

☑ ☐ ☐ ☐ B. Drains, Wastes, and Vents

Comments:

I	NI	NP	D

IV. PLUMBING SYSTEM

The main sewer system is tied with city system.
Clean-outs are located in front right of the house.
The drain, waste and vent system appear to be PVC pipe.
Tub traps were inaccessible.

☑ ☐ ☐ ☐ C. Water Heating Equipment

Energy Source Gas
Capacity 40 Gallons
Comments:

(Located in attic.)

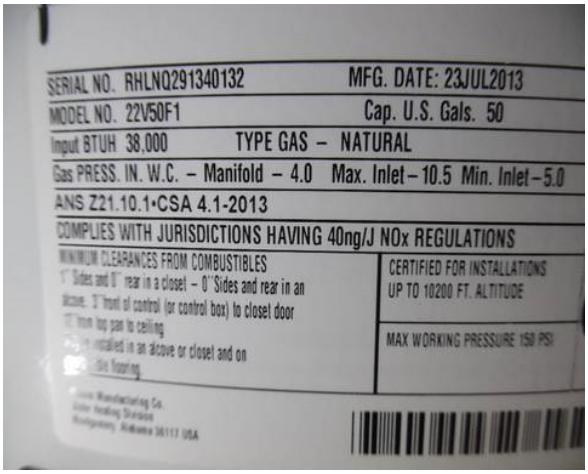
UNIT #1
NAME: RHEMM SERIAL: RHLNQ291340132
DATE: JULY 23, 2013
At the time of the inspection the unit was performing as intended.
Gas shut off valve was approved UPC / AGA valve.
Gas supply line was anchored down and secured.
Flue was “B” vent type / double lined.
Drip leg was noted at gas supply line.
Die electric unions were present.
Safety pan was present.
Temperature pressure valve relief, (TPVR), line was noted and terminated to the outside of the home.

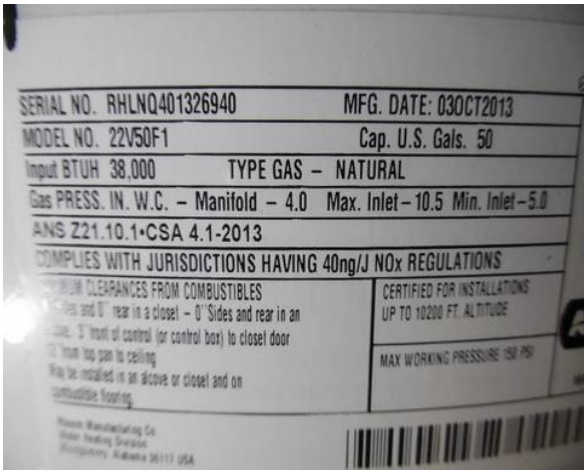
Unit #2:
NAME: RHEMM SERIAL: RHLNQ401326940
DATE: OCT 23, 2013
At the time of the inspection the unit was performing as intended.
Gas shut off valve was approved UPC / AGA valve.
Gas supply line was anchored down and secured.
Flue was “B” vent type / double lined.
Drip leg was noted at gas supply line.
Die electric unions were present.
Safety pan was present.
Temperature pressure valve relief, (TPVR), line was noted and terminated to the outside of the home.

Note: Temperature and pressure valve relief should be inspected at least once every three years and replace if necessary by a licensed plumber or qualified technician to ensure product has not been affected by corrosive water conditions and to ensure that valve and discharge line have not been altered or tampered with illegally.

I	NI	NP	D

IV. PLUMBING SYSTEM





☐ ☐ ☑ ☐ D. Hydro Massage Therapy Equipment

Comments:

Not present.

I	NI	NP	D

V. APPLIANCES

☑ ☐ ☐ ☑ A. Dishwasher

Comments:

Noted missing air gap / anti siphon device a the counter top.

NOTE: The Air gap helps keep dirty dish water from backing up into the sink possible contaminating clean dishes.
Recommend repairs by a qualified appliance technician.

PERFORMANCE:
Dishwasher was operated in normal mode, run through a complete, normal cycle. Function and operation appear to be normal. Lower access panel not removed. At the time of the inspection the dishwasher did not leak. Care should be taken the first time the dishwasher is run after a period of inactivity because seals tend to dry out and can leak at first. If this happens dry the area inside the unit where the leak is occurring and then re-start the dishwasher. Also be sure to follow the manufactures recommendation for type of soap and amount as this can be the cause of leaking.

☑ ☐ ☐ ☐ B. Food Waste Disposer

Comments:

Waste disposer is secure and appears to operate as designed.
No deficiencies were noted at the time of the inspection.

