

STATEWIDE *PROPERTY INSPECTIONS*

**TEXAS REAL ESTATE COMMISSION
PROPERTY INSPECTION REPORT**

**Prepared For: Diane and Micah Tomlinson
149 Waterstone, Montgomery, TX 77356**



August 20, 2020

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STATEWIDE PROPERTY INSPECTIONS

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PROPERTY INSPECTION REPORT

Prepared For:	<u>Diane and Micah Tomlinson</u> (Name of Client)	
Concerning:	<u>149 Waterstone, Montgomery, TX 77356</u> (Address or Other Identification of Inspected Property)	
By:	<u>Craig Archer, #4315</u> (Name and License Number of Inspector)	<u>8/20/2020</u> (Date)
	<u>N/A</u> (Name, License Number and Signature of Sponsoring Inspector, if required)	

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

(512) 936-3000
REI 7-5 (Revised 05/2015)

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.

Vacant **Occupied** **Weather Conditions:** Clear
Outside Temperature: 92° **Start Time of Inspection:** 4:00 pm

I = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICIENT

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations (If all crawl space areas are not inspected, provide an explanation.)
Comments (An opinion on performance is mandatory.):

Foundation Type:
 Configuration – Slab on grade
 Material – Poured concrete

This visual inspection of the foundation is limited by soil, concrete deck, wood deck, floor coverings, high soil levels, paint, etc.

- The floor tiles are cracked in various rooms. Possible settlement/movement.

▲ This inspection and report is not an engineering evaluation of foundation performance; should repairs be disclosed on this report; the client is urged to obtain a second opinion from a qualified engineer prior to closing.

It is this Inspector’s opinion that some, if not all foundations will experience movement/settlement of some significance resulting in symptoms of foundation distress, i.e. stress cracks in exterior brick veneer and interior drywall, and corner pops in the slab over the lifetime of the structure. This Inspector does not check or research the soil analysis, tests, etc. this is the responsibility of the engineering design at the initial time of construction and varies for different areas, even within the same community.

CORNER CRACKS:

In most cases, corner cracks occur when brick veneer is placed directly onto brick ledge of the foundation. The solar induced expansion of the brick creates tension between the brick and foundation. Over time the constant expansion/contraction of the brick veneer will usually shear off the corner of the foundation.

DRAINAGE:

Proper drainage is critical to the performance of the foundation. If standing water is found near the foundation for an extended time (24 hours), drainage corrections will be necessary.

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS - Continued

B. Grading and Drainage

Comments:

- The gutter/downspout is not secure at the rear porch.
- The downspout extension is missing at the rear porch.
- The gutter/downspouts are missing splash blocks.

▲ A qualified contractor is recommended for repairs and further evaluation.

DRAINAGE:

Proper drainage is critical to the performance of the foundation. If standing water is found near the foundation for an extended time (24 hours), drainage corrections will be necessary.

C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Type(s) of Roof Covering: Composition shingle type appears to be in an overall serviceable condition for the age of the roof.

Viewed From: Ground

Comments:

- Raised shingles at the front roof.
- Exposed nail heads at the roof jacks. Missing mastic.

▲ A qualified roofing contractor is recommended for repairs and further evaluation.

NOTE: The type of fasteners used was not determined; lifting shingles may cause damage to the roof covering.

A limited cursory visual observation of the roof covering was performed to determine if immediate repairs was needed at the time of this inspection. The roof covering was observed from the ground and the attic access only. Attractive appearance is very subjective and can be defined only by the observer. Hail damage is not included in this inspection. Full evaluation was not possible, some degree of leakage could be occurring which would not produce observable stained areas. Roof covering of this type is said to have a service life of 15 – 17 years. Check with a roofing contractor if you have questions as to the remaining life.

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS - Continued

D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.)

Comments:

Viewed from: Interior attic
 Type of insulation: Combination: Batt/Blanket & Loose Fill
 Depth of insulation: 0 – 12 inches
 Presence of Vertical Insulation: Yes No Depth of Insulation (approx) 0 – 4 inches
 Style of roof: Combination: Hip & Gable
 Material: Fiberglass
 Venting: Ridge Vents / Soffit Vents / Static Vents
 Radiant Barrier: Yes No
 Type of Framing Conventional framed joists and rafters with purlin system

- Voids at the garage/entry roof.
- Missing studs under the garage valley.

▲ A qualified contractor is recommended for repairs and further evaluation.

