



PROPERTY INSPECTION REPORT

1903 Sekola Ln
Spring TX 77386

Meredith Taylor & Iram Humberto Guerrero
JUNE 8, 2021



Inspector

Tommy Lane

TREC #21165, TBPE FIRM #20170, MOLD FIRM
#ACO1162, LEAD FIRM #2110697, ASBESTOS
AGENCY #100576, TPCL FIRM #0761253
281-962-5825

tommy@greenworksinspections.com



Agent

Victor Ovando

Sprout Realty - HTX
(917) 582-1873

victor@sprouthomes.com



PROPERTY INSPECTION REPORT

Prepared For: Meredith Taylor & Iram Humberto Guerrero

(Name of Client)

Concerning: 1903 Sekola Ln, Spring TX 77386

Tommy Lane - TREC #42486, TPCL FIRM #20170, TPCL D

FIRM #ACO1162, LEAD FIRM #2110697, ASBESTOS

By: AGENCY #100576, TPCL FIRM #0761253

06/08/2021 2:30 pm

(Name and License Number of Inspector)

(Date)

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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- 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 license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Note to clients: Upon downloading or printing this report from e-mail, some users have found that some of the checkmarks in the boxes are not marked; this is due to the fact that their computers may not have the correct fonts installed. Should your report lack these checkmarks or have any other flaws please contact us immediately for a faxed copy. GreenWorks recommends that only professionally licensed contractors complete any repairs listed, prior to closing. The inspection does not include any destructive testing or dismantling. It is possible that in the process of repair, items may be discovered that were not apparent to the inspector at the original time of inspection. Inspectors cannot be held liable for such hidden defects by the client(s). This report is prepared exclusively for the above named Client(s). It cannot be transferred to or used by any other parties in any form. Client(s) gives permission for the Inspector to discuss report findings with real estate agents, lenders, specialists, or repair persons for the sake of clarification. Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. Comments may be provided by the inspector whether or not an item is deemed in need of repair. Additional information may be obtained at our website: www.GreenWorksInspections.com

NOTE: Pictures are a representative sample, and do not display every defect.

I	NI	NP	D
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TITLE PAGES

- Additional Info Provided By Inspector**
 - Inspection Scope:* Full (All Utilities Were Turned On)
 - Occupancy:* Occupied (Viewing Restricted)
 - Structure Type:* House
 - Parties Present:* Buyer, Owners
 - Additional Documents Provided:* N/A
 - Weather Conditions:* Sunny
 - Additional Written Information Provided:* Yes
 - Remodeled?:* No
 - New Const?:* No
 - Additions?:* No
 - Property Faces:* East
 - Arrival Temperature (Approximate):* 90's
 - Departure Temperature (Approximate):* 90's

I. STRUCTURAL SYSTEMS

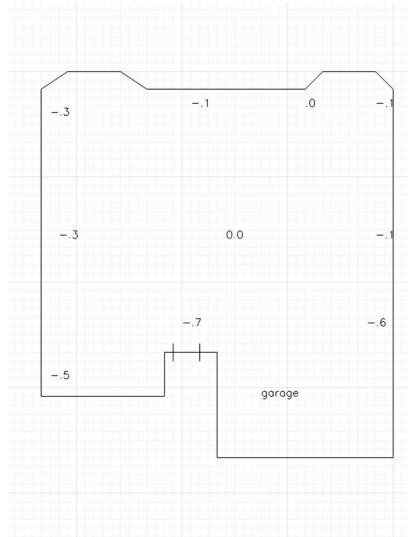
- A. Foundation**
 - Comments:*
 - Foundation Type:* Slab
 - Foundation Visibility:* Partly Visible
 - Foundation Performance Opinion:*
Performing - At this time, the foundation appears to be supporting the structure and immediate significant repair needs are not evident. Seasonal expansion and contraction observed which is considered normal for age, location and soil conditions. No major movement noted at the time of inspection.

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

I	NI	NP	D
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Elevation Map:

Disclaimer: The attached elevations are used for information purposes only and should not be used for serious negotiations. GreenWorks inspectors are not qualified professional engineers and are not attempting to imitate one. If you have any concerns about the foundation life expectancy, insurability, or the potential for future problems, a professional engineer should be consulted.



Additional Comments:

Some trees may remove a few hundred gallons of water in a single day through transpiration and if they are allowed to grow too close to the structure could cause foundation problems. Soil movement, settlement, or upheaval is directly transmitted to the foundation. It is not unusual to see a foundation in this region move in response to moisture various that normally attend seasonal changes. Settlement of a foundation that is seasonal related usually occurs during the hot and dry summer months when the soil can sometimes dry out to a depth of more than ten feet. This drying or desiccation occurs from soil surface evaporation and transpiration of water from vegetation. Large bushes such as Red Tip Photinias and River-bottom trees consume a lot of water and should not be planted near a foundation. Heaving of a foundation that is seasonally related usually occurs during the colder and wetter months. Usually the winter months are wetter, so soils in our area tend to swell and raise the foundation. Differential foundation movement is normally the result of variations in the moisture content of the soil such as: non-uniform watering of vegetation, poor drainage way from the foundation, or leaking plumbing lines. It is possible that portions of a foundation that have previously not moved can move sometime in the future. It should be noted that clay type soils have higher bearing capacity but are subject to more movement, while sandy type soils have lower bearing capacity but are subject to less movement. The inspector is not a professional engineer and is giving an opinion as mandatory. If you have any concerns about the foundation life expectancy, insurability, or the potential for future problems, a professional engineer should be consulted.