I	NI	NP	D

V. APPLIANCES

☑ ☐ ☐ ☐ C. Range Exhaust Vent

Comments:

Noted updraft vented unit.
No deficiencies were noted at the time of the inspection.
Kitchen range hood exhaust and light operate satisfactorily.

☑ ☐ ☐ ☐ D. Ranges, Cooktops, and Ovens

Comments:

No deficiencies were noted at the time of the inspection.

OVEN: GAS
The unit was set at baking 350 degrees and reads 360 and at broil 500 degrees and reads 508.
The exterior of the glass door never exceeded 110 degrees at the broil mode.

RANGE TOP: GAS
The range top burners were performing as intended.

I	NI	NP	D

V. APPLIANCES

☑ ☐ ☐ ☐ E. Microwave Oven

Comments:

Microwave oven was tested with an microwave tester and appears to function properly.
Microwave not tested for radiation leak.
At the time of the inspection the unit was functioning as intended.

☐ ☐ ☑ ☐ F. Trash Compactor

Comments:

Not present.

☑ ☐ ☐ ☐ G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

I	NI	NP	D

V. APPLIANCES

Mechanical exhaust vent fans appear to vent to the outside and operate satisfactorily.

Unable to locate all bathroom exhaust fans termination points.
All bathroom exhaust fans should terminate to the exterior of the dwelling through the roof decking unless in a multi level, vent may terminate to the outside though side walls.

☑ ☐ ☐ ☐ H. Garage Door Operator(s)

Comments:

(Electronic Eye Device)
The garage door opener was tested and the door opens and closes normally.
The reversing function tested satisfactorily.

☑ ☐ ☐ ☐ I. Doorbell and Chimes

Comments:

No deficiencies were noted at the time of the inspection.

☑ ☐ ☐ ☐ J. Dryer Vents

Comments:

No deficiencies were noted at the time of the inspection.
Dryer vents appears to vent to the outside as required.

Report Summary

Date: 16-Oct-2019 16842 BONNYTON DRIVE, RICHMOND, TX 77407

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 I. STRUCTURAL SYSTEMS

A. Foundations

PERFORMANCE:
The Foundation appears to be functioning as intended at the time of the inspection, but there were some cracks observed in the garage flooring.

NOTE: These cracks appear to be typical and have a tendency of forming during the curing process of the foundation, and while no repairs may be needed now, it is still advised to consult with the builder so that they may further evaluate them.
Monitoring the cracks should also be done periodically for signs of movement or spreading, and should consult with a licensed structural engineer and or qualified foundation company if any changes are observed.

Observed a corner pop in one of the back corners.
(Corner pops do not appear to pose any structural problems but they should be caulked and sealed to prevent insect intrusion.)

F. Ceilings and Floors

CEILINGS:
Observed water stain at the bedroom next to the vent.

In need of further evaluation and corrections by the appropriate contractor.

J. Fireplace/Chimney

SAFETY NOTICE:
Observed missing damper clip in the firebox.
(The Damper clip is a small device that helps keep damper open in case the gas shut off valve is accidently left open. With damper open gas is able to radiate outside and not enter home.)

In need of corrections.

L. Other

DRIVEWAY:
Observed broken and damaged form boards.

In need of replacing and sealing to prevent water from getting behind the concrete panel which could prematurely start to deflect.

Report Summary

Date: 16-Oct-2019 16842 BONNYTON DRIVE, RICHMOND, TX 77407

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

2.0 II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

The bonding jumper clamp was not noted between the panel and the meter can at the connector bushing in panel.

Observed missing plastic connector bushing at the wire point of entry along the bottom of the panel. (Wiring when penetrating through the metal panel, should be protected by a plastic connector to prevent wire fraying and possible electrical shock.)

It is advised that the electrical system be evaluated and repaired by a licensed Electrician for safety and updated recommendations.

