



## SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 1109 Eugene Street

Port Neches

77651

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller  is  is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?  \_\_\_\_\_ (approximate date) or  never occupied the Property

**Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)**

*This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.*

Item	Y	N	U
Cable TV Wiring		X	
Carbon Monoxide Det.	X		
Ceiling Fans	X		
Cooktop		X	
Dishwasher	X		
Disposal	X		
Emergency Escape Ladder(s)		X	
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.	X		
French Drain		X	
Gas Fixtures	X		
Natural Gas Lines	X		

Item	Y	N	U
Liquid Propane Gas:		X	
-LP Community (Captive)		X	
-LP on Property		X	
Hot Tub		X	
Intercom System		X	
Microwave	X		
Outdoor Grill		X	
Patio/Decking	X		
Plumbing System	X		
Pool		X	
Pool Equipment		X	
Pool Maint. Accessories		X	
Pool Heater		X	

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		X	
Rain Gutters	X		
Range/Stove	X		
Roof/Attic Vents	X		
Sauna		X	
Smoke Detector	X		
Smoke Detector – Hearing Impaired		X	
Spa		X	
Trash Compactor		X	
TV Antenna		X	
Washer/Dryer Hookup	X		
Window Screens	X		
Public Sewer System	X		

Item	Y	N	U	Additional Information
Central A/C	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Evaporative Coolers		X		number of units: _____
Wall/Window AC Units		X		number of units: _____
Attic Fan(s)		X		if yes, describe: _____
Central Heat	X			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>1</u>
Other Heat		X		if yes describe: _____
Oven	X			number of ovens: _____ <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	X			<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input checked="" type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	X			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	X			number of units: _____ number of remotes: <u>0</u>
Satellite Dish & Controls		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Solar Panels		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	X			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>1</u>
Water Softener		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Other Leased Item(s)		X		if yes, describe: _____

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> automatic	<input type="checkbox"/> manual	areas covered: _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)		
Water supply provided by: <input checked="" type="checkbox"/> city <input type="checkbox"/> well <input type="checkbox"/> MUD <input type="checkbox"/> co-op <input type="checkbox"/> unknown <input type="checkbox"/> other: _____					
Was the Property built before 1978? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> unknown					
(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).					
Roof Type: <u>Composite</u> Age: <u>4 YRS (per previous owner)</u> (approximate)					
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> unknown					
Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no If yes, describe (attach additional sheets if necessary): _____					

**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Condition	Y	N	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI	<input checked="" type="checkbox"/>	
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired	<input checked="" type="checkbox"/>	
Previous Foundation Repairs		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>			

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

After demo (For remodel) of primary shower, evidence of previous termite activity on studs at exterior wall was discovered. Contracted with orkin for mitigation and treatment of entire property to prevent future infestations. All walls were open for the remodel/wiring so all wood was treated. Orkin also blew pest-resistant insulation in the attic. (SEE ATTACHED ORKIN REPORT)

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? [ ] yes [X] no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following conditions?\* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

- Y N
[X] [ ] Present flood insurance coverage. (purchased, but not required)
[ ] [X] Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
[ ] [X] Previous flooding due to a natural flood event.
[ ] [X] Previous water penetration into a structure on the Property due to a natural flood.
[ ] [X] Located [ ] wholly [ ] partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
[ ] [X] Located [ ] wholly [ ] partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
[ ] [X] Located [ ] wholly [ ] partly in a floodway.
[ ] [X] Located [ ] wholly [ ] partly in a flood pool.
[ ] [X] Located [ ] wholly [ ] partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

\*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

**Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?\***  yes  no If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

**Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property?**  yes  no If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

**Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

Y N

- Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
- Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  
 Name of association: \_\_\_\_\_  
 Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_ and are:  mandatory  voluntary  
 Any unpaid fees or assessment for the Property?  yes (\$ \_\_\_\_\_)  no  
 If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:  
 Any optional user fees for common facilities charged?  yes  no If yes, describe: \_\_\_\_\_
- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- Any condition on the Property which materially affects the health or safety of an individual.
- Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.  
 If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?  yes  no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages
04/28/2021	Pre-Purchase Property Insp.	Tim Herrington, ALLSPEC Professional Home Inspections	25

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead  Senior Citizen  Disabled
- Wildlife Management  Agricultural  Disabled Veteran
- Other: \_\_\_\_\_  Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?  yes  no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made?  yes  no If yes, explain: \_\_\_\_\_

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\*  unknown  no  yes. If no or unknown, explain. (Attach additional sheets if necessary): \_\_\_\_\_

\*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

David M Lusignolo 2-24-2023  
Signature of Seller Date

Cynthia A Lusignolo 2-24-2023  
Signature of Seller Date

Printed Name: David M Lusignolo

Printed Name: Cynthia A Lusignolo



THIS AGREEMENT PROVIDES FOR RETREATMENT OF THE INFESTED AREA OF THE COVERED STRUCTURE(S) IN THE EVENT THAT SUBTERRANEAN OR FORMOSAN TERMITES REINFEST THE COVERED STRUCTURE(S), BUT THIS AGREEMENT DOES NOT PROVIDE FOR THE REPAIR OF DAMAGE CAUSED BY SUBTERRANEAN OR FORMOSAN TERMITES.



**Orkin Pest Control**  
**Residential Single Family Dwelling**  
**SUBTERRANEAN AND FORMOSAN TERMITE PROGRAM**  
**DIRECTED LIQUID + BAIT RETREAT SERVICE AGREEMENT**  
**ORKIN CONTINUOUS PROTECTION PLAN**

THIS AGREEMENT IS CONTINGENT UPON THE APPROVAL AND SIGNATURE OF THE ORKIN BRANCH MANAGER, WHO HAS SOLE AUTHORITY TO EXECUTE IT ON BEHALF OF ORKIN.