The attic was inspected from the attic access and the floored areas only. Portions of the attic are inaccessible due to inadequate headroom, obstructions, storage items, access and insulation covering. It is not within the scope and limitations of this inspection to determine the adequacy of the attic insulation or conversions for the attic ventilation.

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS - Continued **E. Walls (Exterior and Interior)***Comments:***Exterior:**

- One cracked brick at the rear porch lower wall.

Interior:

- Small defects (nail holes, dents, etc) in various areas of the drywall.
- Minimal access inside the garage.
- It appears the interior walls have recently been painted; defects may not be detected in these areas.

▲ A qualified contractor is recommended for repairs and further evaluation.

NOTE: The exterior brick veneer was observed; the materials and workmanship appear to be typical quality for the home building industry. A veneer wall is not structural; it does not support the residence. The removal of wall covering would be necessary to inspect inside the walls. Brick ties are not included with this inspection.

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS - Continued **F. Ceilings and Floors***Comments:*

- The floor tiles are cracked in the breakfast, powder bathroom and foyer.
- Unknown stains to the second foyer ceiling.
- Repairs have been made to the floor tiles in the breakfast room.
- Small defects (nail holes, dents, etc.) in various areas of the ceiling drywall.
- It appears the interior ceilings have recently been painted; defects may not be detected in these areas.

▲ A qualified contractor is recommended for repairs and further evaluation.

NOTE: Observation of the flat areas, ceilings and floors, was made. Attention given to signs of water penetration. Cosmetic defects are not reported unless it affects the structural performance or water penetration.

 G. Doors (Interior and Exterior)*Comments:*

- The nuts and bolts are not secure at the attic access ladder.
- The attic access ladder is cracked/damaged at the upper section.
- The attic access frame is missing nails.
- The garage overhead door (single door) is damaged/corrosion at the lower section.
- The door(s) are damaged at the front bedroom and the garage/utility door.
- The door stops are missing at various doors.
- The garage door trimmer is separating from the brick.

NOTE: Differential foundation and/or frame movement can cause doors to become misaligned and/or functionally impaired. A random operation and observation of the physical alignment of the accessible doors was made.

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS - Continued

H. Windows

Comments:

- The screens are damaged at the rear porch and right side windows.

NOTE: A representative number of accessible windows were checked for operation at this inspection. As thermal pane windows lose their vacuum, moisture may appear, and then disappear, depending on inside and outside temperature, barometric pressure, and humidity level. Therefore windows are listed as observed at the time of inspection only. No warranty is implied.

I. Stairways (Interior & Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

Gas burning fireplace. Prefabricated metal unit.

NOTE: The damper should be blocked in the "open position" at all times when or if a gas log system is in place. This is for safety reasons. Draft function was not checked. Only visible areas were checked. If the fireplace is used as a "wood burning" device it should be cleaned and checked on a regular schedule.

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

- The driveway is cracked.

I	NI	NP	D	Inspection Item
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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

Location: Exterior Left Side

150 Amp. The feeder wires between the meter and the MAIN breaker are: Aluminum

Brand: Square D

Underground lateral service entrance

▲ Recommend repairs and further evaluation by a licensed, qualified electrician.

I	NI	NP	D	Inspection Item
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II. ELECTRICAL SYSTEMS - Continued

B. Branch Circuits, Connected Devices, and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Comments:

Branch wiring type: Copper

- The receptacle is not secure at the garage front.
- Unapproved extension cord in use in the garage and front roof.
- Voids at the light switches in the powder and primary bathrooms.

▲ Recommend repairs and further evaluation by a licensed, qualified electrician.

NOTE: Lights and equipment activated by photocell switches were not checked. Also, landscape and exterior grounds lighting is not included in this inspection. Antiquated wiring should be updated as it creates a possible hazard. Only a representative number of receptacles are checked. The service adequacy and electrical load calculations are not determined with this inspection. Low voltage wiring is not included in this inspection.

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

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A. Heating Equipment

Comments:

Type and Energy Source: Forced Air / Gas
 Number of Unit(s): 1
 Location: Attic

- A 30" x 30" workspace is not installed in front of the unit.

▲ Recommend repairs and further evaluation by a licensed, qualified H.V.A.C. contractor.

NOTE: We recommend the heating system be completely serviced before each heating season. Filters should be changed as needed. Checking humidifiers, electric air filters and proper airflow balance is not included in this inspection. This Inspector shall make every effort to evaluate the heat exchanger(s), if applicable; however, full evaluation of the integrity of a heat exchanger requires the furnace to be dismantled and is BEYOND the scope of a visual inspection.

