

East Texas

HOME INSPECTION & PEST CONTROL

Serving East Texas Since 1996

Inspected By: Jason Spraggins
TREC 10128 ~ TDA 0602783 ~ NAWT 11811ITC
Cell: 936-552-6697 ~ **E-Mail:** jason@easttexashomeinspection.com



This Professional Inspection Report Has Been Prepared Exclusively For:

Michael & Theresa Huckabay
786 County Rd 308
Cleveland, TX 77327
November 17, 2023

“One Call Inspects All”



PROPERTY INSPECTION REPORT FORM

Michael & Theresa Huckabay <i>Name of Client</i>	11/17/2023 <i>Date of Inspection</i>
786 County Rd 308, Cleveland, TX 77327 <i>Address of Inspected Property</i>	
Jason Spraggins <i>Name of Inspector</i>	TREC 10128 <i>TREC License #</i>
 <i>Name of Sponsor (if applicable)</i>	 <i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

Scope of Inspection

- (1) These standards of practice apply when a professional inspector or real estate inspector who is licensed under this chapter accepts employment to perform a real estate inspection for a prospective buyer or seller of real property.
- (2) These standards of practice define the minimum requirements for a real estate inspection conducted on a one to four family unit that is substantially completed. Substantially completed means the stage of construction when a new building, addition, improvement, or alteration to an existing building can be occupied or used for its intended purpose.
- (3) For the purposes of these standards of practice a real estate inspection:
 - (A) is a limited visual survey and basic performance evaluation of the systems and components of a building using normal controls that provides information regarding the general condition of a residence at the time of inspection;
 - (B) is not intended to be a comprehensive investigation or exploratory probe to determine the cause or effect of deficiencies noted by the inspector; and
 - (C) requires the use of reasonable and appropriate tools to satisfy the requirements of the standards of practice.

General Limitations

The inspector is not required to:

- (1) inspect:
 - (A) items other than those listed within these standards of practice;
 - (B) elevators;
 - (C) detached buildings, decks, docks, fences, waterfront structures, or related equipment;
 - (D) anything buried, hidden, latent, or concealed;
 - (E) sub-surface drainage systems;

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(F) automated or programmable control systems, automatic shutoff, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or

(G) concrete flatwork such as driveways, sidewalks, walkways, paving stones or patios;

(2) report:

(A) past repairs that appear to be effective and workmanlike except as specifically required by these standards;

(B) cosmetic or aesthetic conditions; or

(C) wear and tear from ordinary use;

(3) determine:

(A) the presence or absence of pests, termites, or other wood-destroying insects or organisms;

(B) the presence, absence, or risk of:

(i) asbestos;

(ii) lead-based paint;

(iii) mold, mildew;

(iv) corrosive or contaminated drywall "Chinese Drywall"; or

(v) any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;

(C) types of wood or preservative treatment and fastener compatibility;

(D) the cause or source of a condition;

(E) the cause or effect of deficiencies; or

(F) any of the following issues concerning a system or component:

(i) insurability or warrantability;

(ii) suitability, adequacy, compatibility, capacity, reliability, marketability, or operating costs;

(iii) recalls, counterfeit products, or product lawsuits;

(iv) life expectancy or age;

(v) energy efficiency, vapor barriers, or thermostatic performance;

(vi) compliance with any code, listing, testing or protocol authority;

(vii) utility sources; or

(viii) manufacturer or regulatory requirements, except as specifically required by these standards;

(4) anticipate future events or conditions, including but not limited to:

(A) decay, deterioration, or damage that may occur after the inspection;

(B) deficiencies from abuse, misuse or lack of use;

(C) changes in performance of any component or system due to changes in use or occupancy;

(D) the consequences of the inspection or its effects on current or future buyers and sellers;

(E) common household accidents, personal injury, or death;

(F) the presence of water penetrations; or

(G) future performance of any item;

(5) operate shutoff, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;

(6) designate conditions as safe;

(7) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

(8) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;

(9) verify sizing, efficiency, or adequacy of the ground surface drainage system;

(10) verify sizing, efficiency, or adequacy of the gutter and downspout system;

(11) operate recirculation or sump pumps;

(12) remedy conditions preventing inspection of any item;

(13) apply open flame or light a pilot to operate any appliance;

(14) turn on decommissioned equipment, systems or utility services; or

(15) provide repair cost estimates, recommendations, or re-inspection services.