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:
 (A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;
 (B) provide an exhaustive list of indicators of possible adverse performance; or
 (C) inspect retaining walls not related to foundation performance.

The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Central Texas area is known to be unstable and unpredictable. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with your builder and/or a licensed Professional Structural Engineer for further evaluation

I	NI	NP	D
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Heavy Foliage:

The heavy foliage around the structure should be trimmed and lowered to allow observation for insect activity. This condition is also conducive to moisture issues.



High Soil:

The high soil around the structure should be trimmed and lowered to allow observation for insect activity. This condition is also conducive to moisture issues.



B. Grading/Drainage

Comments:

Gutters Present: No

Positive Slope on All Sides of Home: Yes

Evidence of Water Penetration: No

Area Drains Present: Not Observed

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

I	NI	NP	D
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Additional Information:

The strategy of a foundation is important. Expansive clay soils, which are found in this part of Texas, can be very destructive to a foundation if the moisture content of the perimeter varies. The industry standard is a grading slope of six inches within the first ten feet of a foundation. Excessive moisture forming near a structure can be destructive to a foundation. If adding soil to the perimeter to create positive drainage, remember to keep the soil level at least 4 inches from the top of the foundation. If you are able to verify that the structure is built on a clay type soil (as determined by a soil analysis testing) then that type of soil should be used to raise the soil level. Porous soils should be avoided.

Ideally finished grade, including flower bed soil, should be 4" from the top of the foundation to help prevent conducive conditions for water penetration and/or wood destroying insects.

It is recommended that all areas where expansive or collapsible soils are known to exist, a controlled method of water disposal from the roofs that will collect and discharge all roof drainage to the ground surface at least 5' from the foundation or to an approved drainage system.

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) inspect flatwork or detention/retention ponds (except as related to slope and drainage);

(B) determine area hydrology or the presence of underground water; or

(C) determine the efficiency or performance of underground or surface drainage systems.

During heavy rains, the accumulation of water on this lot may be unavoidable. An evaluation of soil stability is beyond the scope of this inspection. Client is advised to keep soil levels 6"-8" from top of slab and graded away to promote positive drainage and prevent water from ponding around the foundation. High soil is a conducive condition to wood destroying insects.

C. Roof Covering

Comments:

General Roof Photos:



Roof Viewed From: Ground, Ladder

Weather Conditions: Sunny

Roof Covering Materials: Asphalt composition

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I	NI	NP	D
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Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) determine the remaining life expectancy of the roof covering;
- (B) inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof;
- (C) determine the number of layers of roof covering material;
- (D) identify latent hail damage;
- (E) exhaustively examine all fasteners and adhesion, or
- (F) provide an exhaustive list of locations of deficiencies and water penetrations.

Roof materials have a limited service life and may require spot repairs should leaks develop prior to replacement. Roof maintenance is an ongoing process and includes keeping the roof free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at flashing materials. This report neither addresses future roof leaks nor does it certify the roof to be leak-free. A roofing specialist should be consulted about any concerns over roof covering life expectancy or the potential for future problems. Please note: Homeowners insurance companies use different standards and criteria for determining whether they will issue an insurance policy. These standards differ from each insurance company, as each has their own standards. Please be advised that this report does not certify nor guarantee that an insurance company will accept or reject an insurance policy based on the condition of this roof. This roof is not inspected for Insurability or Life Expectancy, and is inspected for function ONLY. As the purchaser, you may wish to have your insurance carrier inspect for insurance coverage.

General Roof:

The roofing inspection is a visual attempt to find major defects present at the time of inspection. If you have any concerns about the roof covering life expectancy, insurability or the potential for future problems, a roofing specialist should be consulted.

Roof Access - Height:

Due to height and no access, roof was observed from the ground and attic only.