3.0 V. APPLIANCES

A. Dishwasher

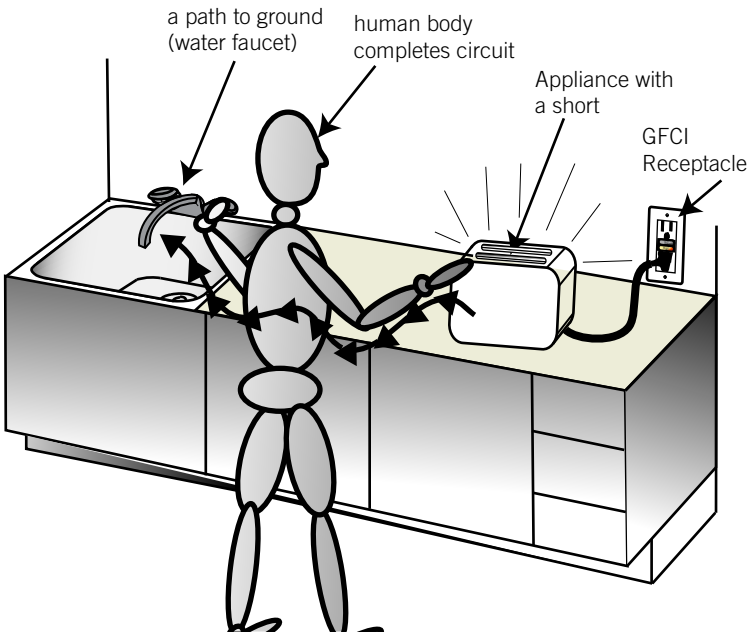
Noted missing air gap / anti siphon device a the counter top.

NOTE: The Air gap helps keep dirty dish water from backing up into the sink possible contaminating clean dishes.
Recommend repairs by a qualified appliance technician.

Ground Fault Circuit Interrupter

Pillar To Post®

A ground fault circuit interrupter, or GFCI, is an inexpensive electrical safety device that can protect you and your family members from a serious electric shock.



Have you ever had an electric shock? While it is an unpleasant experience, it is not usually fatal. However, given the right conditions, the same shock could be fatal! If your body makes a solid connection to the ground, the shock could easily kill you. Here are two examples of a solid ground connection:

- If you are physically standing or touching the ground outside
- If you touch something conductive, such as any part of the plumbing system in your house, that is also touching the ground outside

In other words, if you decide to operate your hedge trimmer in your bare feet and you get a shock, you may not survive it.

How Can a GFCI Help?

A GFCI is a special electrical outlet that prevents electric shocks in situations such as the ones described above. The GFCI monitors the electrical current leaving from and returning to the outlet. The current leaving the outlet should be the same amount as the returning current. If the current returning is less than that which leaves, the missing current could be passing through somebody's body to the ground. The GFCI detects the mismatch and shuts off the electrical outlet in a split second.

Where Should GFCI Outlets Be Located?

GFCI outlets should be installed in any area that presents a risk of an electric shock withg a direct path to the ground. In other words, anywhere you might directly touch the ground outside or anywhere where you might touch a part of the plumbing system. Some smart GFCIs locations are:

- Exterior outlets
- Kitchen counter outlets (not common in Canada)
- Bathroom outlets
- Garage outlets
- Outlets in unfinished basements

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This is not a complete list. Areas near swimming pools, hot tubs, and so on should also include this type of outlet.

GFCIs are not perfect, however, and have been known to "nuisance trip" when connected to certain types of electrical equipment. For this reason, exceptions to the suggested (or required) locations for GFCIs exist. For example, a regular outlet would be a better choice for a freezer in your garage since the potential for nuisance tripping of the GCFI is high and might go undetected for days, leading to spoiled food in the shut-off freezer.

Remote GFCI

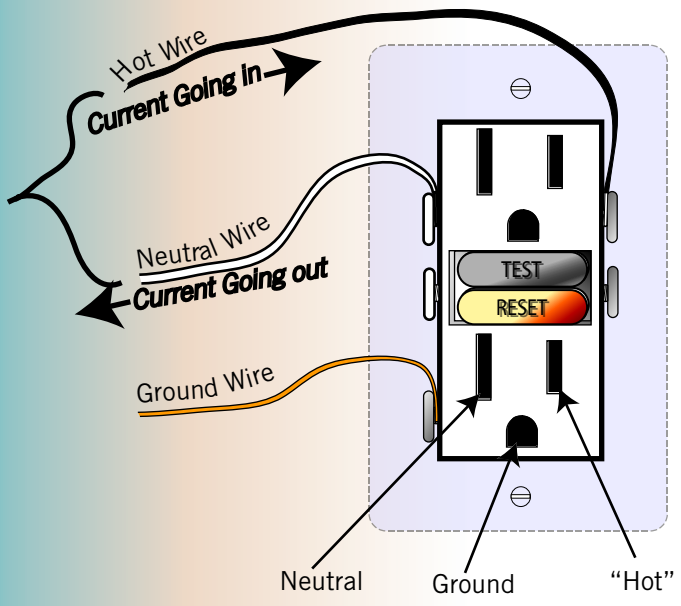
Several electrical outlets usually connect to a single circuit in an average home. A single GFCI outlet will protect all of the outlets in the circuit, even if the other outlets are not GFCIs. But the GFCI outlet must be the first outlet in the string in order for it to properly protect the other outlets, and, of course the connections have to be properly made.