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The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, **please call our office prior** to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, **please call the office** to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. **This report is not to be used by or for any property or home warranty company.**

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and deficiencies not represented with digital imaging. When one or two like deficiencies are found they will be listed, when three to six like deficiencies are found the term various will be used but when seven or more like deficiencies are found the term multiple will be used. This eliminates the exhaustive reporting of like defects.

Inspection: Time In 8:45 am Time Out 12:00 pm
Property Was (at the time of inspection): Occupied
Building Orientation (for the purpose of this report - front faces) South
Parties Present (during the inspection): Seller's son in law
Weather Conditions (during inspection): Sunny
Outside Temperature (during inspection): 62 Degrees

BN - The property was occupied at the time of the inspection. When a property is occupied, fully or partially, there are areas of the structure may have been obstructed or blocked from the view of the inspector. These areas, if any, could not be fully evaluated. The areas that were obstructed and could not be fully evaluated may be but are not limited to interior walls, floors, windows, doors, cabinetry, electrical outlets, switches, light fixtures, supply lines, drain lines, gas lines, smoke alarms, carbon monoxide alarms, mechanical equipment.

Abbreviation Explanation

NI - Not Inspected (When the inspector cannot operate in normal ranges using ordinary controls at typical settings, look at and examine accessible systems or components, or a portion of the accessible systems or components, and report observed deficiencies as specified by the standards of practice.)

BN - Buyer's Note (Statements in the inspection report that explain, define, expound, give understanding, or advise.

TL - TREC General Limitations (These limitations define what the inspector is not required to evaluate per the Standards of Practice and Scope of the Inspection)

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This report contains representative pictures of certain deficiencies identified during the inspection. Additional photos, if any, can be viewed in the PHOTO SUMMARY.

Whenever a defect or deficiency of any kind is noted in a system, any part, or item of this structure, we recommend that a qualified, licensed and certified specialist or technician to inspect, repair and service the entire system or part. Sometimes noted defects and deficiencies are symptoms of other and sometimes more serious conditions and defects.

If other built in appliance are located in this structure such as but may not limited to Built-in Blenders, Can Openers, Ice Makers, Knife Sharpeners, Wine Coolers or any other type of Appliances such as but may not limited to Washers, Dryers, Refrigerators, Freezers or any other like appliances, are not included with this inspection unless specifically requested and noted.

It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier & Beam

Comments:

Vantage point from which the crawlspace was inspected: Crawled Structure Partially

Opinion as to the performance of the foundation:

On 11/17/2023 at 9:00 am and in the opinion of inspector Jason Spraggins the foundation appeared to be performing as designed at the time of inspection.

I did observe visible evidence that I would consider as being indications of movement and settlement. The areas observed to have some visual indications of movement were the interior walls and doors.

Evidence of some differential deflection was noted on structure. An effort should be made to maintain a dryer environment under the house. Moisture will weaken the soil around the piers and cause the house to move. Applying a 4-ply polyethylene barrier to approximately 75 to 80 % of the surface under structure will assist to controlling the moisture. Regular monitoring is required to maintain adequate surface moisture on the wood.

The following observations, deficiencies, and exceptions, if any, associated with the foundation that were observed by this inspector on the date and time of inspection are noted below:



There are areas within the crawl space that could not be thoroughly inspected, due to low clearance, excessive debris or a covering attached to sub-floor. I suggest monitoring this area for future change. Should change occur, contact a structural engineer to inspect the entire foundation system.



There was excessive moisture noted in the crawlspace at the time of inspection. This is a conducive condition for wood destroying insects.

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Moister will also cause foundations to shift or move over time. I recommend maintaining a dryer climate under the structure.

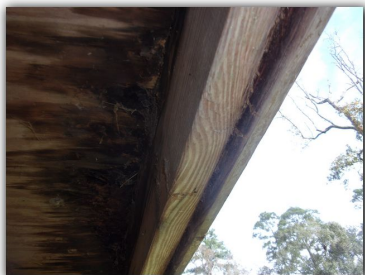


Floor joist noted under the hall tub that was improperly notched.



area wall.