- ORKIN LIMITED RETREATMENT SERVICE ("Service") (SF):**
  - Orkin shall treat Customer's structure for Subterranean and Formosan termites using the treatment specified in the Treatment Report. Orkin does not guarantee that termites will never return to the treated structure ("Treated Premises"). If termites do return as indicated by evidence of a live Subterranean or Formosan termite infestation, Orkin will retreat that area. This Service does not cover any damage to the structure or its contents.
  - IMPORTANT:** Service includes liquid treatment to critical and infested areas as specified by Orkin, plus Bait System installation and monitoring as specified by Orkin. If during the effective period of this Agreement Orkin, for whatever reason, changes the type of bait being used or ceases to offer a bait program in this area, an appropriate alternative treatment method will be determined by and performed by Orkin at no charge to the Customer. The bait stations and all components are not owned by the Customer and may be removed by Orkin at its discretion, at any time, for replacement with an alternative treatment method upon the termination of this Agreement or if Orkin ceases to offer a bait program in this area. The Service coverage of this Agreement will remain in effect through any pre-paid period of coverage. Thereafter, Orkin will provide a Service identical to the Service set forth in this Agreement for a renewal fee not to exceed the Annual Monitoring Fee as set by this Agreement.
  - This Service shall expire one (1) year from the date of initial treatment; however, for the first five (5) years, the Customer has the exclusive right to renew the Service by timely payment of the annual renewal. At the end of that five-year period, the Service may be renewed annually with the mutual consent of both parties, and then, either party may terminate the Service only at the end of a service year. However, if the agreement is to be extended after the initial five-year period, Orkin, as it deems necessary, may require additional treatment to be performed. This additional treatment will be at the customer's expense.
  - Customer is required to make the Treated Premises accessible to Orkin for any inspections and treatments as Orkin deems necessary. This may include removing floor coverings, wall coverings and fixtures, for which the responsibility and costs rest exclusively with Customer. If the Customer fails to comply with these obligations, Orkin may, at its option, terminate the Agreement.
  - Customer acknowledges that to control Formosan termites it may be necessary to have walls, ceilings, and other parts of the structure dismantled in order to locate and destroy colony nests (cartons). Customer agrees to cooperate fully with Orkin and to pay the cost of any dismantling of walls, ceilings, and other parts of the structure necessary to remove cartons prior to Orkin's retreatment, and to pay the cost for any necessary subsequent reconstruction. If, in Orkin's judgment, an infestation of Formosan termites requires fumigation of the structure, Customer understands and agrees that Customer is responsible for the cost of fumigation. If Customer fails to have the structure fumigated by Orkin to control an infestation of Formosan termites, Orkin may, at its sole option, cancel the limited Service. Customer further understands that an infestation of Formosan termites may require an increase in the monitoring fee.
  - The Customer agrees to be solely responsible for maintaining the Treated Premises free from any condition conducive to termite infestation ("Conditions Conducive," see paragraph 9 for explanation). The Customer agrees to be solely responsible for identifying and correcting Conditions Conducive. This responsibility rests exclusively with the Customer, not with Orkin. In addition, the existence of any Conditions Conducive, that was not timely corrected, including any Condition Conducive existing, but not visible at the time of the execution of this Agreement, will permit Orkin, at its sole discretion, to terminate the Agreement or to require Customer to purchase any additional treatment required to correct the Condition Conducive.
  - Prior to making any structural modification or alteration (to include installation of spray foam insulation) or disturbing the soil in, around or under the Treated Premises, Customer must notify Orkin in writing and purchase any additional treatment required by the changes. The failure of Orkin to notice any such change does not release Customer from this obligation. If Customer fails to do so, Orkin, at its option, may terminate the Agreement.
  - Customer agrees not to remove, tamper with, or cover the bait stations.
  - Orkin is performing a service and expressly disclaims any guarantee of any kind, whether expressed or implied, for any injury or damage related to the service performed. Customer expressly releases Orkin from any claim for termite damage or repair.
- OTHER INFESTATIONS:** Customer waives and releases Orkin from any liability for any claim or damages to the structure or its contents caused by an infestation of Wood Destroying Fungi, Drywood Termites, Boring Beetles, or any other Wood Destroying Insects. Customer also waives and releases Orkin from liability for any claim or injuries, damages, or losses of whatever nature or type related to mold or fungal growth.
- A. PAYMENTS:** The initial payment covers the installation of the bait stations and the first year's monitoring service, and is due at the time the initial treatment is performed. After the first year, the Monitoring Fee will be assessed on an annual or quarterly basis. As long as Customer keeps the Monitoring Fee current, Orkin will monitor Customer's structure and maintain the Service under this Agreement.
  - MONITORING FREE PRICE PROTECTION:** In order to maintain this Agreement and the Service, Customer shall pay a Monitoring Fee. The Annual Monitoring Fee for year two (2) of the Agreement will be \$275, plus tax where applicable, but may be paid, at Customer's option, in quarterly payments of \$68.75, plus tax where applicable. Thereafter, for the Service period, Orkin shall have the right to increase the Annual Monitoring Fee by an amount not to exceed the consumer price index or ten percent (10%), whichever is greater. If Orkin does not increase the Annual Monitoring Fee in any one or more years, at any subsequent increase Orkin may cumulatively include any amount it would have permitted to increase in that prior year or period of years.
- MEDIATION/ARBITRATION:** ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT, OR THE SERVICES PERFORMED BY ORKIN UNDER THIS AGREEMENT OR ANY OTHER AGREEMENT, REGARDLESS OF WHETHER THE CONTROVERSY OR CLAIM AROSE BEFORE OR AFTER THE EXECUTION, TRANSFER OR ACCEPTANCE OF THIS AGREEMENT INCLUDING BUT NOT LIMITED TO ANY TORT AND STATUTORY CLAIMS, AND ANY CLAIMS FOR PERSONAL OR BODILY INJURY OR DAMAGE TO REAL OR PERSONAL PROPERTY, SHALL BE SETTLED BY BINDING ARBITRATION UNLESS THE PARTIES AGREE OTHERWISE. THE ARBITRATION SHALL BE ADMINISTERED UNDER THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION ("AAA") AND SHALL BE CONDUCTED BY AAA, IF ADMINISTERED UNDER THE AAA RULES, A CLAIM SHALL BE DETERMINED UNDER THE AAA SUPPLEMENTARY PROCEDURES FOR CONSUMER-RELATED DISPUTES IN CASES WHERE SUCH PROCEDURES ARE APPLICABLE. ANY OTHER CONTROVERSY OR CLAIM SHALL BE DETERMINED UNDER THE AAA COMMERCIAL ARBITRATION RULES. THE CUSTOMER AND ORKIN AGREE THAT THE ARBITRATOR SHALL FOLLOW THE SUBSTANTIVE LAW, INCLUDING THE TERMS AND CONDITIONS OF THIS AGREEMENT. THE ARBITRATOR'S POWERS TO CONDUCT ANY ARBITRATION PROCEEDING UNDER THIS AGREEMENT SHALL BE LIMITED AS FOLLOWS: ANY ARBITRATION PROCEEDING UNDER THIS AGREEMENT WILL NOT BE CONSOLIDATED OR JOINED WITH ANY ACTION OR LEGAL PROCEEDING UNDER ANY OTHER AGREEMENT OR INVOLVING ANY OTHER PREMISES, AND WILL NOT PROCEED AS A CLASS ACTION, PRIVATE ATTORNEY GENERAL ACTION OR SIMILAR REPRESENTATIVE ACTION. EITHER PARTY HAS THE RIGHT TO REQUIRE A PANEL OF THREE (3) ARBITRATORS, BUT IN THE ABSENCE OF THE PARTIES' AGREEMENT, THE REQUESTING PARTY SHALL BE RESPONSIBLE FOR THE COST OF THE ADDITIONAL ARBITRATORS. EITHER PARTY MAY REQUEST AT ANY TIME PRIOR TO THE HEARING THAT THE AWARD BE ACCOMPANIED BY A REASONED OPINION. THE AWARD RENDERED BY THE ARBITRATOR(S) SHALL BE FINAL AND BINDING ON ALL PARTIES, EXCEPT THAT A PARTY MAY WITHIN 30 DAYS OF THE ORIGINAL AWARD REQUEST AN ARBITRAL APPEAL TO AN APPEAL TRIBUNAL, CONSTITUTED IN THE SAME NUMBER AND BY THE SAME PROCESS AS THE INITIAL ARBITRATOR(S). THE APPEALING PARTY SHALL BE RESPONSIBLE FOR THE FILING FEE AND OTHER ARBITRATION FEES AND COSTS SUBJECT TO APPROVAL BY THE APPEAL TRIBUNAL UNDER APPLICABLE LAW. THE APPEAL TRIBUNAL SHALL REVIEW ALL QUESTIONS OF LAW AND FACT UNDER A CLEARLY ERRONEOUS STANDARD. THE AWARD OF THE APPEAL TRIBUNAL SHALL BE FINAL AND BINDING. JUDGMENT MAY BE ENTERED ON THE AWARD IN ANY COURT HAVING JURISDICTION THEREOF. CUSTOMER AND ORKIN ACKNOWLEDGE AND AGREE THAT THIS ARBITRATION PROVISION IS MADE PURSUANT TO A TRANSACTION INVOLVING INTERSTATE COMMERCE AND SHALL BE GOVERNED BY THE FEDERAL ARBITRATION ACT. BEFORE HAVING RECOURSE TO ARBITRATION, CUSTOMER AND ORKIN EACH AGREES TO TRY IN GOOD FAITH TO SETTLE ANY CONTROVERSY OR CLAIM BY AT LEAST FOUR (4) HOURS OF MEDIATION ADMINISTERED UNDER THE AAA COMMERCIAL MEDIATION RULES WITH ORKIN AGREEING TO PAY THE COSTS OF THE MEDIATION. THE AAA MAY BE CONTACTED AT THE TOLL FREE NUMBER 800 778 7879, OR THROUGH THE FOLLOWING WEBSITE: <http://www.adr.org>
- LIMITATION OF LIABILITY:** Customer expressly waives any claim for economic, compensatory, or consequential damages relating to the existence of Subterranean or Formosan termites or Subterranean or Formosan termite damage, or for increased costs, loss of use, business interruption, diminution of value, or any "stigma" damage due to the presence of Subterranean or Formosan termites or Subterranean or Formosan termite damage. The Customer acknowledges that Orkin is performing a service and except for any damage to the structure caused by Orkin in the performance of its services, Customer waives any claims for property damage. Customer agrees that under no circumstances shall Orkin be held liable for any amount greater than the amount paid by the Customer to Orkin for the termite service to be performed. Nothing in this Agreement shall be construed as depriving the Customer of remedies available under applicable state consumer protection laws.
- LIMITED ASSIGNABILITY:** This Agreement is assignable as a retreat only Agreement to the new owner of the property under the following conditions: (a) the new owner presents the Orkin branch office written notice requesting that the Agreement be assigned, (b) Orkin conducts an inspection of the property, the results of which are satisfactory to Orkin, (c) Orkin consents in writing to the assignment of the Agreement, and the new owner pays a transfer fee.
- REINSPECTION:** Orkin shall reinspect the treated structure as deemed necessary by Orkin or once a year if requested by Customer. An annual inspection will be made by Orkin if required by applicable State law or regulations. Any reinspection is separate from and independent of Customer's obligation to pay the annual renewal.
- CHEMICAL INFORMATION WARNING:** Virtually all pesticides have some odor which may be present for a period of time after application. If you or any member of your household believes you have a sensitivity to chemical odor or chemicals, Orkin recommends that you not have an initial or a subsequent service performed at your premises until you have consulted with your family physician. At your request, Orkin will provide information about the chemicals to be used in treating the premises.
- CONDITIONS CONDUCIVE:** Conditions Conducive include, but are not limited to: roof leaks, improper ventilation, faulty plumbing and water leaks or intrusions in or around the structure, inherent structural problems, including, but not limited to, wood to ground contact, masonry failures, spray foam insulation, and sealing of the foundation, other foam insulation, stucco construction, expanded polystyrene or styrofoam insulated foundation systems, siding (including vinyl, wood and metal) in contact with the ground, mulch, or other protective ground covering, and firewood, trash, lumber, wood, mulch, shrubs, vines, and other protective ground covering in contact with structure.
- ENTIRE AGREEMENT:** This Agreement and the attached Treatment Report shall be the entire Agreement between Customer and Orkin. No other agreements, understandings or representations, whether written or oral, with respect to the Agreement shall be binding as they shall be merged into and superseded by this Agreement. Customer warrants and acknowledges that Customer has not relied on or been induced by any other agreements, understandings or representations, whether written or oral, in signing this Agreement. The terms of the Agreement stated herein may not be amended or altered unless a written change is approved and signed by a Corporate Officer of Orkin. No other employees or agents of Orkin have authority to amend or alter any part of this Agreement. If any provision or portion thereof of this Agreement is found to be invalid or unenforceable, it shall not affect the validity or enforceability of any other part of this Agreement. Provided, however, that as to paragraph 4, MEDIATION/ARBITRATION, if the sentence precluding the arbitrator from conducting an arbitration proceeding as a class, representative or private attorney general action is found to be invalid or unenforceable then the entirety of paragraph 4 shall be deemed to be deleted from this Agreement.
- APPLICABLE LAW:** This Agreement shall be governed by and construed under the laws of the State of Georgia, without regard to its conflicts of laws principles.
- FORCE MAJEURE (Circumstances beyond Orkin's control):** Orkin's obligations under this Agreement shall be cancelled if Orkin cannot perform its responsibilities due to Acts of God including, earthquakes, storms, fires, floods, pandemics, or because of a material change in circumstances including, but not limited to, acts of war, inaccessibility of the property, strikes, unavailability of fumigicide, baits or other supplies from ordinary sources.
- TERMINATION BY ORKIN:** Orkin may terminate this Agreement, without notice, if the obligations set forth in this Agreement are not met by Customer, or in the event of a change in state or federal law or regulation that materially affects Orkin's obligations under this Agreement.
- MONEY BACK GUARANTEE:** ORKIN GUARANTEES THAT IF CUSTOMER IS NOT COMPLETELY SATISFIED WITH ORKIN'S TREATMENT, ORKIN WILL REFUND CUSTOMER'S INITIAL TREATMENT CHARGE AND ANY PREPAID MONITORING FEES IF CUSTOMER CONTACTS ORKIN IN WRITING AT THE BRANCH ADDRESS BELOW WITHIN 30 DAYS AFTER CUSTOMER'S INITIAL TREATMENT, AND ORKIN FAILS TO RESOLVE CUSTOMER'S PROBLEM WITHIN 30 DAYS AFTER RECEIVING IT. A REFUND BY ORKIN OF CUSTOMER'S INITIAL TREATMENT CHARGE AND ANY PREPAID MONITORING FEES WILL RESULT IN CANCELLATION OF THIS AGREEMENT.