I	NI	NP	D	Inspection Item
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III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS – Continued

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B. Cooling Equipment:

Comments:

Type and Energy Source: Forced Air / Electric

Number of Unit(s): 1

Location of Unit(s): Right Side

Brand: Amana

Supply Air	Return Air	Temperature Differential	Zone	Size
59°	78°	19°	1 st Floor	5 Ton

- The evaporator overflow pan shows evidence of corrosion.
- Improper air temperature in the powder bathroom.

▲ Recommend repairs and further evaluation by a licensed, qualified H.V.A.C. contractor.

NOTE: AC units are not checked when outside temperature is below 60 degrees. We recommend the AC unit be completely serviced before each cooling season and the condensate drain flushed with chlorine bleach every two months during the cooling season to prevent restrictions. HVAC equipment is not dismantled to check. The coil, fan, and other parts that are concealed inside the unit are not visible or accessible (covers are not removed). The adequacy and efficiency of air-conditioning system is not determined subject to the scope and limitations of this inspection.

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C. Duct System, Chases, and Vents

Comments:

NOTE: A random number of supply registers are checked for temperature.

NOTE: The inside condition of the ductwork is beyond the scope of this inspection. The ductwork should be inspected by a licensed H.V.A.C. contractor.

I	NI	NP	D	Inspection Item
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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems, and Fixtures

Comments:

Location of Main Supply Shut-Off: Exterior Right Side
 Location of Water Meter: Exterior Front
 Static Water Pressure Reading: PSI: 52
 Pipe Material: CPVC
 Dryer Connections: Gas and Electric

- A leak was detected at the powder bathroom commode.
- The gas line is not sleeved through the brick at the exterior gas meter; this may not have been required at the time of construction.

▲ Recommend repairs and further evaluation by a qualified, licensed plumbing contractor.

NOTE: All supply piping should be inspected by a licensed plumber for pinholes and deterioration. The interior condition of supply piping is not included in this inspection. The serviceability or condition of the sewer system is not included in this inspection. Pipes and plumbing in walls, insulation, in or under concrete slabs or concealed by personal effects and their quality, condition, or purification of water is not included in this inspection. The plumbing access covers were not removed.

B. Drains, Wastes, and Vents

Comments:

- The shower drains slowly in the primary bathroom.
- A leak was detected at the powder bathroom commode.

▲ Recommend repairs and further evaluation by a qualified, licensed plumbing contractor.

NOTE: The serviceability or condition of the sewer system is not included in this section. Pipes and plumbing in walls, in or under concrete slabs or concealed by personal effects and their quality, condition, or purification of water is not included in this inspection. Shower pan test is excluded. If you have questions as to its integrity, have a plumber do a 24-hour stop test. The main drain or sewer system is not evaluated.

I	NI	NP	D	Inspection Item
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IV. PLUMBING SYSTEM - Continued

C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by T.R.E.C. rules.)

Comments:

Brand: Bradford White
 Unit(s) Size: 50 Gallon
 Energy Source: Gas
 Number of Unit(s): 1
 Location: Attic

- The temperature and pressure relief lines terminate higher than 6" above the exterior grade.

▲ Recommend repairs and further evaluation by a qualified, licensed plumbing contractor.

NOTE: 110 degrees is said to be a safe temperature for children and/or the elderly. Setting can be adjusted at the water heater. Check the manual for instructions. Temperature pressure relief lines are not trip tested. For this Inspector's opinion, trip testing does not conclusively demonstrate the ability of the valve to function as intended in emergency conditions. Temperature and pressure relief valves should be inspected AT LEAST ONCE EVERY THREE YEARS by a licensed plumbing contractor, and replaced if necessary. Excessive corrosion can cause the valve to become defective. This valve should always have gravity flow. Suggest you check annually to be certain that the drainpipe for the overflow pan is not restricted.

CAUTION: Keep flammable products in tightly closed, approved containers and keep them far away from all the garage appliances. This will reduce, but not eliminate, the risk of vapors being ignited by the main burners or pilot light on a gas water heater or the electric contacts on garage appliances.

D. Hydro-Massage Therapy Equipment

Comments:

- No access to the pump motor.

NOTE: The G.F.C.I. receptacle for this unit is located in the bathroom closet.