Previous moisture damage noted under the master tub



Note- one 2x6 noted for the exterior wall area along the east end.



Crawl space has debris through out the crawl space. This debris allows rodents and other varmints to exist under structure. Debris should be removed and a clean environment maintained.

Due to the nature of pier & beam construction and the crawl space, the entire sub floor and its components have not been completely visually inspected. There are areas that were not visible or could not be seen or was obstructed in some way.

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Every effort has been made to inspect as much of the sub floor as thoroughly as possible, however, the possibility exists that there is moist, soft or rotted wood on the sub-floor or it's components that has not been detected or located.

B. Grading and Drainage

Comments:

The drainage and grading appeared to be in fair condition on the day of the inspection

The following observations, deficiencies, and exceptions, if any, associated with the drainage and grading that were observed by this inspector on the date and time of inspection are noted below:



Foundation does not have positive grading. The drainage strategy of the foundation is important. Expansive soils can be very destructive to the foundation if the moisture content of the perimeter varies. Some improvement should be made to the grading of the yard.



A complete guttering system with extensions is recommended on this structure. The gutter system is designed to expedite the drainage of water away from the property. Splash plates located under the downspouts can help direct water away from the foundation and reduce soil erosion, which can reduce the effectiveness of the termite chemicals placed in the soil. A properly installed gutter system is an important tool in maintaining even moisture content in the surrounding soil.

TL - The inspector is not required to: (A) inspect flatwork or detention / retention pond (expect as related to slope and drainage); (B) determine area hydrology or the presence or underground water; (C) or determine the efficiency or performance of underground or surface drainage systems.

C. Roof Covering Materials

Type of Roof Covering: composition

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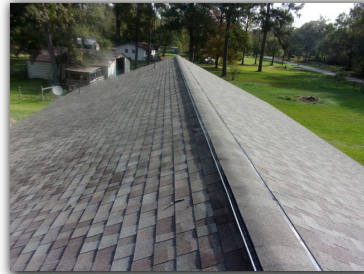
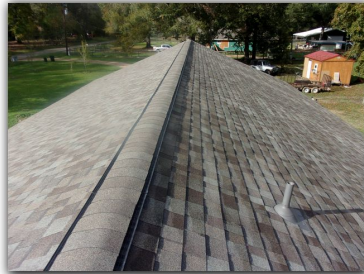
Viewed From: Walked the Roof

Comments:

Type of Roof Decking: OSB - Solid Sheathing

Visible Evidence of Water Penetration: Yes No

Visible Evidence of Previous Repairs: Yes No



This structure has a 25-30 year composition type roof covering and is estimated to be in the top third of its life. The roof was inspected by walking the roof. The roof fasteners appear to be installed and fastened properly.

The roof covering materials appeared to be in good condition on the day of the inspection.

 D. Roof Structures and Attics

Viewed From: Walking Attic

Approximate Average Depth of Insulation: 0 to 4"

Comments:

Attic Access Location: Hallway

Attic Accessibility: Limited

Insulation Type: Loose Filled

Description of Attic Ventilation: Soffit Vents, Ridge Vents

The roof structure and attic appeared to be in serviceable condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the roof structure and attic that were observed by this inspector on the date and time of inspection are noted below:



Small openings or gaps were noted in the roof structure (soffit & fascia). These gaps are recommended to be sealed with a silicone caulk. This helps prevent insect infestation such as ants, spiders, bees & wasps, and to keep wind driven rain from coming into contact with unpainted portions of the wood.

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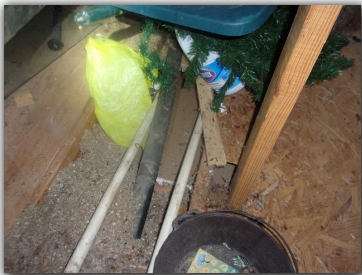
Purlins noted that were improper. Purlins shall be continuous and the same size as the rafters, and shall be supported by 2x4 braces installed to bearing walls at a slope of not less than 45 degrees from the horizontal. The braces shall be spaced not more than 4 feet on center and the length not to exceed 8 feet. And may not be cut or notched in any manner.