**CANCELLATION: CUSTOMER MAY CANCEL THIS AGREEMENT AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION.**

David Lusignolo 9/1/21  
 Customer Date  
 1109 Eugene St  
 Street Address (Treated Premises)  
 Port Neches Texas 77651  
 City State Zip Code  
 (713) 882-2072  
 Home Phone Work Phone  
 County Name Is this within the City Limits? Yes No

David Lusignolo  
 Billing Name (if different)  
 1109 Eugene St  
 Billing Address (if different)  
 Port Neches Texas 77651  
 City State Zip Code  
 Type of structure to be treated

Rob Duplantis 1498226  
 Inspector Name (PRINT) Employee ID # or Certification #  
 (409) 504-8259 710J  
 Branch Telephone Number Business License # and Letter  
 THIS AGREEMENT IS NOT VALID UNTIL APPROVED BY THE BRANCH MANAGER

1. Service Purchased	
a. Initial Treatment Cost	\$ 2,495.00
b. Initial Monitoring Cost	\$
c. Minus Adjustments	(\$ )
d. Additional Annual Monitoring Fees x years	\$ 0
Subtotal (sum a + b - c + d)	\$ 2,495.00
2. Other Items:	
a. Sales Taxes	\$ 205.84
b. Other Fees	\$
Subtotal (sum a + b)	\$ 205.84
3. TOTAL Price (sum 1 + 2)	\$ 2,700.84
4. LESS Down Payment	(\$ )
5. Unpaid Balance (3 minus 4)	\$ 2,700.84

METHOD OF PAYMENT  FINANCED - See Separate Finance Agreement  
 CASH  
 CHECK # \_\_\_\_\_  
 PAYMENT OPTION FORM - Unpaid Balance Must Be Financed or Due Upon Completion

Branch Manager's Signature Date 9/1/21

11165 Eastex Freeway  
 Branch Street Address  
 Beaumont Texas 77713  
 City State Zip Code  
 Customer's Signature Date 9/1/21