E. Other

Comments:

I	NI	NP	D	Inspection Item
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V. APPLIANCES

NOTE: The following are not included in this Inspection: clocks, timers and automatic cooking or cleaning modes or intercom communication systems.
Microwaves are not checked for radiation leakage.

A. Dishwasher

Comments:

Brand: LG

This unit appears to be performing its intended function on the day of the inspection.

B. Food Waste Disposer

Comments:

Brand: Whirlaway

This unit appears to be performing its intended function on the day of the inspection.

C. Range Hood and Exhaust Systems

Comments:

Brand: General Electric

Unit vented to the exterior and has a charcoal system.

This unit appears to be performing its intended function on the day of the inspection.

NOTE: The inside conditions of the vent pipe and the filter are not included in this inspection. The vent should be cleaned and checked on a regular basis.

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V. APPLIANCES - Continued

D. Ranges, Cooktops, and Ovens

Comments:

OVEN:

Brand: General Electric

Energy Source: Electric

Temperature: Lower 365° When set at 350°

A plus or minus of 25° is allowed for the test cycle.

COOKTOP:

Brand: General Electric

Energy Source: Gas

- Numbers not legible at the control knobs.

E. Microwave Oven

Comments:

Brand: Panasonic

NOTE: This unit is not checked for radiation leaks.

This unit appears to be performing its intended function on the day of the inspection.

I	NI	NP	D	Inspection Item
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V. APPLIANCES - Continued

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

NOTE: All exhaust fan tubes shall terminate to the exterior. Typically these are not accessible due to inadequate headroom, obstructions, storage items, access and insulation covering.

G. Garage Door Operator(s)

Comments:

Brand: NA

Number of Units: 2

The garage door reverses when electric beam is broken across tracks.

NOTE: The anti-reverse tension should be checked and adjusted by a professional in this field.

H. Dryer Exhaust Systems

Comments:

NOTE: The inside condition of the vent pipe is not included in this inspection; the vent should be cleaned and checked on a regular basis.

I. Doorbell & Chimes

Comments:

J. Other

Comments:

Rain Bird sprinkler system

- Various sprinkler heads need adjusting.
- Various stations are not operable.
- The sprinkler backflow riser is not secure to the wall.

NOTICE:

- This inspection is visual only. Representative samples of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. We do not move furniture, appliances, storage items, etc.
- It is the goal of the Inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.
- All items marked for repair should be repaired and further evaluated by licensed tradesman engaged in the field in which the repairs are being made. Listed repairs should be accomplished in a neat and professional manner. It is recommend that all repairs should meet local, city, county, and state applicable codes.
- This home was not inspected for radon gas, lead-based paint, mold/mildew, Chinese drywall, asbestos, flood damage or termite damage. These inspections are recommended.
- Smoke alarms and carbon monoxide detectors are not in the scope of this inspection. We strongly recommend these as per local codes.
- Swimming pools, spas, outbuildings and all codes and safety issues concerning these items are not included in this inspection. A swimming pool inspection is recommended from a licensed company.
- If it is not raining during the inspections, some drainage, window leaks, roof leaks, wall leaks, chimney leaks, may not be detected.
- Please review this inspection report. If you have any questions, please contact STATEWIDE PROPERTY INSPECTIONS and we will be happy to answer any questions.

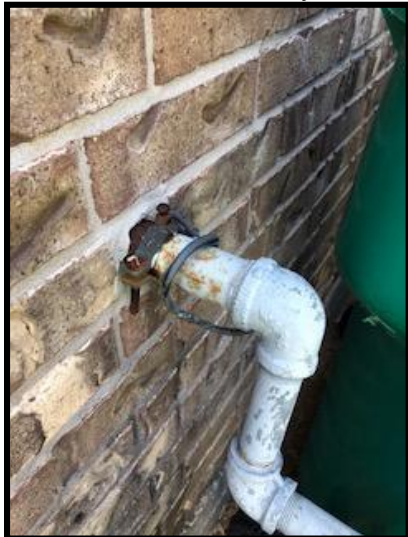
PICTURED DEFECTS
(at the time of inspection)



Cracked driveway



Not secure to wall



Not sleeved



Damaged door



Trim separating from brick



Extension cord



Raised shingle



Missing splash blocks



Drain too high



Garage



Garage



Cracked attic ladder



Missing studs



Corrosion in AC pan



Missing extension



Damaged screen



Cracked floor tiles



Leak at commode



Voids at light switches



Sprinkler head



Damaged door



Damaged door



Extension cords



Damaged door

FOUNDATIONS

It has been our experience, that when the first defects begin to show in a home, one's first thoughts are that it has been poorly constructed or inadequately designed. These first defects usually take the form of cracking of the exterior masonry work and interior partitions, bindings of doors and windows, and pulling of the masonry away from the door and window frames.