Collar ties noted on every fourth rafter.



Separations were detected between the rafters and the ridge board in the attic. This condition is usually the result of past deferential deflection in a structure. We recommend consulting a qualified roofing contractor so a corrective course of action can be evaluated.



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Missing insulation noted in various areas.



Insulation improvements may be cost effective, depending on the anticipated term of ownership.



There were items store in the attic space at the time of inspection. Various areas were obstructed from view.

BN - The suggested depth for an “R” value of 30 is approximately 8 to 10 inches. There is no T.R.E.C. standard in the inspection guidelines for insulation depth.

E. Walls (Interior and Exterior)

Comments:

Interior Wall Cladding: Sheetrock

The interior walls appeared to be in serviceable condition on the day of the inspection

The following observations, deficiencies, and exceptions, if any, associated with the interior walls that were observed by this inspector on the date and time of inspection are noted below:

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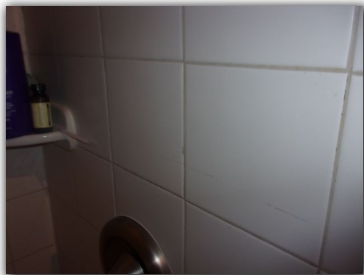
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Common interior wall cracks up to 1/8" were noted in the interior gypsum wallboard. Cracks near the interior windows and doors are usually indications that there is some degree of movement occurring in the structure. (in any structure some degree of movement is normal and should not be of concern) the severity of the cracks can be an indication of the amount of movement in a structure.



Cracked tiles noted in the hall shower area.



Crack noted at the master tub area.



Previous moisture damage noted at the back bedroom window area.

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Exterior Wall Cladding: Wood

The exterior walls appeared to be in serviceable condition on the day of the inspection

The following observations, deficiencies, and exceptions, if any, associated with the exterior walls that were observed by this inspector on the date and time of inspection are noted below:



Moisture damage and openings noted on the east end

area.

F. Ceilings and Floors

Comments:

The ceilings appeared to be in serviceable condition on the day of the inspection.



Common hairline wall cracks were noted in the

ceilings. Cracks are usually indications that there is some degree of movement occurring in the structure. The severity of the cracks can be an indication of the amount of movement in a structure.



Nail pops noted in various areas.

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The floors appeared to be in serviceable condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the floors that were observed by this inspector on the date and time of inspection are noted below:



Cracked tiles and cracked grout noted in various areas.



Note- some ware noted on the wood flooring.

G. Doors (Interior and Exterior)

Comments:

The doors appeared to be in serviceable condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the doors that were observed by this inspector on the date and time of inspection are noted below:

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Doors are not square in the door frame or door trim

has gaps at the corners. Recommend having a qualified contractor inspect and repair door. Should problems persist with previously repaired doors, an effort should be made to maintain even moisture content in the soils surrounding a slab foundation.

H. Windows

Comments:

The windows appeared to be in good condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the windows that were observed by this inspector on the date and time of inspection are noted below:



Various damaged screens noted.

I. Stairways (Interior and Exterior)

Comments:

The stairways appeared to be in good condition on the day of the inspection.

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

Comments:

The porches, balconies, decks, and carports appeared to be in good condition on the day of the inspection.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main Service Entrance: Underground

Main Service Wiring: copper

Size of Main Service Wiring: 2/0

Grounding Conductor: Yes

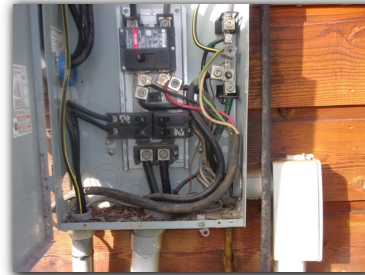
Main Panel Location: Exterior Wall - East Side of Structure

Main Panel Manufacturer: Cutler Hammer

Main Disconnect Rating: 200 amp

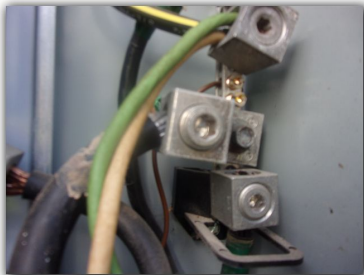
Main Panel Properly Bonded: Yes

Overheating or Arching: No



The service entrance and panels appeared to be in serviceable condition on the day and time of inspection.