# TREATMENT/INSPECTION REPORT

## Graph Description: Main

Name David Lusignolo Email \_\_\_\_\_

Treating Address 1109 Eugene St City/State Port Neches, TX Zip 77651

Home Phone (713) 882-2072 Business Phone \_\_\_\_\_

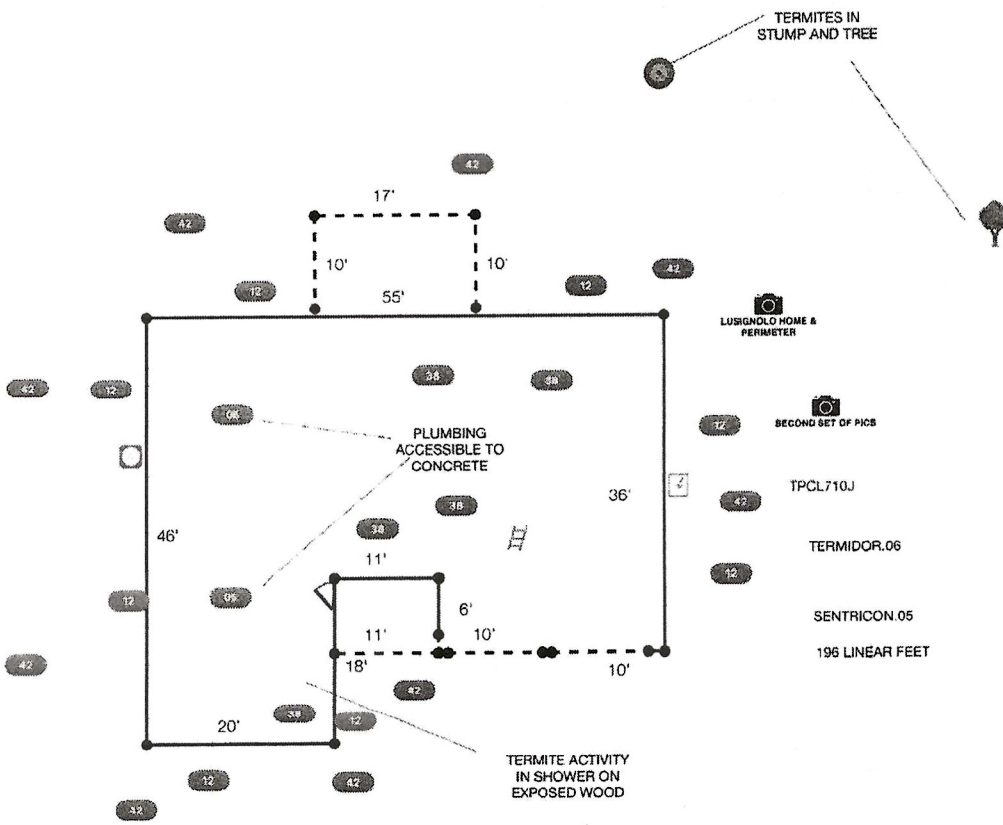
Inspected By Rob Duplantis

Pest Control  Yes  No Treatment Scheduled Date \_\_\_\_\_ Date Inspected Sep 1, 2021

This report is limited to a visual inspection of the exposed structure. There may be hidden infestations and/or damage that are not evident from a visual inspection. The purpose of this treatment/inspection report is to document areas of concern from the interior and exterior inspection. Specifically: (1) Visible conditions conducive to infestation; (2) Visible evidence of infestation, damage, or past infestations. This report is not valid for real estate transactions. This report DOES NOT INCLUDE MOLD or any mold-like conditions. Mold is generally not a wood destroying organism and is outside the scope of this report. If you wish your property to be inspected for mold or mold-like conditions, please contact the appropriate mold professional.

**GRAPH KEY**  
Key indicated general area and is not precise. Insect evidence and conditions may be widespread.

Structure LF Treatment LF 196 Square F 1907 1Block = 2 Feet



**IMPORTANT:** if visible evidence of active or previous infestation or damage is noted by the inspector during the inspection of your property, it should be evaluated by a licensed building contractor of customer's choice for damage. BECAUSE IT IS HIGHLY PROBABLE CUSTOMER COULD HAVE HIDDEN DAMAGE IN THE STRUCTURE. ORKIN IS NOT RESPONSIBLE FOR PRE-EXISTING DAMAGE. This Treatment/Inspection Report is based on visible evidence of readily accessible areas and does not make any attempt to reveal damage which may be present. No attempt to remove insulation, carpeting, paneling, etc. to search for hidden damage was made. IF VISIBLE EVIDENCE OF ACTIVE OR PREVIOUS INFESTATION IS REPORTED, IT SHOULD BE ASSUMED THAT SOME DEGREE OF DAMAGE IS PRESENT. Placement of the Bait Stations is for the Initial Service and may change during future monitoring service (if applicable). This Treatment/Inspection Report may be updated at the time of treatment reinspection.





# INSPECTION IMAGES - TREATMENT/INSPECTION REPORT

Graph Description: Main



LUSIGNOLO HOME & PERIMETER



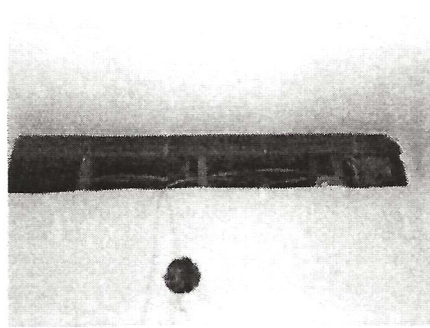
LUSIGNOLO HOME & PERIMETER



LUSIGNOLO HOME & PERIMETER



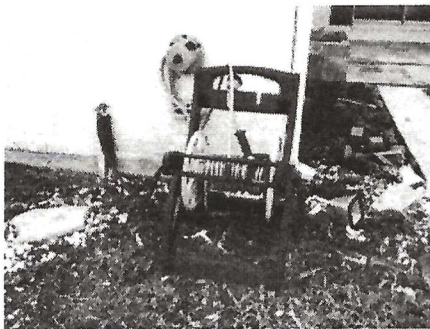
LUSIGNOLO HOME & PERIMETER



LUSIGNOLO HOME & PERIMETER



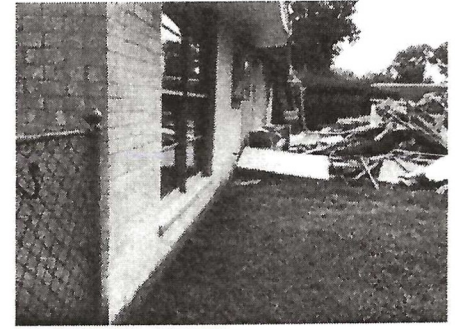
LUSIGNOLO HOME & PERIMETER



LUSIGNOLO HOME & PERIMETER



LUSIGNOLO HOME & PERIMETER



LUSIGNOLO HOME & PERIMETER



# INSPECTION IMAGES - TREATMENT/INSPECTION REPORT

Graph Description: Main



SECOND SET OF PICS



SECOND SET OF PICS



SECOND SET OF PICS



SECOND SET OF PICS



SECOND SET OF PICS



SECOND SET OF PICS

NOTE TO BUYER REGARDING  
ALLSPEC INSPECTION DATED  
4-28-2021:

THIS INSPECTION REPORT IS  
BEING PROVIDED AS REQUIRED  
BY THE SELLER'S DISCLOSURE.

SINCE THE INSPECTION WAS  
DONE PRIOR TO THE HOME  
RENOVATION, MUCH OF THE  
CONTENTS ARE OBSOLETE.

# *ALLSPEC*

## Property Inspection Report



1109 Eugene St, Port Neches, TX 77651  
Inspection prepared for: Cynthia Lusignolo  
Real Estate Agent: Melissa White - Remax One

Date of Inspection: 4/28/2021 Time: 10:00 am  
Weather: Fair

WDI inspection performed By McMahan pest control (409)-791-8486

Inspector: Tim Herrington  
License #9184  
295 berkshire Ln., Beaumont, TX 77707  
Phone: 409-767-6233  
Email: [timherrington41@yahoo.com](mailto:timherrington41@yahoo.com)  
[www.beaumonthomeinspector.com](http://www.beaumonthomeinspector.com)

## PROPERTY INSPECTION REPORT

<b>Prepared For:</b>	Cynthia Lusignolo	
	<small>(Name of Client)</small>	
<b>Concerning:</b>	1109 Eugene St, Port Neches TX, 77651	
	<small>(Address or Other Identification of Inspected Property)</small>	
<b>By:</b>	Tim Herrington, License #9184	4/28/2021
	<small>(Name and License Number of Inspector)</small>	<small>(Date)</small>

### 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](http://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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
<http://www.trec.texas.gov>.

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

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

#### TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

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

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

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

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

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
-------------------------------------	--------------------------	--------------------------	--------------------------	----------------

Type of Foundation(s): Slab on grade.

Comments:

A.1. Foundation overall "appears" to be performing its intended function supporting the structure at time of inspection. No warranty is offered or implied for foundation's future performance. Due to the expansive nature of our soil, foundations do move and shift. It is important that the owner of property maintain the foundation as needed to insure proper performance. Local soils and climatic changes can have an effect on foundation's future performance. Regularly scheduled foundation maintenance is strongly recommended to be performed by home owner.