Experience proves that in most cases, the homes were adequately designed and of satisfactory construction. These defects have been found to be the result of movement of the soil upon which the house rests. This movement is mostly the result of expansion and contracting of clay soils as a result of an increase or decrease of their moisture content.

The expansion or constriction of clay based soils produces pressures on the foundation sufficient to move the entire house. So long as this movement is uniform throughout the house, it is usually harmless, and probably not even noticed. However, when the movement is not uniform, it produces bending and twisting (deflections) within the construction and results in noticeable defects.

Unequal movement is normally the result of unequal changes in the moisture content of the soil. This condition can be caused by any of the following:

- Excess watering of the flower beds adjacent to the foundation.
- Poor drainage away from the foundation.
- Leaking plumbing lines.
- Any non-uniform watering of flowers, shrubs, or lawn around the house.
- Any concentration of water at one or more points around the foundation.

The swelling of clay soil when moisture is added exerts pressure on the foundation similar to placing a hydraulic jack and raising the foundation at this point. Also, when an area is permitted to dry out and lose its moisture content, the sub-soil shrinks and the foundation settles at this point due to the weight of the construction above.

Soil engineers generally agree that if the moisture content of active clay remains relatively constant, the clay formation will not develop significant volume changes. On the other hand, fluctuations in the moisture contents can result in significant volume changes.

FOUNDATION MAINTENANCE PROGRAM

A recommended maintenance program for controlling rate of differential movement includes maintaining proper drainage around the entire perimeter of the house in such a manner that water runs positively away from the house and of the site. This could require filling and sloping of soil and/or some excavation of soil to accomplish this necessary drainage pattern. A suggested degree of sloping of soil at the perimeter of the house would be a drop of four inches in the first four feet of distance starting at the face of the foundation.

The above drainage measure coupled with liberal watering of soil at time of excessive dry spells will aid in controlling rate of movement. Water should never be placed directly into the open crack, which develops, in dry soil adjacent to the face of the perimeter of the foundation, but rather it should be placed at a distance of 1 – 2 feet from the perimeter of the house such that water soaks (in lieu of running into the soil). This can be accomplished with soaker hoses placed with the holes turned down. Year round uniformity of the moisture content of the soil is the desired goal.

Although not mandatory, a guttering and downspout system for controlling roof runoff water and prevention of soil erosion will aid in contributing to good drainage.

The objective of the maintenance program is to acquire as nearly as is practical a constant moisture content of the load bearing soil directly under the foundation at the perimeter of the house. Trees, large vegetation and ground cover sometimes make this difficult to accomplish and may require special consideration in themselves in the form of severing root systems in the vicinity of the foundation and/or removal.

Cracking in exterior/interior materials and concrete foundation systems may be normally occurring. Should severe cracking and movements occur and/or become more apparent – then some type of reinforcement might be necessary. These movements and/or cracking cannot be predicted. Therefore, the risk of future movement is left to the Homeowner.

MAINTENANCE TIPS**UPON TAKING OWNERSHIP**

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given a security system.
- Ensure that there is a smoke detector inside each bedroom and outside each bedroom and at least one smoke detector on each floor. All smoke detectors shall be hard-wired with a battery backup. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation; address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems.

REGULAR MAINTENANCE**EVERY MONTH:**

- Check that fire extinguisher(s) are fully charged; re-charge if necessary.
- Examine heating/cooling air filters and replace or clean, as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND AUTUMN (FALL):

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation, if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Look at overhead wires coming to the house; they should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping, as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames, as necessary.
- Test all ground fault circuit interrupter (GFCI) devices.
- Shut-off isolating valves for exterior hose bibbs in the fall if below freezing temperatures are anticipated.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

MAINTENANCE TIPS - Continued**REGULAR MAINTENANCE - Continued****ANNUALLY:**

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we have heard it many times, nothing could be truer than the old cliché “*an ounce of prevention is worth a pound of cure.*” Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact us should you have any questions.

Enjoy your new home!



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

05-06-13

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; and
- lack of electrical bonding and grounding.

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

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

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

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC Form No. OP-1