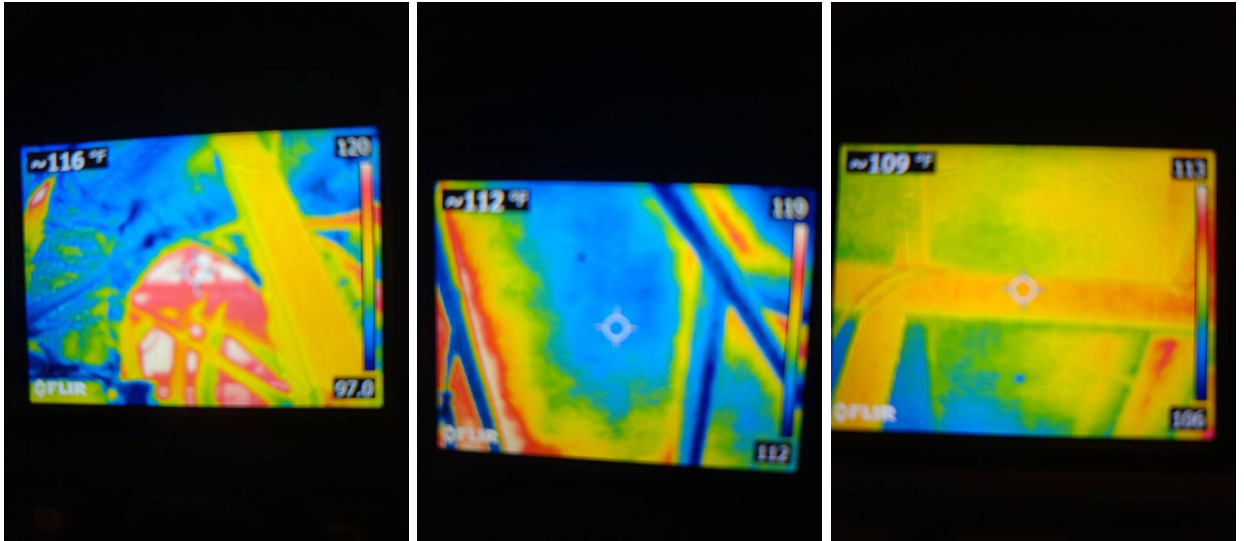
D. Roof Structure and Attic

General Attic Photos:



I	NI	NP	D
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General Infrared Photos:



Roof Decking Type: Plywood

Framing Type: Conventional

Ventilation Type: Soffit, Ridge Vents

Attic Entry Point: Interior

Attic Inspected: Yes - Walked decked Safe Areas Only

Insulation Type: Fiberglass

Insulation Amount: 6 - 12 inches - Attic Floor

Attic Temperature (Approximate °F): 111-120

Attic Humidity (Approximate %): 51-60

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;
- (B) operate powered ventilators; or
- (C) provide an exhaustive list of locations of deficiencies and water penetrations.

The inspector cannot enter an attic with less than 5' (feet) of vertical clearance, or where he reasonably determines that conditions or materials may be unsafe. Insulation covering structural, mechanical, or electrical components may preclude inspection of these items. The inspector will report his/her attic inspection point.

Insulation improvements may be cost effective depending on the anticipated term of ownership. For your information the Department of Energy currently recommends an insulation value of R-30 to R-60 for the attic area. The R-Value is determined by the depth of the insulation, type of insulation used (bats, rolls, loose-fill, etc.) and the material the insulation is made of (fiberglass, rock wool, cellulose, etc.)

Attic:

Attic Space is Limited. Viewed from Accessible Areas Only. Insulation is not lifted, moved, or disturbed to observe for hidden defects or concerns.

Attic - Safe Walkboards Only:

Attic observed from safe walk boards only. Entered attic and performed an incomplete limited visual inspection due to obstructions and inaccessible areas.

E. Walls (Interior and Exterior)

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

I	NI	NP	D
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Comments:

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops,

(B) provide an exhaustive list of locations of deficiencies and water penetrations, (C) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; or

(D) determine the cosmetic condition of paints, stains, or other surface coatings.

The inspector cannot determine the condition of wood or structural components hidden within wall cavities.

No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report.

Exterior

Front Exterior Photos:



Rear Exterior Photos:



I	NI	NP	D
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Left Exterior Photos:



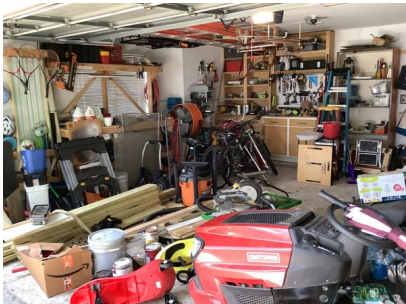
Right Exterior Photos:



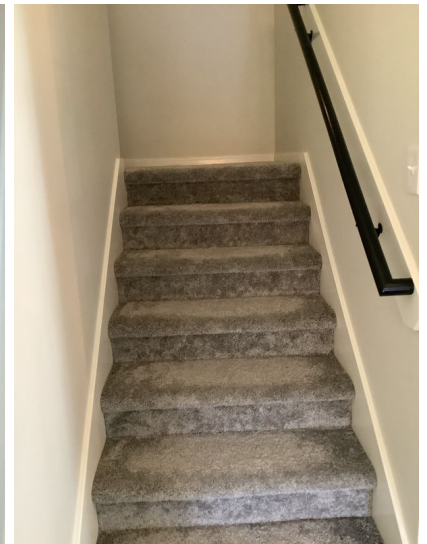
Exterior Wall Cladding Type: Brick

Interior

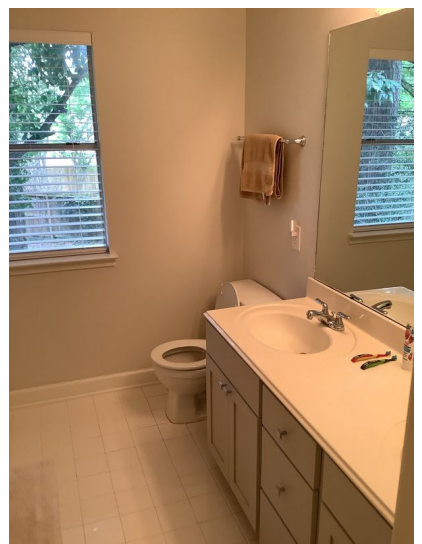
Interior Photos:



I	NI	NP	D
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I	NI	NP	D
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I	NI	NP	D
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Interior Wall Finishes: Sheet Rock

F. Ceilings and Floors

Comments:

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

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(B) provide an exhaustive list of locations of deficiencies and water penetrations; or

(C) determine the cosmetic condition of paints, stains, or other surface coatings.