Remote GFCIs sometimes cause confusion for home owners in the following ways:

- A home owner thinks the bathroom does not have a GFCI because the outlet looks like a standard one. The standard outlet under the protection of a remote GFCI should have a sticker indicating its GFCI protection. The problem is, the sticker does not stick forever. A Pillar To Post® inspector can test this for you.
- A standard outlet that does not appear to work in a bathroom or kitchen may actually be attached to a remote GFCI outlet that has nuisance tripped. Before calling an electrician, check the GFCI outlets in other bathrooms and in other locations around the house.

Testing

GFCIs are easy to test and should be tested every month. Simply press the test button on the outlet. You should hear a pop as the reset button pops out a little. To reset, just press the reset button. If the GFCI fails to trip, or if you are unable to reset it, it is time for an electrician to replace it.



Special breakers also provide GFCI protection to the entire circuit. These breakers can be installed instead of GFCI outlets. The GFCI breaker should also be tested monthly. You will recognize this breaker from the test and reset button.

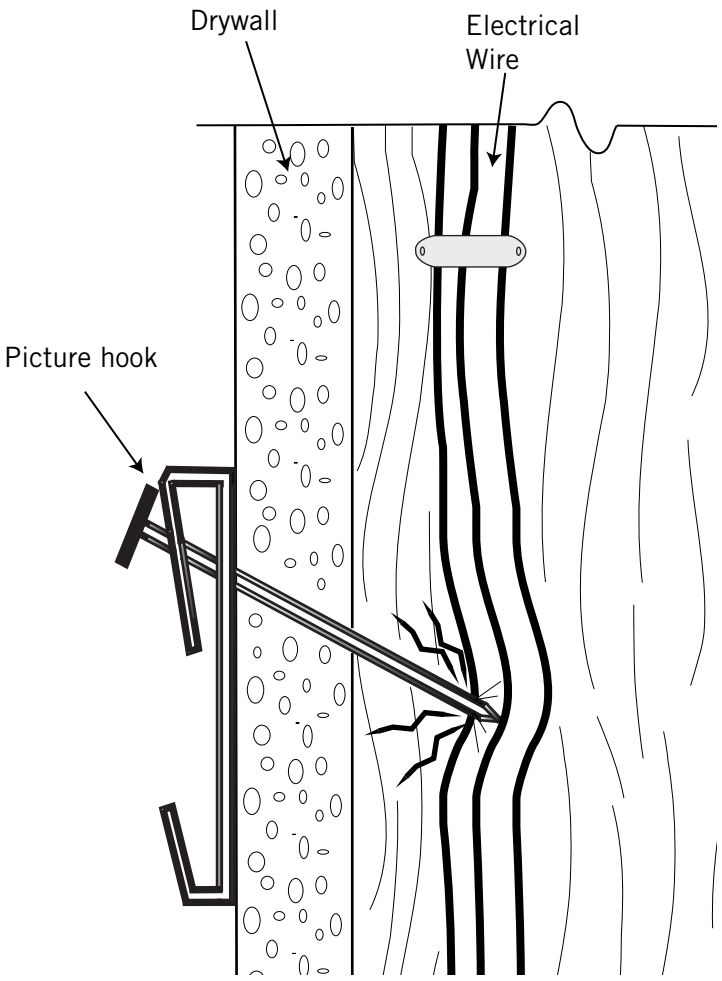
GFCIs can help prevent injury and death from electric shock. It is a small device worth having to ensure the safety of your family members.

Arc Fault Circuit Interrupter

Pillar To Post®

Increasing Electrical Fire Safety

An "arc fault circuit interrupter," or AFCI, is a new type of circuit breaker designed to detect sparking in an electrical system, and to shut down the affected circuit before it causes a fire. The jury is still out on whether AFCIs actually save lives and property.



A household circuit can cause fire in two ways: circuit overload and sparking. Standard circuit breakers or fuses usually protect an overloaded circuit, but the breakers may not trip from intermittent sparking. For example, if you pierce or sever an electrical cable while hammering a nail into a wall, you could create an intermittent short, resulting in sparking. If the breaker does not trip, a fire could start. The AFCI is designed to detect such problems.

Other potential causes of sparking:

- A frayed extension cord
- A squeezed or pinched cord
- Old and cracked insulation on electrical wires and cables
- Loose electrical connections

What's the Difference Between an AFCI and a GFCI?

A GFCI, or a "ground-fault circuit interrupter," is typically installed in areas with a high risk for electrical shock, such as bathrooms (see Pillar To Post® GFCI Info Series). A GFCI protects people from electric shock, while an AFCI protects homes from electrical fires.

What Do These Devices Look Like? Where Are They Installed?