A.2. Slab-on-grade foundations are the most common type of foundations for residential. 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-grade foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Grading & Drainage
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Comments:

B.1. Water appears to drain away from home.

B.2. Recommend monitoring drainage during heavy rains.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering: Asphalt shingles

Viewed From: Roof

Comments:

C.1. Architectural shingles. Typical life expectancy of shingles is approximately 25 - 30 years from date of installation per manufacturer.

C.2. No other loose or damaged shingles were observed at time of inspection.

Roof overall "appears" to be in satisfactory condition at time of inspection.

C.3. This is not a "windstorm" inspection. Only a structural engineer can issue a windstorm certification.

C.4. As a note, this inspection is not to determine insurability or warrantability of the roof covering, that inspection should be performed by your insurance company

C.5. Rolled roofing at rear enclosed porch, Typical life expectancy 10+ years, should be inspected annually.

**C.6. Observed a small are of separation to rolled roofing at tar patched area.**

**C.7. Observed mineral wear to surface of rolled roofing at rear enclosed porch in two locations.**

**C.8. Observed a minor raised shingle on the front slope, generally a simple fix by a professional roofer.**

**C.9. Recommend professional roofer to further evaluate / correct.**

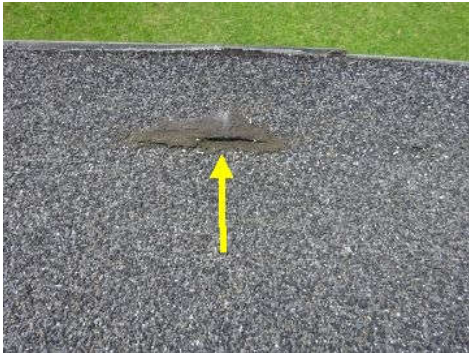
I=Inspected

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I	NI	NP	D
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Observed a small are of separation to rolled roofing at tar patched area.



Observed mineral wear to surface of rolled roofing at rear enclosed porch in two locations.



Observed mineral wear to surface of rolled roofing at rear enclosed porch in two locations.



Observed a minor raised shingle on the front slope, generally a simple fix by a professional roofer.

X			X
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D. Roof Structures and Attics

Approximate Average Depth of Insulation: Insulation is 5+ inches deep

Approximate Average Thickness of Vertical Insulation:

Comments:

D.1. Attic was accessed from pull down stairs in the garage.

D.2. All visible areas of roof decking and structure viewed from decked areas only for safety reasons appear to be in satisfactory condition at time of inspection.

D.3. As a note, the inspector is unable to view the narrow areas of eaves in the attic, clearance and access is too low.

D.4. Some areas of the attic are inaccessible at time of inspection due to HVAC ducts, low clearance and lack of decking.

D.5. Attic ventilation is gable, ridge vents and soffit vents.

D.6. Attic insulation is the rolled batt type.

D.7. Observed some minor deflection to roof surface in several areas, some deflection is normal for age, design and materials used.

D.8. Observed several minor damaged decking boards, this is a common occurrence when installing a new roof on and older home and generally not a major concern

**D.9. Missing insulation in the attic near furnace, recommend adding to reduce energy cost and provide added comfort.**



I=Inspected

NI=Not Inspected

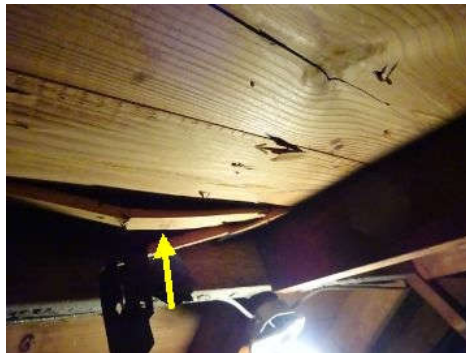
NP=Not Present

D=Deficient

I	NI	NP	D
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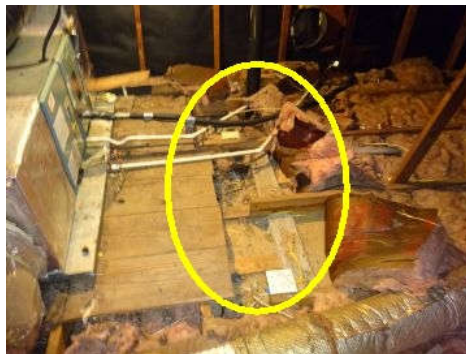
STRUCTURAL SYSTEMS Roof Structures and Attics



Observed several minor damaged decking boards, this is a common occurrence when installing a new roof on an older home and generally not a major concern



Observed several minor damaged decking boards, this is a common occurrence when installing a new roof on an older home and generally not a major concern



Missing insulation in the attic near furnace, recommend adding to reduce energy cost and provide added comfort.

X			X
---	--	--	---

E. Walls (Interior and Exterior)

Wall Materials: Interior walls are sheetrock and wood panel.. Exterior walls are brick with vinyl / aluminum siding at fascia and soffit areas.

Comments:

E.1. Normal wear and tear to exterior walls and finishes.

E.2. No significant interior or exterior cracks or stains were observed at time of inspection.

E.3. As a note, typical wear / damage to the interior walls of garage.

E.4. As a note, the inspector(s) cannot see through walls, floors or ceilings.

E.5. The inspector cannot see the original exterior siding covered by the aluminum / vinyl overlay and cannot advise on the condition of the original siding.

**E.6. Sagging soffit vinyl in several locations.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Sagging soffit vinyl in several locations.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors
-------------------------------------	--------------------------	--------------------------	-------------------------------------	------------------------

Ceiling & Floor Materials: Ceiling are sheetrock and acoustic tiles.. Floors are wood laminate and tile.

Comments:

F.1. Floors are in satisfactory condition.

F.2. Ceilings are in satisfactory condition.

F.3. Normal wear for age.

F.4. Observed a stain to ceiling in the hallway, however moisture levels are normal at time of inspection. Possible previous leak from drain pan under furnace.

**F.5. Observed loose tape seams / hairline separation at sheetrock tape seams in the garage, this is generally common due to the garage is not climate controlled.**



Observed loose tape seams / hairline separation at sheetrock tape seams in the garage, this is generally common due to the garage is not climate controlled.



Observed a stain to ceiling in the hallway, however moisture levels are normal at time of inspection. Possible previous leak from drain pan under furnace.

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

I	NI	NP	D
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G. Doors (Interior and Exterior)

Comments:

G.1. All doors open and close normal at time of inspection. All exterior door locks were tested. Normal wear and tear for age to door surfaces.

G.2. There are several minor door and door hardware issues

G.3. Pet door noted.

G.4. Door between garage and home is not a fire rated safety door. does not meet current industry standards. The door between an attached garage and a dwelling unit should be a solid wood door not less than 1-3/8 inches (35 mm) thick, a solid- or honeycomb-core steel door not less than 1-3/8 inches (35 mm) thick, or a 20-minute fire-rated door.

**G.5. Worn weather stripping at rear entrance door at en closed porch.**

**G.6. Door between garage and home is not a fire rated safety door. does not meet current industry standards.**

**G.7. Observed wood rot to lower area of door frame at rear exterior entrance door to porch.**

**G.8. Loose upper hinge at middle bedroom entrance door.**



Door between garage and home is not a fire rated safety door. does not meet current industry standards.

Observed wood rot to lower area of door frame at rear exterior entrance door to porch.

H. Windows

Window Types: Windows are single pane.

Comments:

H.1. Windows, tested (at random) open, closed and locked at time of inspection.

H.2. No cracked panes were observed at time of inspection.

H.3. Could not access some of the windows

H.4. Normal wear and tear for age.

**H.5. Missing and torn screens in several locations.**

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

I	NI	NP	D
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I. Stairways (Interior and Exterior)

Comments:  
 I.1. Pull down attic stairs open / close at time of inspection.  
 I.2. Typical wear for age.  
 I.3. As a note, most wooden pull down stairs do not comply with today's fire rating. There was a set of wooden pull down stairs in the garage ceiling that may have been approved at time of construction. Pull down stairs or other hatches providing access to "shared attic space" should conform to modern firewall requirements and these stairs do not appear to. Buyer may consider replacing / upgrading the existing stairs with fire rated stairs or consulting your local fire marshal for more options.  
**I.4. Pull down attic stairs do not completely close at time of inspection.**



Pull down attic stairs do not completely close at time of inspection.