The inspector cannot determine the condition of structural components in hidden ceiling or floor cavities. No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report.

Ceilings

Floors

G. Doors (Interior and Exterior)

Comments:

Entry Door Type: Wood

Overhead Garage Door Type: Metal

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems;

(B) determine the cosmetic condition of paints, stains, or other surface coatings; or; (C) operate a lock if the key is not available,

(D) provide an exhaustive list of locations of deficiencies and water penetrations.

The inspector cannot determine the condition of wood or structural components hidden within wall cavities.

No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report.

We do NOT inspect for Safety Glass or Storm Doors.

H. Windows

Comments:

Window Type: Metal - Single pane

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I	NI	NP	D
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Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) exhaustively inspect insulated windows for evidence of broken seals;
- (B) exhaustively inspect glazing for identifying labels; or
- (C) identify specific locations of damage.

The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed.

Visible signs of voided (lost thermal seal) insulated windows can fluctuate with changes in lighting, temperature and/or humidity. Only obvious seal failure (window fogging) is noted in this report. Windows can be constructed with multiple sashes and/or lites which could increase the number of actual voided glazed panels. Should this be a concern, our client should contact a glass window specialist to determine if any additional windows have broken seals. The inspector does not remove any screens or inspect windows which would require a ladder to inspect

Thermal Pane Windows:

As THERMAL PANE WINDOWS lose their vacuum, moisture may appear, and then disappear, depending on inside and outside temperature, barometric pressure and the relative humidity. Windows are listed as OBSERVED AT THE TIME OF THE INSPECTION ONLY, and NO WARRANTY IS EXPRESSED OR IMPLIED. If voided or damaged thermal panes are noted on the inspection report, we would strongly urge that a qualified glass company or glazier be contacted for a further evaluation and any estimates that might be needed.

1: Missing Screens

 Maintenance Item

There were missing window screens.



I. Stairways (Interior and Exterior)

Comments:

Specific Limitations:

Note: Specific Limitations. The inspector is not required to exhaustively measure every stairway component.

J. Fireplaces and Chimneys

Comments:

I	NI	NP	D
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General Photos:



Fireplace Fuel Source: Gas Logs

Cclamp?: No

Damper: Operational

Chim Flue: Not able to observe

Firestop?: Not Visible or Accessible

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) verify the integrity of the flue;
- (B) perform a chimney smoke test; or
- (C) determine the adequacy of the draft.

TREC Limitations. The inspector is not required to inspect or comment on chimney structures located more than 8' (feet) above roofline. Freestanding wood burning stoves are beyond the scope of this inspection

K. Porches, Balconies, Decks, and Carports

Comments:

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) exhaustively measure every porch, balcony, deck, or attached carport components; or
- (B) enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

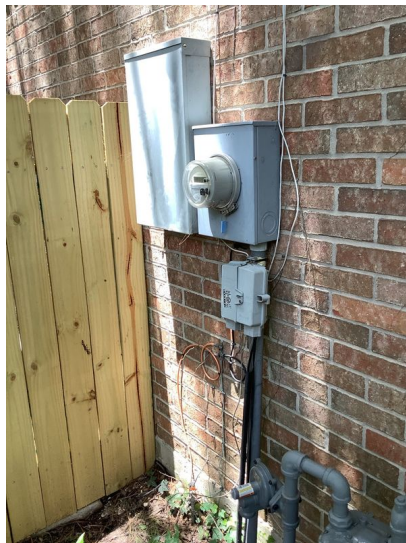
Comments:

I	NI	NP	D
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General Electrical Photos:



Electrical Service Entrance: Underground



Panel Location : Exterior
Panel Brand: Undetermined
Main Conductor Wiring Type: Copper
Panel Labeled?: Yes
Panel Amps: 125 Amps
Over-Current Protection: Breakers
Sub-panel Location : N/A

I	NI	NP	D
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Grounding Types: Grounding Rod



Specific Limitations:

Note: Specific Limitations. 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 overcurrent device labeling;
- (E) remove covers where hazardous as judged by the inspector;
- (F) verify the effectiveness of overcurrent devices; or
- (G) operate overcurrent devices.

The inspector is not required to determine the insurability of the property. The inspector will inspect the service entrance cables and report any deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weather heads.