An AFCI fits into the electrical panel in place of a standard circuit breaker. It looks like a GFCI breaker except the AFCI has a blue test button while the GFCI has an orange test button.

AFCIs are becoming mandatory in some jurisdictions. In 2002, the National Electrical Code insisted on AFCIs for all bedroom electrical outlets and their branch circuits.

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AFCIs may be retrofitted to any home with a modern circuit breaker panel. But before you ask your electrician to replace all your breakers with AFCIs, consider the following:

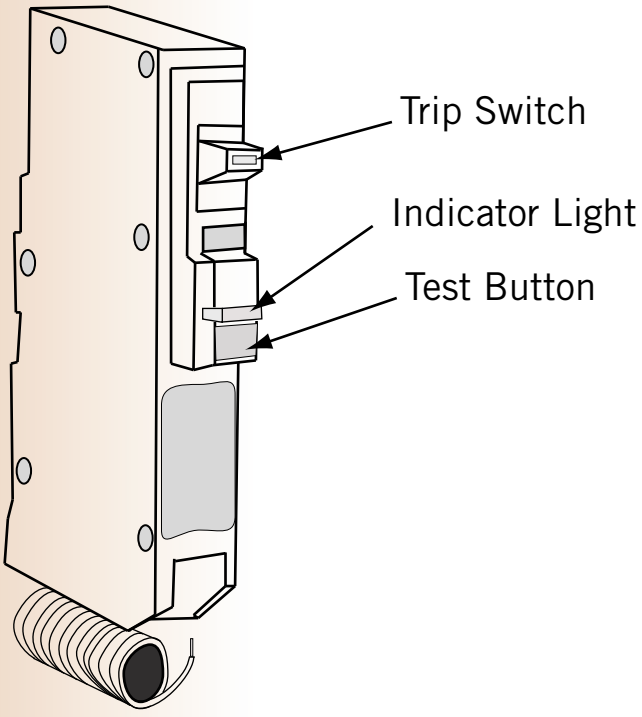
- AFCIs are expensive, about $40 to $60 dollars per breaker. For a typical panel, you might pay a sum of $1,500, not including labor.
- AFCI breakers may not be available for an old panel.

Can an AFCI Make an Old Electrical System Safer?

Old wiring has likely been subjected to years of modifications and abuse, making it a more likely candidate for sparking. Insurance companies are concerned about the safety of knob and tube wiring in particular, making an AFCI seem an ideal retrofit. But since AFCIs have not been tested with old wiring, certifying laboratories and electrical authorities cannot yet assure the public that AFCIs will perform as expected.

Not Quite Electrical Nirvana

It will take several more years before statistics reflect anything concrete about how well AFCIs function. In the meantime, we can only assume that AFCIs reduce the chances of electrical spark-induced fires. Electrical authorities do plan, however, to ultimately mandate every breaker in your electrical panel as an AFCI or a GFCI, or a device that covers both, protecting people from electric shock and homes from electrical fires.

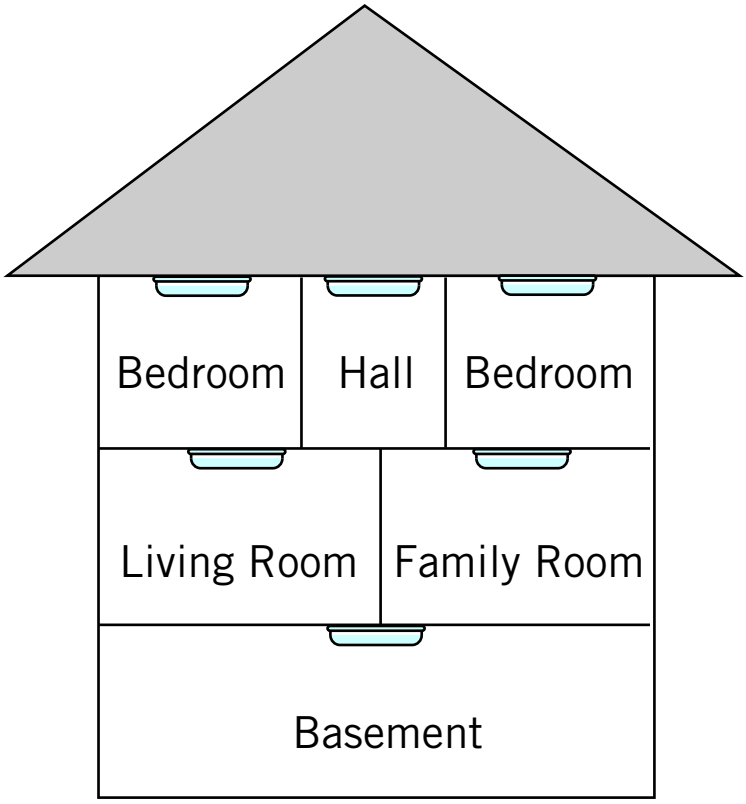


Pillar To Post® encourages anyone who feels they would benefit from AFCIs to consult an electrician. We would like to make one thing clear: we do not believe AFCIs are a quick fix for dangerous wiring, nor are they an excuse to live with an unsafe electrical system. A qualified electrician should promptly deal with unsafe wiring conditions.