J. Fireplaces and Chimneys

Locations:  
 Types:  
 Comments:

K. Porches, Balconies, Decks, and Carports

Comments:  
 K.1. Front and rear porch appear to be in satisfactory condition at time of inspection.  
 K.2. Common settle cracks observed to garage floor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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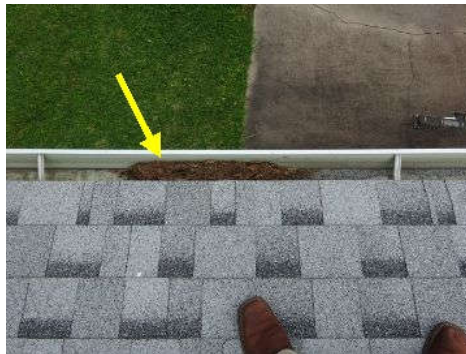
L. Other

Materials: Home appears to have been vacant for period of time undisclosed time to inspector. All systems are turned on for the inspection. Buyer Should be advised upon first move in, latent defects may occur in plumbing, gas and electrical systems that may not have been evident at the time the inspection took place., As a note, buyer was present during inspection

Comments:

L.1. As a note, this is not a mold inspection. A mold inspection is beyond the scope of inspection. If buyer has any concerns regarding mold, a environment hygienist is recommended. (Per TREEC) home inspectors are not required to report on the presents or absence of mold or mildew.

**L.2. Gutters have debris in them in several locations, recommend cleaning.**



Gutters have debris in them in several locations, recommend cleaning.

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

I	NI	NP	D
---	----	----	---

## II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------------

Panel Locations: The main electrical panel is located on the exterior right wall of the Home.

Materials & Amp Rating: Copper wiring

Comments:

A.1. FPE Stab-loc panel present

A.2. Overhead service wires. Service wires appear to be copper.

A.3. There is no one main disconnect to the electrical service. There is a series of disconnects in the panel on the right exterior wall of home. As a note, current industry standards require a minimum of 100 amp main disconnect, however this was approved at time of construction.

A.4. Panel cover was not removed due to type of panel. FEDERAL PACIFIC panel, breakers are likely to inadvertently trip when removing panel cover.

**A.5. FPE, Zinsco, Sylvania, Bulldog, Stab-Lock - Federal Pacific panels and or breakers have a long history of performance and safety issues. Because one of these panels was noted during the inspection, we are recommending a further evaluation by an electrical contractor due to FEDERL PACIFIC panel located on the right exterior wall of home.**

**A.6. There is no one main disconnect to the electrical service. There is a series of disconnects in the panel on the right exterior wall of home. As a note, current industry standards require a minimum of 100 amp main disconnect, however this was approved at time of construction.**

**A.7. Recommend electrician to evaluate / correct.**



ELECTRICAL SYSTEMS Service Entrance and Panels

ELECTRICAL SYSTEMS Service Entrance and Panels

FPE Stab-loc panel present

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

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures
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Type of Wiring: Copper wiring

Comments:

B.1. "Visible" branch circuits appear to be copper. Receptacles throughout home are randomly tested.

B.2. Smoke detectors should be tested at time of occupancy to insure safety.

Single and multi station smoke alarms shall be installed in the following locations:

1. In each sleeping room.

2. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.

3. On each additional story of the dwelling excluding inhabitable attics. I would also strongly recommend the addition of carbon monoxide detectors for safety reasons, if not installed.

B.3. As a note, there are open ground circuits in the home.

B.4. There are some various minor electrical items, too many to list individually.

**B.5. There are no smoke detectors installed in all required locations.**

**B.6. There are no GFCI receptacles in the kitchen, garage or outdoors, This does not meet "current" industry standards.**

**B.7. Conduit on the right and left side of home is not properly secured to wall and some areas have surface rust.**

**B.8. Flex conduit on the left wall of home below service disconnect for AC condensing unit is not properly secured to wall.**

**B.9. Several bulbs in and around the home are missing and or expired at time of inspection.**

**B.10. Missing junction box cover in the attic over garage, recommend installing cover for safety reasons.**

**B.11. Replace all missing / damaged cover plates at receptacles and switches.**

**B.12. The right GFCI receptacle in the master bathroom is blocked by mirror.**

**B.13. The GFCI receptacles in the master bathroom did not trip when tested with external tester.**

**B.14. Non standard termination of romex in the water heater closet should be in protective junction box for safety reasons.**

**B.15. Damaged light fixture in the attic.**

**B.16. Recommend qualified electrician to further evaluate / correct.**

I=Inspected

NI=Not Inspected

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D=Deficient

I	NI	NP	D
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The right GFCI receptacle in the master bathroom is blocked by mirror.



The GFCI receptacles in the master bathroom did not trip when tested with external tester.



Non standard termination of romex in the water heater closet should be in protective junction box for safety reasons.



Conduit on the right and left side of home is not properly secured to wall and some areas have surface rust.



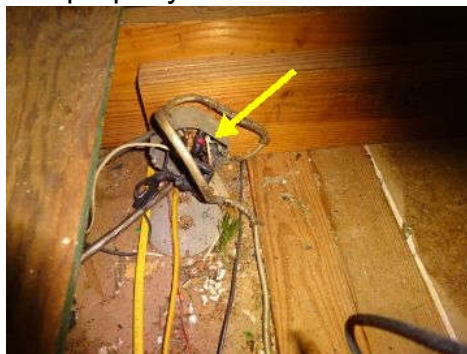
Flex conduit on the left wall of home below service disconnect for AC condensing unit is not properly secured to wall.



Replace all missing / damaged cover plates at receptacles and switches.



Conduit on the right and left side of home is not properly secured to wall and some areas have surface rust.



Missing junction box cover in the attic over garage, recommend installing cover for safety reasons.



Damaged light fixture in the attic.



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I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air

Energy Sources: Electric

Comments:

A.1. Electric furnace located in the attic operated within industry standards at time of inspection. Supply temperature is 110 degrees, return is 75 degrees, difference of 35 degrees. Normal differential is 30-50 degrees. The heat strips and coils are located inside the unit and were not visible for inspection.

A.2. It is beyond the scope of inspection for the inspector to determine future performance or life expectancy of HVAC systems during inspection.

A.3. Annual servicing of HVAC systems is highly recommended to be performed by a service contractor.

**A.4. Observed debris / insulation in the drain pan under coils in the attic, recommend removing debris as to not clog drain line in the event of a primary drain line clog / overflow into pan.**

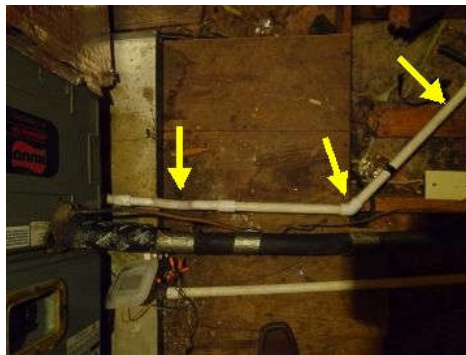
**A.5. There is no insulation on the primary drain line in the attic from coils as required.**

**A.6. The primary drain line from coils terminates through side of cast iron plumbing vent stack in the attic, its required to terminate to approved location.**

**A.7. Recommend HVAC technician to further evaluate / correct.**



The primary drain line from coils terminates through side of cast iron plumbing vent stack in the attic, its required to terminate to approved location.



There is no insulation on the primary drain line in the attic from coils as required.



HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS Heating Equipment

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Cooling Equipment

Type of Systems: Forced air

Comments:

B.1. All visible surface areas of the exterior condensing unit appears to be in fair condition at time of inspection.

B.2. It is beyond the scope of inspection for the inspector to determine future performance or life expectancy of HVAC systems during inspection

B.3. Annual servicing of HVAC systems is highly recommended to be performed by a service contractor.