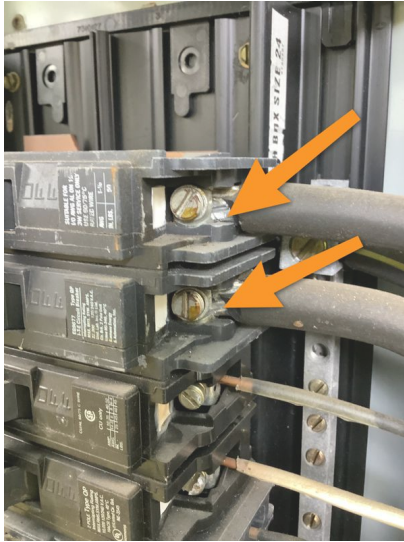
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1: Aluminum - Missing Anti Oxidants

➔ Recommendation

There was not visible anti-oxidants on aluminum conductor terminations within the panel.

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Wiring Type: Copper

Smoke Detectors Present: Not Observed At All Required Locations

Smoke Detectors Hard Wired: No

Carbon Monoxide Detectors: Not Observed

GFCI - Bathrooms: Present and Not Tripping

GFCI - Kitchen: Present and Tripping

GFCI - Exterior: Not Present

GFCI - Garage: Not Present

GFCI - Laundry: N/A

GFCI - Detached Structure: N/A

GFCI - Bar Area: N/A

Dryer Outlet Tested: Not Able To Test

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) inspect low voltage wiring;
- (B) disassemble mechanical appliances;
- (C) verify the effectiveness of smoke alarms;
- (D) verify interconnectivity of smoke alarms;
- (E) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes;
- (F) verify that smoke alarms are suitable for the hearing-impaired;
- (G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards

The inspector will report as in need of repair the lack of ground fault circuit protection where required.

**Homes built prior to 1974 could have aluminum wiring present in the branch circuits. Inspector observes branch circuit wiring type within the service panel. Hidden wiring that is not present within the panel could not be observed by inspector.

I	NI	NP	D
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1: GFCI Not Tripping

🟡 Recommendation

The GFCI outlet in 2nd floor bath and kitchen do not trip when tested with a handheld tester. Replacement is recommended.

Recommendation: Contact a qualified electrical contractor.



2: Exterior outlets

🟡 Recommendation

The exterior outlets appear to be dead.

Recommendation: Contact a qualified professional.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

I	NI	NP	D
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Unit Information:

The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use.

That study noted that the expected life span (on average) of gas-fired heaters is about 18 years.

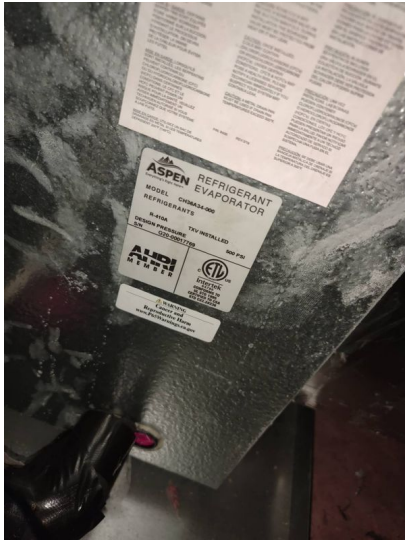
That study noted that the expected life span (on average) of electric heaters is about 15-20 years.

Take this into consideration when noting the manufacture date for the unit at this property. It is recommended that units of the above ages be further evaluated and cleaned to verify that the heat exchanger and/or heating elements are working properly.

General Mechanical Photos:



I	NI	NP	D
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Furnace Energy Source: Gas
Furnace Type: Forced Air - Gas Fired
Furnace Location: Attic

Specific Limitations:

Note: Specific Limitations

The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician will be required. Recommend annual cleaning and service by licensed HVAC technician.

The inspector will describe the type of heating system and its energy sources and inspect each unit.

*Manufacturer numbers are provided as additional information to the client. Appliances are not researched for recalls. If buyer has further concerns regarding recalls the appliance manufacturer should be contacted.

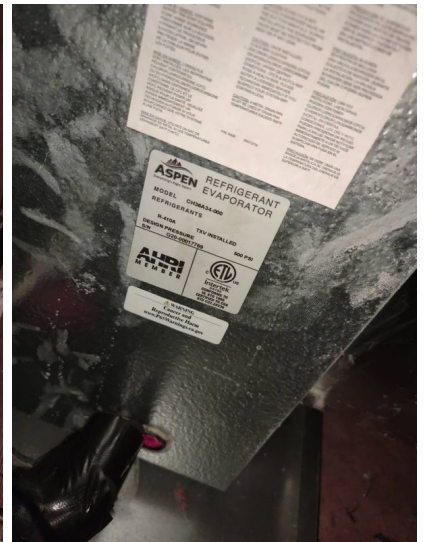
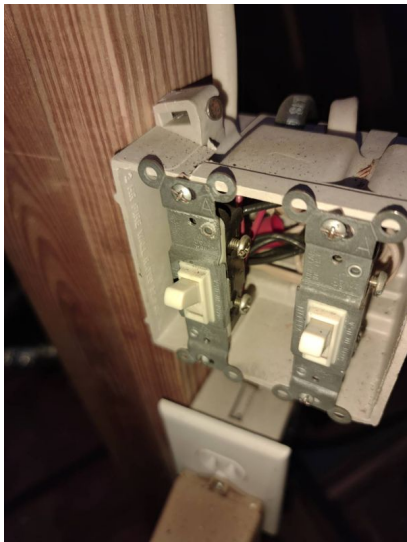
Heat Exchanger:

Full integrity of the heat exchanger requires dismantling of the heat exchanger and is beyond the scope of a visual inspection, as outlined in Title 535.229 (t) of the Standards and Practices. Due to design, heat exchangers are viewed from the draft hood and / or burner opening only and are not fully inspected. We strongly urge you to have an industry accepted specialist fully inspect and report on the internal condition of the heat exchanger.