Smoke Alarms

Pillar To Post®

Smoke alarms are an incredible success story. Once the concept took hold in the 1970s, it wasn't long before the fire death rate was cut in half! Now, more than three decades later, most homes have at least one smoke alarm but we still have a problem – the smoke alarms aren't working! In one quarter of the homes with smoke alarms, the smoke alarms don't work. The cause is missing, dead or disconnected batteries (National Fire Protection Association). Pillar To Post® would like to encourage you to pay more attention to your smoke alarms.



The two key goals of smoke alarms are –

- To wake you up. You can't sense smoke and flame when you are asleep.
- Early warning. The sooner you know about a fire the better the possible outcome

Placement of Smoke Alarms

While you should consult the instructions provided with the smoke alarm, here are some general guidelines. We do not address local bylaws and codes here.

- There should be at least one smoke alarm per floor including the basement.
- Smoke alarms should be placed outside every separate sleeping area. Many authorities suggest an alarm inside each bedroom as well.
- The alarm can be placed on the ceiling or high up on the wall. If the alarm is on the ceiling, it should be at least four inches away from any walls. If the alarm is on the wall, it should be at least four inches but not more than twelve inches from the ceiling.
- Peaked ceilings have stagnant air at the top. The smoke alarm should be three feet from the highest point.
- Do not place the smoke alarm where it could be affected by drafts such as next to a window or air vent.

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Maintaining

Test the smoke alarm once per month by pressing the test button until the alarm sounds then release the button. If the smoke alarm is battery operated, replace the battery every year. If you hear a chirping sound from the smoke alarm, change the batteries. Dust or vacuum the surface periodically. Replace the entire unit if it is older than 10 years or if you are not sure how old it is. Print the installation date inside the cover.

False Alarms

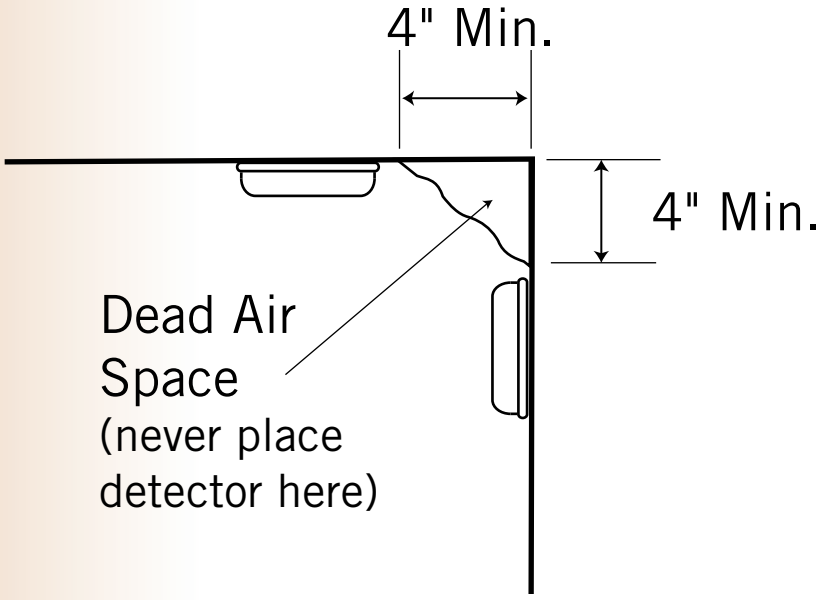
Nuisance tripping of your smoke alarm is bound to happen occasionally. Unfortunately, many people remove the battery to silence the alarm with the good intention of replacing it after the smoke clears. Here are some better ways to deal with nuisance tripping: Use an alarm with a 'hush button'. Move the smoke alarm a little further from the kitchen area. Try a different type of alarm. Some experts say that a photoelectric smoke alarm is a little less sensitive to common causes of false alarms.

Hard Wired Alarms

Many homes today have smoke alarms wired right into the household electrical system. In addition, some homes have interconnected smoke alarms. This means if one alarm in the home sounds then the others sound as well.