The following observations, deficiencies, and exceptions, if any, associated with the service entrance and panels that were observed by this inspector on the date and time of inspection are noted below:



At the time of the inspection there was not any anti-oxidant paste on the lugs in the main panel where the aluminum main wires attach to the panel.

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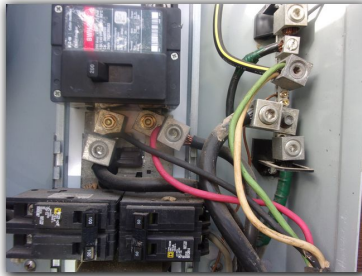
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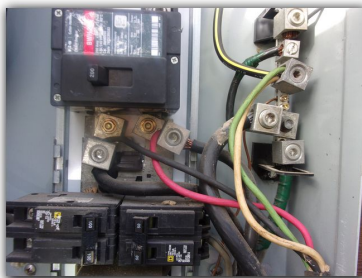
NP=Not Present

D=Deficient

I	NI	NP	D
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Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.



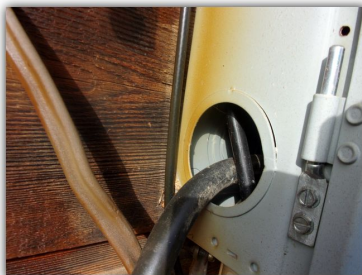
permanent wiring.



Extension cords are not recommended to be used as



Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.



Any openings in the main panel are recommended to be covered.

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Loose conduit noted.



Buyers Note: The connection to the ground electrode rod is below finished grade. The connection should be made above finished grade or with an approved clamp listed for burial. The connector in place is inaccessible and cannot be determined for proper use at the time of this inspection.

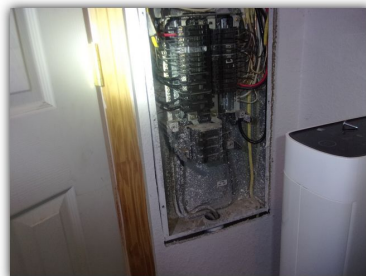
Sub Panel Service Wiring: copper

Sub Panel Location: Bedroom Closet

Sub Panel Manufacturer: General Electric

Sub Main Disconnect Rating: 200 amp

Overheating or Arching: No



The sub panel appeared to be in good condition on the day and time of inspection.

The following observations, deficiencies, and exceptions, if any, associated with the sub panel that were observed by this inspector on the date and time of inspection are noted below:

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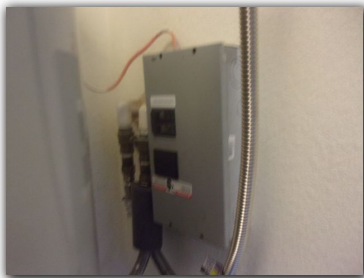
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D=Deficient

I	NI	NP	D
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Ground and neutral wires should be separated in the sub panel area.



The panel in the laundry was in good condition.

BN - Today's building standards require that AFCI devices be used for all circuits serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. Although this was not a requirement at the time of construction, the Texas Real Estate Commission (TREC) Standards Of Practice requires that licensed inspectors mark any home not in compliance with this standard as Deficient. Please read the "Consumer Notice Concerning Hazards Or Deficiencies" document and the "Arc Fault Information" document located at the attachment page near the end of the report". Please see the attached OPI Form.

TL: The inspector is not required to: (A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; (B) test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; (C) conduct voltage drop calculations; (D) determine the accuracy of over-current device labeling; (E) remove covers where hazardous as judged by the inspector; (F) verify the effectiveness of over-current devices; or (G) operate over-current devices.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

The branch circuits, connected devices, and fixtures appeared to be in serviceable condition on the day and time of inspection.