B. Cooling Equipment

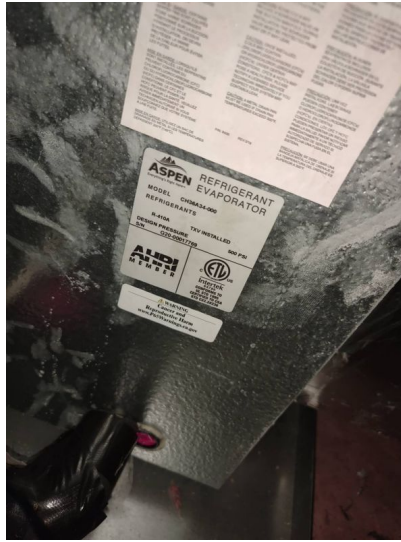
Comments:

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General Mechanical Photos:

I NI NP D



I	NI	NP	D
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*Outdoor Temp: 90s
Coolant Type: 410A, R-22*

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

I	NI	NP	D
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Cooling Temperatures:

A differential of 15 degrees Fahrenheit or higher is desired for optional efficiency.

Location	Return	Supply	Differential
Kitchen			
Living Room			
Dining Room			
Master Bedroom			
Bedroom 2	84	71	13
Bedroom 3	84	72	12
Bedroom 4	84	71	13
Playroom	84	73	11
Office			
Family Room			
Media Room			

Specific Limitations:

Note: Specific Limitations. The system fan and evaporative coil are not readily accessible for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician is required. Recommend annual cleaning and service by licensed HVAC technician. The inspector will not pressure test the system coolant or determine the presence of leaks; or operate setback features on thermostats or controls. We do not inspect for efficiency, capacity or adequacy of units, and the secondary drain lines are not traced for termination. Secondary drain lines are not tested for proper drainage. The inspector will describe the type of cooling system and its energy sources and inspect each unit.

The inspector does not determine the Seasonal Energy Efficiency Ratio (SEER) rating of the HVAC system. This equipment rating is published in the Air Conditioning and Refrigeration Institute ARI directory. The inspector does not determine if an air conditioning units condensing coils and evaporating coils are "matched" according to the manufacturer's specifications. If any concerns exist about the "matching" of evaporator coils with condensing coils, a qualified HVAC technician should evaluate the complete HVAC system.

I	NI	NP	D
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Evaporative Coil (s):

The coils of the indoor portion of the HVAC system were not actually observed and are beyond the scope of this visual inspection. The “indoor” coils are enclosed within the actual cabinet which would require specialized tools / equipment to access. The HVAC unit's warranty could be voided if an unqualified non-Licensed HVAC technician were to cut into the plenum, damage sealant, remove support strapping mounted in the evaporator coil's access panel, remove flues and/or remove any of the ductwork. If documentation is unavailable on the maintenance history of the units or if any concerns exist about the condition of the coils, a qualified licensed HVAC technician should evaluate the complete HVAC system.

1: Insufficient Differential

➔ Recommendation

The temperature differential on the 2nd floor indicates a problem with the cooling system or system ducting. A differential of 15°F or higher indicates proper cooling. This system should be inspected and repaired by a licensed H.V.A.C. professional.

Recommendation: Contact a qualified HVAC professional.

2: Rheem old

➔ Recommendation

The Rheem condenser appears old. Manufacturers say they are no longer efficient to maintain after 16 years.

Recommendation: Contact a qualified professional.



Faded label

C. Duct Systems, Chases, and Vents

Comments:

I	NI	NP	D
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General Ductwork Photos:



Filter Type: Disposable

Filter Location: Downstairs Ceiling

Filter Size: 25X25X1

Duct Location: Attic

Duct Type: Flexible

Specific Limitations:

Note: Specific Limitations. The inspector will not determine the efficiency, adequacy, or capacity of the systems; determine the uniformity of the supply ducts; determine the types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring; operate venting systems unless ambient temperatures, or other circumstances, in the reasonable opinion of the inspector, are conducive to safe operation without damage to the equipment or operate a unit outside its normal operating range. Tip: Seal the plenum, duct hubs and evaporator coil seams with aluminum tape or HVAC ductwork mastic for a possible savings in energy consumption of as much as 35%.

Duct Interior:

The interior of the ducting system is not accessible for observation and inspection. Ducts are tested by air temperature and inspected visually.