Escape Plan

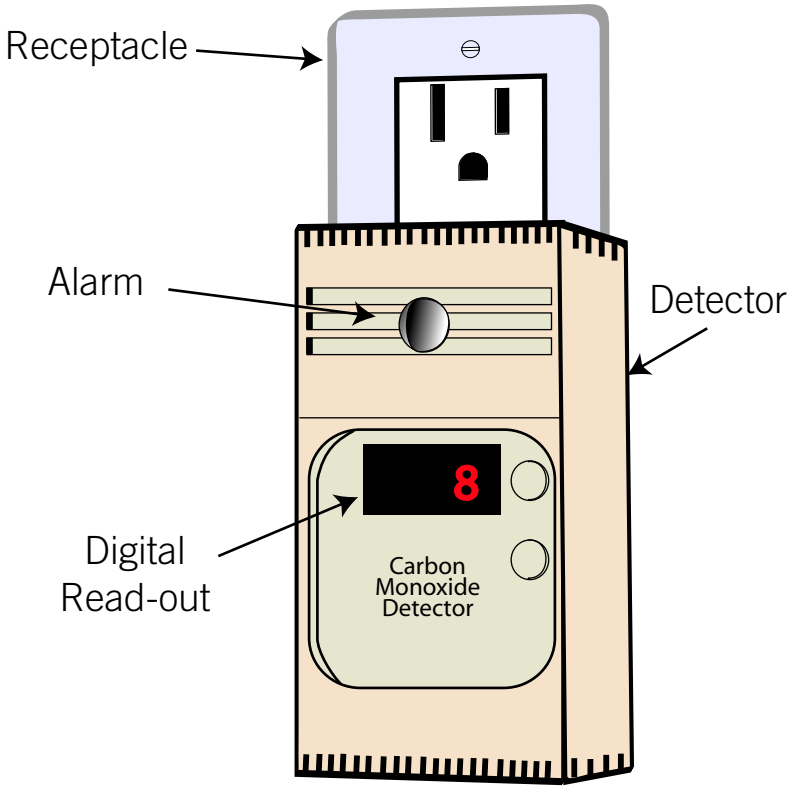
Smoke and flame can spread quickly so you need to react quickly. It is vital that you and your family know what to do on hearing a smoke alarm. You should plan an escape route from every area of the home and identify a safe area to meet outside the home. You should rehearse the escape plan with your family. Walk through and identify obstacles that may slow you down such as windows that are jammed or exits that are crowded with storage etc.



Carbon Monoxide

Pillar To Post®

Carbon monoxide, or CO, a byproduct of incomplete combustion of fossil fuels, is a colorless, odorless gas. Breathing CO reduces the blood's ability to carry oxygen. In severe cases, CO can cause death.



Defective or malfunctioning fossil fuel appliances, or inappropriate use of appliances that burn fossil fuel close to or inside the home can pose a serious health hazard. Here are a few examples of dangerous operations:

- Running an automobile or gas lawn mower inside the garage
- Operating a barbeque inside the home
- A gas or oil burning furnace with a blockage in the chimney
- Kerosene space heaters
- Operating a generator in the home during a power failure

Symptoms of Carbon Monoxide Poisoning

Symptoms of carbon monoxide poisoning include headache, dizziness, nausea, vomiting, weakness, chest pain, confusion, and loss of consciousness. Carbon monoxide poisoning can lead to death. Low level poisoning may go unnoticed because it may be mistaken for the flu.

Carbon Monoxide Detector

You should have at least one carbon monoxide detector in your home. In some geographic areas, a CO detector is required by law. The CO detector should be placed where you can hear it if it goes off when you are asleep. A CO detector does not have to be placed on the ceiling, since unlike smoke, CO has approximately the same weight as air so it mixes