The following observations, deficiencies, and exceptions, if any, associated with the branch circuits, connected devices, and fixtures that were observed by this inspector on the date and time of inspection are noted below:

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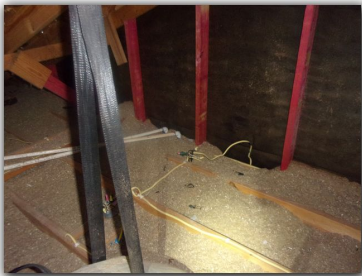
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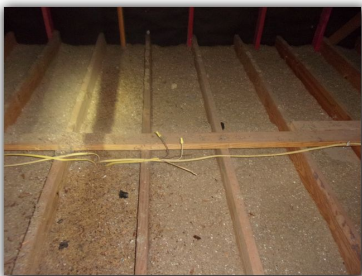
I	NI	NP	D
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All junction boxes should be fitted with cover plates, in order to protect the wire connections.



Improper electrical connections are recommended to be improved. All electrical connections should be made inside junction boxes fitted with cover plates.



Wires were improperly terminated were noted in various areas. Wire ends or splices are recommended to be in junction boxes that are properly mounted. This condition is considered an electrocution/fire hazard and should be serviced by a qualified, certified & licensed electrician.

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Missing cover plate noted.



Wiring exposed on interior finishes is recommended to be relocated or protected by a rigid conduit.



Warped fan blades noted.



Missing globes noted.

BN - Under the current standards, ground fault circuit interrupter protection (GFCI) is required in bathroom receptacles, garage and accessory building receptacles, outdoor receptacles, crawl space receptacles and lighting outlets, basement receptacles, receptacles that serve kitchen countertops, receptacles that are located within six feet of the outside edge of a sink shower, or bathtub, laundry area receptacles, indoor damp and wet location receptacles, kitchen dishwasher

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receptacle and electrically heated floors.

 C. Door Bell

 D. Smoke, Fire & Carbon Monoxide Detectors

Comments:

The smoke detectors appeared to be in fair condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the smoke detectors that were observed by this inspector on the date and time of inspection are noted below:



Your Smoke detectors are not installed to today's standards.

BN - It is suggested that all smoke alarms be interconnected. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. All smoke detectors should be installed in accordance with the NFPA guidelines. It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

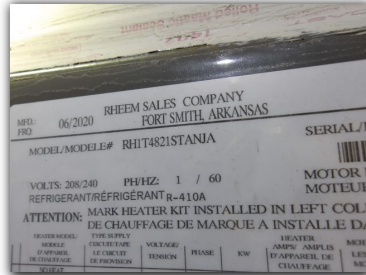
Type of Systems: Central Heating System

Energy Sources: Electric

Comments:

Approximate Age: 2020

Thermostat Condition: good



The unit appeared to be in good condition on the day of the inspection.

BN - These units should be serviced regularly, if the service date is unknown, then it is recommended that the unit be serviced prior to closing as well as annually.

B. Cooling Equipment

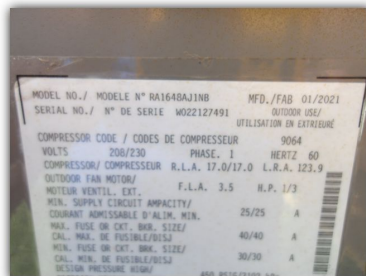
Type of Systems: Central Cooling System

Comments:

Approximate System Size: 4 ton

Approximate Age: 2021

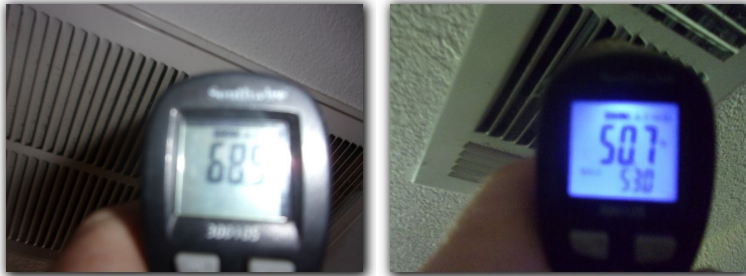
Today's Temperature Differential (Delta-T): 18



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The unit appeared to be in good condition on the day of the inspection.

BN - These units should be serviced regularly if the service date is unknown, then it is recommended that the unit be serviced prior to closing as well as annually.