Not Inspected - Limited Attic Access:

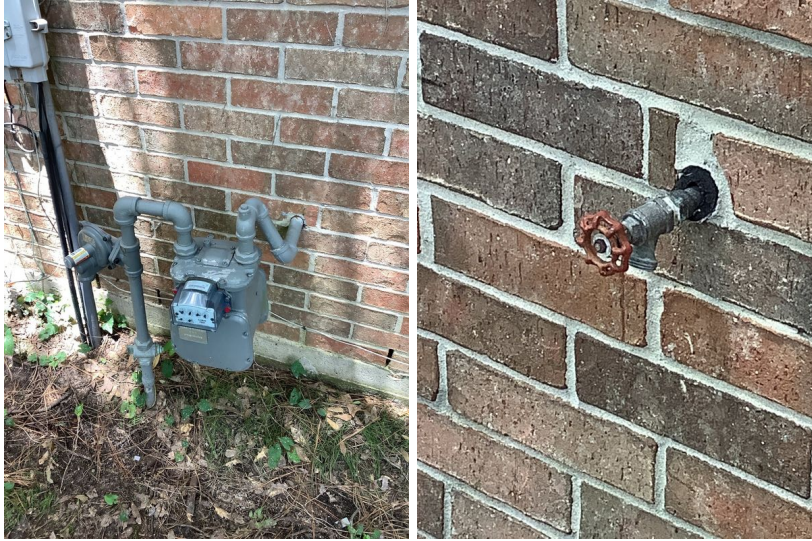
Attic access was limited and ducts were not fully visible for inspection.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

General Plumbing Photos:



Water Meter Location: Curb

Main Water Shut off Location: Undetermined

Waste Piping: PVC, Not Fully Visible

Drain Piping at Sinks: PVC

Gas Supply Systems Present: Yes - Black Iron/CSST

Areas of Rusting/Damage - Gas: No

Water Pressure (PSI): 50

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) operate any main, branch, or shut-off valves;
- (B) operate or inspect sump pumps or waste ejector pumps;
- (C) verify the performance of:
 - (i) the bathtub overflow;
 - (ii) clothes washing machine drains or hose bibs; or
 - (iii) floor drains;
- (D) inspect:
 - (i) any system that has been winterized, shut down or otherwise secured;
 - (ii) circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems;
 - (iii) inaccessible gas supply system components for leaks;
 - (iv) for sewer clean-outs; or
 - (v) for the presence or performance of private sewage disposal systems; or
- (5) determine:
 - (A) quality, potability, or volume of the water supply; or
 - (B) effectiveness of backflow or anti-siphon devices.

Plumbing:

Plumbing Areas - Only Visible Plumbing Inspected

Overflows:

Tub and sink overflows, and extermination points were not inspected.

I	NI	NP	D
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1: Bathtub Stopper Missing

🔴 Recommendation

The bathtub stopper was not present at the time of inspection.

Recommendation: Contact a qualified plumbing contractor.



2: Anti-Siphon Exterior Fixture

🔴 Recommendation

For safety reasons, an anti-siphon valve should be added to the exterior faucets to prevent cross contamination of the water supply.

Recommendation: Contact a qualified plumbing contractor.



B. Drains, Wastes, and Vents

Comments:

See Plumbing Comments

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

I	NI	NP	D
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Specific Limitations:

Note: Specific Limitations. The inspector cannot operate any clothes washing machine connections, shut off valves, or drain lines at the washer connection. Accessible, Visible areas ONLY.

C. Water Heating Equipment

Comments:

Unit Information:

The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use.

That study noted that the expected life span (on average) of gas-fired heaters is about 18 years.

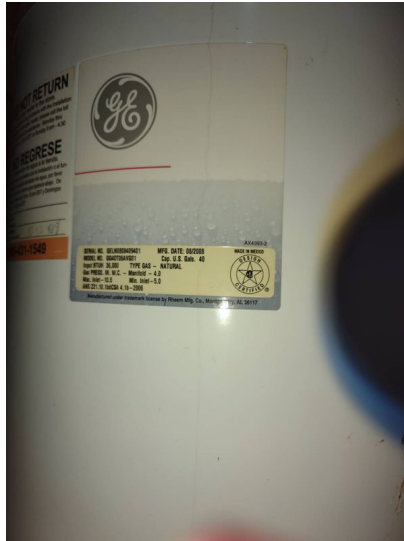
That study noted that the expected life span (on average) of electric heaters is about 15-20 years.

That study noted that the expected life span (on average of gas-fired tankless water heaters (on average) is about 20-25 years.

Take this into consideration when noting the manufacture date for the unit at this property. It is recommended that units of the above ages be further evaluated and cleaned to verify that the heat exchanger and/or heating elements are working properly.

I	NI	NP	D
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General Mechanical Photos:



Energy Source: Gas
WH Size: 40
WH Location: Attic
TP Material: Copper
WH Pan: Yes

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

I	NI	NP	D
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Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes;
(B) operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or

(C) determine the efficiency or adequacy of the unit.

FYI: Recommend draining and flushing unit once per year to reduce deposits/noise, and extend life of unit.

Homes left vacant for extended periods of time may have a buildup of hydrogen sulfide gas inside the water tank. This gas causes an unpleasant "rotten eggs" odor. Generally, flushing the unit a few times will alleviate this problem. If problem persists contact a licensed plumber for further evaluation of the water heater.

*Manufacturer numbers are provided as additional information to the client. Appliances are not researched for recalls. If buyer has further concerns regarding recalls the appliance manufacturer should be contacted.