B.4. Normal wear to exterior of housing for age.

**B.5. AC did not operate within industry standards, supply temperature is 65 return is 75 a differential of 10 degrees. Normal differential is 15 to 20 degrees.**

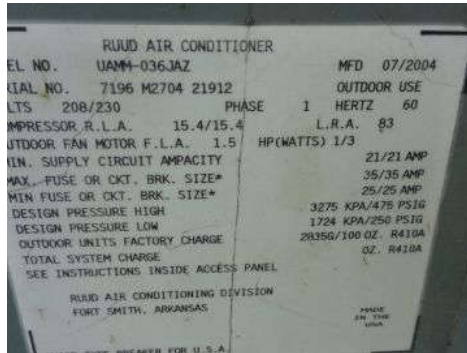
**B.6. The exterior condensing unit is un level at time of inspection, unit should be level on its foundation / pad.**

**B.7. Missing / worn insulation at suction line at exterior AC unit.**

**B.8. Recommend HVAC tech to further evaluate / correct.**



The exterior condensing unit is un level at time of inspection, unit should be level on its foundation / pad.



HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS Cooling Equipment



Missing / worn insulation at suction line at exterior AC unit.



HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS Cooling Equipment

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

I	NI	NP	D
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C. Duct System, Chases, and Vents

Comments:  
 C.1. No other loose or damaged ducts (visible areas of ducts only) were observed at time of inspection. All visible ductwork appears to be connected and functioning properly. Interior walls in the return air space appear to be in satisfactory condition. Return filter was in place.  
 C.2. As a note inspector is not an indoor air quality or mold inspector and no comment will be made regarding these and other related issues. The inspector can not see inside the HVAC system and ducts therefore comment is made on what can not be seen. Due to high levels of insulation or limited attic access, the inspector is unable to view some areas of the ducts, therefore, no comment can be made on what cannot be seen.  
 C.3. As a note there are some repaired areas to ducts in the attic.  
**C.4. Filter is dirty, recommend changing.**  
**C.5. Partially collapsed duct in the attic at pathway.**  
**C.6. Recommend HVAC tech to further evaluate.**



Partially collapsed duct in the attic at pathway.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution System and Fixtures.

Location of Water Meter: Front of structure  
 Location of Main Water Supply Valve: Meter

Comments:

A.1. Supply lines appear to be copper. No visible leaks were found at fixtures or visible plumbing at time of inspection. All toilets were flushed (3) times during the inspection. As a note, the inspector can not see or inspect any plumbing lines that are buried in ground or in wall areas.

A.2. Static Water Pressure: Reading was 52 lbs tested at exterior hose bibb on the exterior wall of home.

A.3. As a note, in ground, in wall and under slab plumbing pipes can not be seen by the inspector and a pressure test on the plumbing lines is not part of the inspection. However, a pressure test at one of the exterior wall hose bibb was performed to determine supply pressure only, is not a pressure test for line leaks.

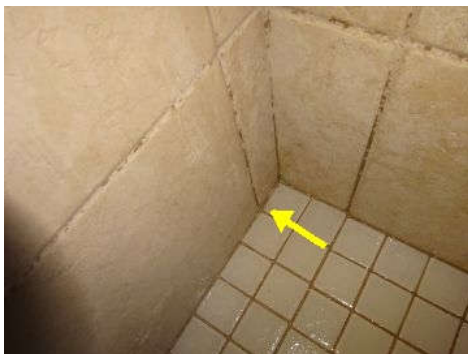
A.4. Washing machine plumbing connections were not tested, the appliance is connected to plumbing and was not disconnected. It is assumed that the plumbing at washing machine is in good working condition unless otherwise stated in the sellers disclosure.

A.5. All toilets were flushed (3) times during the inspection.

**A.6. Observed separation to grout in several locations between tiles in the corners of shower surround in the master bathroom.**

**A.7. There are no back flow prevention devices installed on the exterior hose bibs, does not meet "current industry standards".**

**A.8. Recommend plumber to evaluate**



Observed separation to grout in several locations between tiles in the corners of shower surround in the master bathroom.

There are no back flow prevention devices installed on the exterior hose bibs, does not meet "current industry standards".

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

I	NI	NP	D
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B. Drains, Wastes, and Vents

Comments:  
 B.1. Visible drain lines are PVC. No visible leaks at time of inspection. All visible drains flowed normal at time of inspection.  
 B.2. As a note, in ground, in wall and under slab plumbing pipes can not be seen by the inspector and a pressure test on the drain lines is not part of the inspection. However, a pressure test at one of the exterior wall hose bibb was performed to determine supply pressure only, is not a pressure test for line leaks.  
 B.3. There are various plumbing items that will need maintenance to correct  
**B.4. Observed an open ended copper drain line / plumbing vent in the attic near furnace, unable to determine use, possibly discontinued vent pipe. See sellers disclosure.**  
**B.5. Recommend plumber to further evaluate / correct.**



Observed an open ended copper drain line / plumbing vent in the attic near furnace, unable to determine use, possibly discontinued vent pipe. See sellers disclosure.

C. Water Heating Equipment

Energy Source: Water heater is gas powered  
 Capacity: Unit is 40 gallons  
 Comments:  
 C.1. 40 Gallon water heater located in the garage closet. All visible areas of housing appear to be in satisfactory condition. No visible leaks.  
 C.2. The gas water heater was not lit at time of inspection, therefore it was visually inspected only.  
**C.3. Gas water heater located in the garage should be raised 18 inches from ground to meet current industry standards. This water heater is raised, but less than 18 inches at time of inspection.**  
**C.4. Missing heat shield at ceiling for gas vent stack.**  
**C.5. Observed surface rust to upper supply fitting atop water heater.**  
**C.6. Recommend plumber to further evaluate / correct.**

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

I	NI	NP	D
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Missing heat shield at ceiling for gas vent stack.



Observed surface rust to upper supply fitting atop water heater.



PLUMBING SYSTEM Water Heating Equipment



PLUMBING SYSTEM Water Heating Equipment

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Observations:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

A.1. Dishwasher was tested on normal cycle at time of inspection.

**A.2. No air gap / anti siphon loop is present at drain line from dishwasher.**

**A.3. Dishwasher did not correctly drain after wash cycle.**

**A.4. Recommend a qualified appliance repair person further evaluate, determine cause and repair/replace as required.**



No air gap / anti siphon loop is present at drain line from dishwasher.

B. Food Waste Disposers

Comments:

B.1. Operated at time of inspection, no leaks at time of inspection.

B.2. Normal wear for age.

C. Range Hood and Exhaust Systems

Comments:

C.1. Fan and one light operated at time of inspection.

**C.2. Filters are dirty and need cleaning.**

**C.3. One light does not work in range hood, possible bulb.**

**C.4. Vent hood terminates in the attic, this type should terminate to the exterior of home to meet "current industry standards".**

**C.5. Recommend a qualified appliance repair person further evaluate, determine cause and repair/replace as required.**

I=Inspected

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I	NI	NP	D
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Filters are dirty and need cleaning.



Vent hood terminates in the attic, this type should terminate to the exterior of home to meet "current industry standards".

D. Ranges, Cooktops, and Ovens

Comments:

D.1. Electric range and oven. Oven was tested on a setting of 350 degrees and operated within industry standards at time of inspection. Oven light operated at time of inspection.

D.2. Normal wear of age.

**D.3. Cook top did not respond to controls.**

**D.4. Recommend a qualified appliance repair person further evaluate, determine cause and repair/replace as required.**



Cook top did not respond to controls.

E. Microwave Ovens

Comments:

E.1. Microwave operated normally

E.2. Typical wear for age.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

F.1. There are no vent fans, however windows are present.



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Garage Door Operators
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Door Type: Overhead door

Comments:

G.1. Garage doors (2) open and close normal at time of inspection. The reversing function on the left door was tested by blocking the infrared eye system on the down cycle. Normal wear and tear for age to door surfaces.

G.2. Right overhead door is manual.