 C. Duct Systems, Chases, and Vents

Comments:

Filter Size: 20 x 25 x 4

Location: At Unit



The duct system, chases, and vents appeared to be in good condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the duct system, chases, and vents that were observed by this inspector on the date and time of inspection are noted below:



noted, 12x12, and 14x25.

Various ceiling units

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Street

Location of Main Water Supply Valve: At Meter

Static Water Pressure Reading: 80

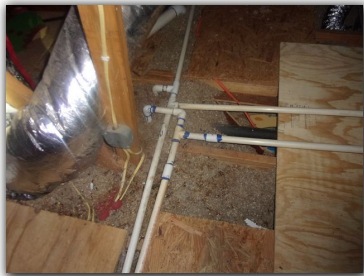
Type of Supply Piping Material: PVC (Polyvinyl Chloride)

Comments:



The water supply system and fixtures appeared to be in good condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the plumbing supply, distribution systems, and fixtures that were observed by this inspector on the date and time of inspection are noted below:



Note-Pvc pipes in the attic area are recommended to be insulated.

B. Drains, Wastes, and Vents

Type of Drain Lines: PVC

Comments:

Functional Drain Flow: Yes

Water was added to the system at a rate of approximately 10 gallons per minute, for approximately 20 minutes, applying approximately 150 gallons water into the system.

The drains, wastes, and vents appeared to be in serviceable condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the drains, wastes, and vents that were observed by this inspector on the date and time of inspection are noted below:

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The drain line to the hall tub was disconnected. There did not appear to be a trap in the tub drain line.



Leak noted at the kitchen sink drain line.



Missing drain stop noted.



Chip noted in the hall tub area.

C. Water Heating Equipment

Energy Sources: Electric

Capacity: 40

Comments:

Approximate Age: 2023

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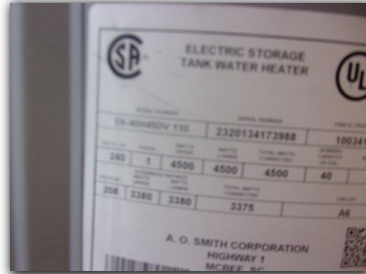
Pressure Regulator: Not Visible

Expansion Tank: No

Rust Present: No

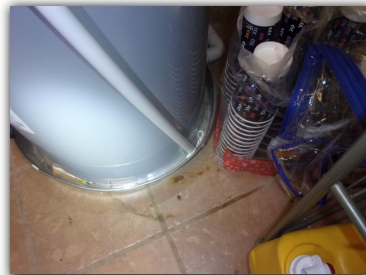
Safety Pan: Yes

Location: Laundry Room



The unit appeared to be in serviceable condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the water heater equipment that were observed by this inspector on the date and time of inspection are noted below:



Temperature & pressure relief valve (TRP) should drain into a line that is plumbed horizontally or down, but cannot go back up. (this keeps debris from going back to the valve) this line can be 3/4 inch C.P.V.C. plastic (not reduced in size) and should terminate to the exterior and from 6 to 24 inches from the ground. Remember to test the valve and replace it if it leaks or does not operate or every 3 years.

BN - The recommended hot water setting should between 115° & 120°

D. Hydro-Massage Therapy Equipment

Comments:

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The hydro-massage therapy equipment appeared to be in serviceable condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the hydro-massage therapy equipment that were observed by this inspector on the date and time of inspection are noted below:



The unit did not have a proper switch.



The button was not functioning.

TL - The inspector is not required to determine the adequacy of the self-draining features of the circulation system.

E. Gas Distribution Systems and Gas Appliances

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V. APPLIANCES

A. Dishwashers

Comments:



The dishwashers appeared to be in good condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the dishwashers that were observed by this inspector on the date and time of inspection are noted below:



Note - some corrosion noted on the heating element.

B. Food Waste Disposers

C. Range Hood and Exhaust Systems

Comments:

Type: Recirculating Range Hood



The range hood and exhaust systems appeared to be in good condition on the day of the inspection.

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D. Ranges, Cooktops, and Ovens

Comments:

The ranges, cook tops, and ovens appeared to be in good condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the ranges, cook tops, and ovens that were observed by this inspector on the date and time of inspection are noted below:



Range is not properly secured to the surrounding cabinet or wall. Children can tip the oven over if the door is used as a stepping stool. All ovens are now required to be secured in some fashion. An anti tip device should be installed.