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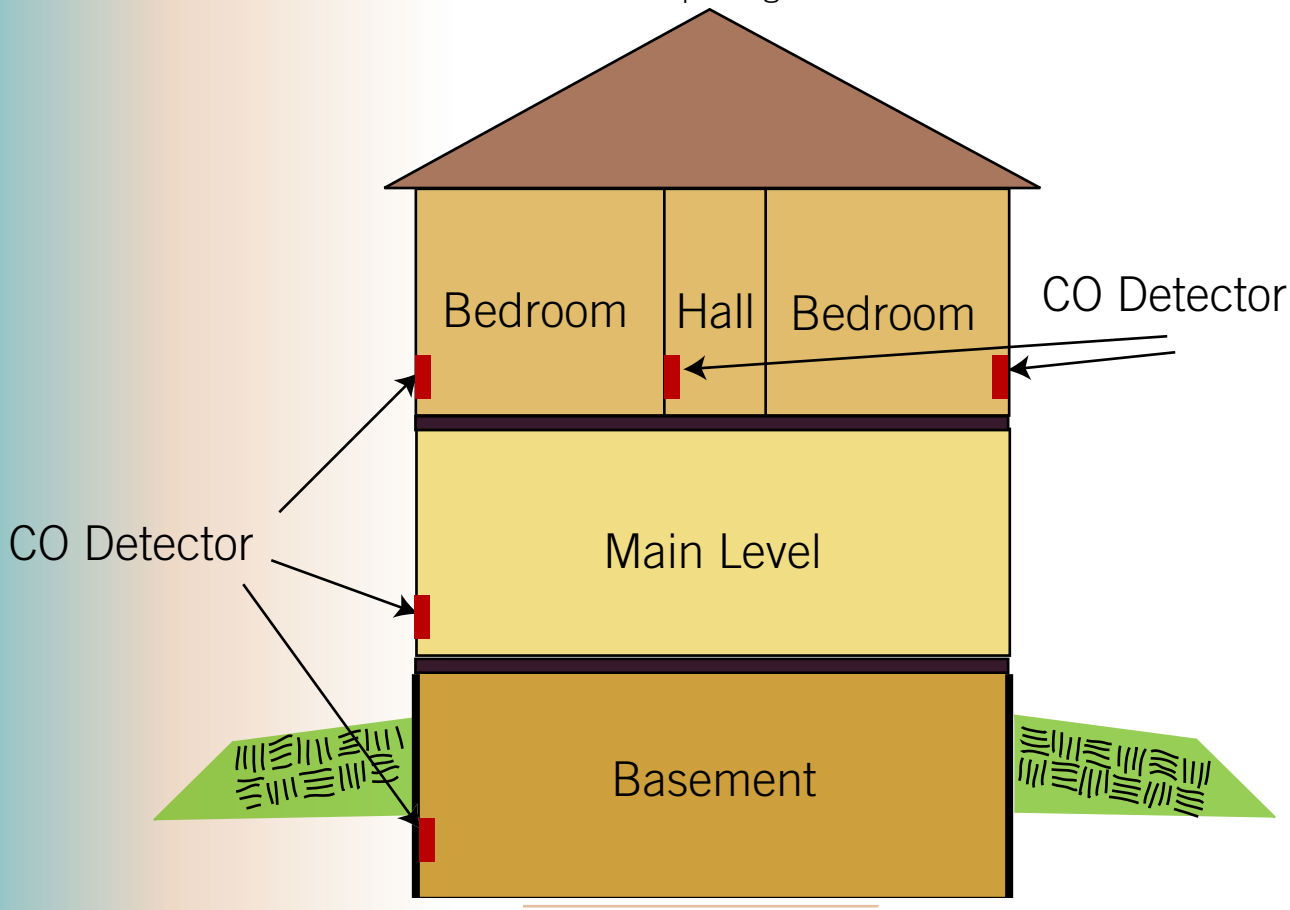
uniformly throughout the room rather than floating up to the ceiling. To avoid false alarms, do not install the detector next to heating and cooking appliances, vents, flues, or chimneys. Make sure you read and follow the operating, placement, and testing instructions that come with the detector.

If the carbon monoxide detector alarms, take it seriously.

Avoiding CO Poisoning

- Have your heating systems serviced every year by a qualified technician.
- Have your fireplace chimney cleaned and inspected every year.
- Install at least one CO detector in your home and replace the batteries twice per year.
- Open the garage door prior to starting your car; drive the car out promptly. Do not leave it idling in the garage. Do not use a remote car starter when the car is in the garage.
- Do not use a charcoal or propane barbeque in the home.

If you are installing only one carbon monoxide (CO) detector,
it should be located where you can hear it if it goes off when you are sleeping.
For greater safety, multiple CO detectors can be installed throughout the home.
Follow the instructions packaged with the detector.



PILLARTOPOST
HOME INSPECTORS

Receipt

Receipt#: 521097 - 588 **Date:Oct/16/2019**

Dan Romero dba Pillar To Post Inspections
Danny Romero
2107 Plantation Drive,Richmond ,Texas,77406
Email :dan.romero@pillartopost.com

Client PATRICK WARD and MOLLY GORRIE
16842 BONNYTON DRIVE, RICHMOND, TX, 77407

Property 16842 BONNYTON DRIVE, RICHMOND, TX, 77407

Services	**Service Name**	**Service Cost**
	Visual Inspection	$380.00

SubTotal:	**$380.00**
Tax @ 0.00%	**$0.00**
Total :	**$380.00**
Balance Outstanding:	**$0.00**

PAID IN FULL

Thank you for your business

521097-588