**G.3. Door may need minor adjustments**

**G.4. Doors have dents in several locations.**

**G.5. Recommend further evaluation by a qualified overhead door technician.**



Doors have dents in several locations.



Doors have dents in several locations.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

H.1. Dryer vents through wall to exterior of home.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other
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Observations:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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Materials:

Comments:

C.1. Non attached structures are excluded from this report.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:

Type of Storage Equipment:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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Type of System:

Location of Drain Field:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
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Comments:

## Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: C	Roof Covering Materials	<p><b>C.6. Observed a small are of separation to rolled roofing at tar patched area.</b></p> <p><b>C.7. Observed mineral wear to surface of rolled roofing at rear enclosed porch in two locations.</b></p> <p><b>C.8. Observed a minor raised shingle on the front slope, generally a simple fix by a professional roofer.</b></p> <p><b>C.9. Recommend professional roofer to further evaluate / correct.</b></p>
Page 4 Item: D	Roof Structures and Attics	<b>D.9. Missing insulation in the attic near furnace, recommend adding to reduce energy cost and provide added comfort.</b>
Page 5 Item: E	Walls (Interior and Exterior)	<b>E.6. Sagging soffit vinyl in several locations.</b>
Page 6 Item: F	Ceilings and Floors	<b>F.5. Observed loose tape seams / hairline separation at sheetrock tape seams in the garage, this is generally common due to the garage is not climate controlled.</b>
Page 7 Item: G	Doors (Interior and Exterior)	<p><b>G.5. Worn weather stripping at rear entrance door at en closed porch.</b></p> <p><b>G.6. Door between garage and home is not a fire rated safety door. does not meet current industry standards.</b></p> <p><b>G.7. Observed wood rot to lower area of door frame at rear exterior entrance door to porch.</b></p> <p><b>G.8. Loose upper hinge at middle bedroom entrance door.</b></p>
Page 7 Item: H	Windows	<b>H.5. Missing and torn screens in several locations.</b>
Page 8 Item: I	Stairways (Interior and Exterior)	<b>I.4. Pull down attic stairs do not completely close at time of inspection.</b>
Page 9 Item: L	Other	<b>L.2. Gutters have debris in them in several locations, recommend cleaning.</b>
ELECTRICAL SYSTEMS		
Page 10 Item: A	Service Entrance and Panels	<p><b>A.5. FPE, Zinsco, Sylvania, Bulldog, Stab-Lock - Federal Pacific panels and or breakers have a long history of performance and safety issues. Because one of these panels was noted during the inspection, we are recommending a further evaluation by an electrical contractor due to FEDERL PACIFIC panel located on the right exterior wall of home.</b></p> <p><b>A.6. There is no one main disconnect to the electrical service. There is a series of disconnects in the panel on the right exterior wall of home. As a note, current industry standards require a minimum of 100 amp main disconnect, however this was approved at time of construction.</b></p> <p><b>A.7. Recommend electrician to evaluate / correct.</b></p>

<p>Page 11 Item: B</p>	<p>Branch Circuits, Connected Devices, and Fixtures</p>	<p><b>B.5. There are no smoke detectors installed in all required locations.</b>  <b>B.6. There are no GFCI receptacles in the kitchen, garage or outdoors, This does not meet "current" industry standards.</b>  <b>B.7. Conduit on the right and left side of home is not properly secured to wall and some areas have surface rust.</b>  <b>B.8. Flex conduit on the left wall of home below service disconnect for AC condensing unit is not properly secured to wall.</b>  <b>B.9. Several bulbs in and around the home are missing and or expired at time of inspection.</b></p> <p><b>B.10. Missing junction box cover in the attic over garage, recommend installing cover for safety reasons.</b>  <b>B.11. Replace all missing / damaged cover plates at receptacles and switches.</b>  <b>B.12. The right GFCI receptacle in the master bathroom is blocked by mirror.</b>  <b>B.13. The GFCI receptacles in the master bathroom did not trip when tested with external tester.</b>  <b>B.14. Non standard termination of romex in the water heater closet should be in protective junction box for safety reasons.</b>  <b>B.15. Damaged light fixture in the attic.</b>  <b>B.16. Recommend qualified electrician to further evaluate / correct.</b></p>
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**HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

<p>Page 13 Item: A</p>	<p>Heating Equipment</p>	<p><b>A.4. Observed debris / insulation in the drain pan under coils in the attic, recommend removing debris as to not clog drain line in the event of a primary drain line clog / overflow into pan.</b>  <b>A.5. There is no insulation on the primary drain line in the attic from coils as required.</b>  <b>A.6. The primary drain line from coils terminates through side of cast iron plumbing vent stack in the attic, its required to terminate to approved location.</b>  <b>A.7. Recommend HVAC technician to further evaluate / correct.</b></p>
<p>Page 14 Item: B</p>	<p>Cooling Equipment</p>	<p><b>B.5. AC did not operate within industry standards, supply temperature is 65 return is 75 a differential of 10 degrees. Normal differential is 15 to 20 degrees.</b>  <b>B.6. The exterior condensing unit is un level at time of inspection, unit should be level on its foundation / pad.</b>  <b>B.7. Missing / worn insulation at suction line at exterior AC unit.</b>  <b>B.8. Recommend HVAC tech to further evaluate / correct.</b></p>
<p>Page 15 Item: C</p>	<p>Duct System, Chases, and Vents</p>	<p><b>C.4. Filter is dirty, recommend changing.</b>  <b>C.5. Partially collapsed duct in the attic at pathway.</b>  <b>C.6. Recommend HVAC tech to further evaluate.</b></p>

**PLUMBING SYSTEM**

Page 16 Item: A	Plumbing Supply, Distribution System and Fixtures.	<p><b>A.6. Observed separation to grout in several locations between tiles in the corners of shower surround in the master bathroom.</b></p> <p><b>A.7. There are no back flow prevention devices installed on the exterior hose bibs, does not meet "current industry standards".</b></p> <p><b>A.8. Recommend plumber to evaluate</b></p>
Page 17 Item: B	Drains, Wastes, and Vents	<p><b>B.4. Observed an open ended copper drain line / plumbing vent in the attic near furnace, unable to determine use, possibly discontinued vent pipe. See sellers disclosure.</b></p> <p><b>B.5. Recommend plumber to further evaluate / correct.</b></p>
Page 17 Item: C	Water Heating Equipment	<p><b>C.3. Gas water heater located in the garage should be raised 18 inches from ground to meet current industry standards. This water heater is raised, but less than 18 inches at time of inspection.</b></p> <p><b>C.4. Missing heat shield at ceiling for gas vent stack.</b></p> <p><b>C.5. Observed surface rust to upper supply fitting atop water heater.</b></p> <p><b>C.6. Recommend plumber to further evaluate / correct.</b></p>
<b>APPLIANCES</b>		
Page 19 Item: A	Dishwashers	<p><b>A.2. No air gap / anti siphon loop is present at drain line from dishwasher.</b></p> <p><b>A.3. Dishwasher did not correctly drain after wash cycle.</b></p> <p><b>A.4. Recommend a qualified appliance repair person further evaluate, determine cause and repair/replace as required.</b></p>
Page 19 Item: C	Range Hood and Exhaust Systems	<p><b>C.2. Filters are dirty and need cleaning.</b></p> <p><b>C.3. One light does not work in range hood, possible bulb.</b></p> <p><b>C.4. Vent hood terminates in the attic, this type should terminate to the exterior of home to meet "current industry standards".</b></p> <p><b>C.5. Recommend a qualified appliance repair person further evaluate, determine cause and repair/replace as required.</b></p>
Page 20 Item: D	Ranges, Cooktops, and Ovens	<p><b>D.3. Cook top did not respond to controls.</b></p> <p><b>D.4. Recommend a qualified appliance repair person further evaluate, determine cause and repair/replace as required.</b></p>
Page 21 Item: G	Garage Door Operators	<p><b>G.3. Door may need minor adjustments</b></p> <p><b>G.4. Doors have dents in several locations.</b></p> <p><b>G.5. Recommend further evaluation by a qualified overhead door technician.</b></p>