E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The mechanical exhaust vents and bathroom heaters appeared to be in serviceable condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the mechanical exhaust vents and bathroom heaters that were observed by this inspector on the date and time of inspection are noted below:



The bathroom exhaust fan terminates inside the attic. This could cause moisture damage to the attic area. These fans should terminate to the outside.

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G. Garage Door Operators

H. Dryer Exhaust Systems

Comments:



The dryer exhaust systems appeared to be in good condition on the day of the inspection.

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I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Outbuildings

Comments:

The outbuildings appeared to be in undetermined condition on the day of the inspection.

The following observations, deficiencies, and exceptions, if any, associated with the outbuildings that were observed by this inspector on the date and time of inspection are noted below:



No client request.

EAST TEXAS HOME INSPECTION AGREEMENT



This INSPECTION AGREEMENT (herein after known as the Agreement) is entered into on this the day 11/17/2023 between East Texas Home Inspection Service LLC and the (Inspector name and TREC license number) Jason Spraggins TREC 10128 (herein after known as the Inspector) and Michael & Theresa Huckabay herein after known as the Client).

The Property to be inspected is (hereinafter as the Property @):

786 County Rd 308 Cleveland, TX 77327

Date of Inspection: 11/17/2023 Time of Inspection : 9:00 am

Inspection Fee: \$397.00

Paid at time of Inspection Credit Card

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. Scope of Services

- A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Texas Standards of Practice promulgated by the Texas Real Estate Commission and/or the Texas Department of Agriculture ie: Structural Pest Control Service. Inspector will attempt to identify major defects and problems with the Property. **However, Client acknowledges that the Inspection Report may not identify all deficiencies, defects or problems.**
- B. The Inspector agrees to:
1. inspect items, parts, systems, components and conditions which are present and visible at the time of the inspection, but the inspector is not required to determine or estimate the remaining life expectancy or future performance of any inspected item, part, system or component;
 2. operate mechanical and electrical equipment, systems, and appliances during an inspection in normal modes and operating range at the time of the inspection;
 3. report which of the parts, components, and systems present in the property have or have not been inspected;
 4. report as deficient inspected parts, components or systems that are not functioning or that the standards of practice required the inspector to report as Deficient; and
 5. address all of the parts, components, and systems contained in the standards of practice in the property being inspected.
- C. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded. The major systems which will be inspected include:
1. Foundation; Grading & Drainage
 2. Interior doors, wall, ceilings and floors;
 3. Exterior walls and doors, windows and door glazing;
 4. Fireplace and chimney;
 5. Roof, Roof Structure and attic;
 6. Porches, Balconies and decks;

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7. Built-in Appliances;
8. Heating, cooling and Vent Systems;
9. Plumbing Supply & Drains, Water Heating System; and
10. Electrical system.

D. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:

1. The item is performing its intended function at the time of the inspection;
2. The item is in need of replacement or service for repair; or
3. Further evaluation by a technician or expert is recommended.

II. Inspection Report

- A. The Inspection Report provided by the Inspector will contain the Inspector=s professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector=s opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act (ADTPA) and agrees that no cause of action exists under the DTPA related to the services provided.** Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
- B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or affect the desirability and/or market value of the Property.
- C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. Disclaimer of Warranties

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR=S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT.

INITIALED BY CLIENT: _____

Fee Paid: \$397.00

V. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector in writing, within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector=s expense) to reinspect the property, or both. **In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration. The arbitration panel must include at least one licensed home inspector.**

VI. Attorney=s Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party=s reasonable and necessary attorneys= fees and costs incurred by that party.

VII. Exclusivity

The Inspection Report is to be prepared exclusively for the Client named and is **not transferable to anyone** in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Real Estate Agent.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THE ATTACHED DOCUMENTS, IF ANY; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

CLIENT: _____ **DATE:** 11/17/2023 **Time:** 9:00 am

THIS INSPECTOR:  _____ **TRECTREC** 10128 _____ **DATE:** 11/17/2023 **Time:** 9:00 am

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