Temperature and Pressure Valve:

Valve is not operated due to possibility of causing leaks.

D. Hydro-Massage Therapy Equipment

Comments:

GFCI Present: N/A

Pump Access: N/A

Specific Limitations:

Note: FYI: Environmental testing of whirlpools is beyond the scope of this inspection. Health problems have been noted and directly linked to the bacterial growth in the distribution lines of the equipment.

Recommend that the manufacturer be consulted for further maintenance and cleaning instructions prior to use. For more information visit: www.whirlpoolcouncil.com

V. APPLIANCES

A. Dishwashers

Comments:

Appliance Information:



DW Back Flow: Not visible

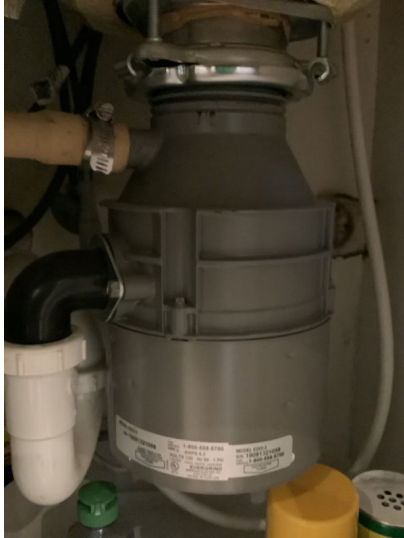
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Evidence of Leaks: No

B. Food Waste Disposers

Comments:

Appliance Information:



C. Range Hood and Exhaust Systems

Comments:

Appliance Information:

RH Vent: N/A

D. Ranges, Cooktops, and Ovens

Comments:

Appliance Information:



Oven Type: Gas

Range Type: Gas

Gas Line Access: No

Oven Heating Within 25 Degrees of 350: Yes

I	NI	NP	D
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E. Microwave Ovens

Comments:

Appliance Information:



Micro Heat: Yes

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Exhaust Fans In Bathroom: Yes

Exhaust Fan In Laundry: Yes

Exhaust Fan Term Vent to Exterior: Undetermined

G. Garage Door Operators

Comments:

General Operator Photos:



Door Operated: Yes - Automatic door controls

Sensors 6 Inches Or Less From Garage Floor: Yes

Unit Operational: Yes

I	NI	NP	D
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Electric Eye Reverse Test Acceptable: Yes

Auto Reverse Test:

Not Tested. The "Door Reversed When Obstructed Test" was not performed in order to avoid damage to door and operator.

H. Dryer Exhaust Systems

Comments:

Termination Location: Outside the structure

1: Excessive Lint Buildup

🚫 Recommendation

There was an extensive amount of lint present. Dryer lint should be removed.

Recommendation: Contact a qualified professional.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

General Operating Photos:



Sprinkler Panel Location: Garage

Full Yard Coverage: Yes

Sprinkler Heads Responding: Yes

Rain Sensor: Not Able to Test

Specific Limitations:

Note: TREC Limitations. The inspector is not required to inspect:

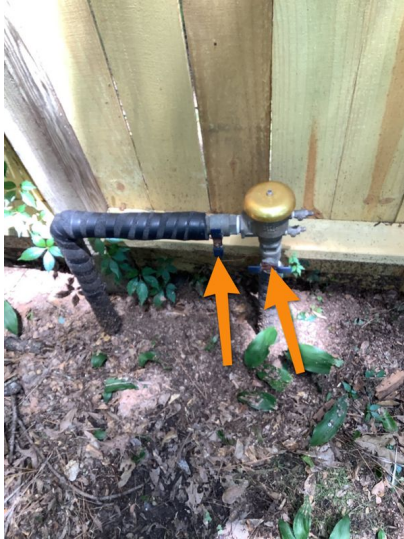
- (i) for effective coverage of the irrigation system;
- (ii) the automatic function of the controller;
- (iii) the effectiveness of the sensors; such as, rain, moisture, wind, flow or freeze sensors; or
- (iv) sizing and effectiveness of backflow prevention device.

I	NI	NP	D
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1: Shut Off Valves

🚫 Recommendation

Shut off valves were rusted closed. Could not get them turned on without damaging.



2: Seal

🚫 Recommendation

Recommend sealing the protective conduit to the brick veneer.

Recommendation: Contact a qualified professional.



MISC.

Misc

Pest Control:

A visual, non-invasive only inspection was performed at the time of inspection. Furniture, stacked belongings, insulation, etc are not moved or disturbed during the inspection. In conjunction with the inspection findings within this report, it is recommended that pest control service be utilized at the property for ongoing and/or preventative measures.

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

I	NI	NP	D
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Comments:

Items Beyond the Inspection Scope:

Refrigerators Are Not Inspected.
Expansion tanks and recirculating pumps are not inspected.
Water filtration or softening systems are not inspected.
Instant hot water dispensers are not inspected.
Icemakers are not inspected.
Solar panels and systems are not inspected.
Ponds, streams, or other water areas are not inspected.

Whole house fans are not inspected or tested.
Whole house vacuum systems are not tested or inspected.

Saunas or steam rooms are not inspected.

Any landscape lighting, patio storage buildings, hot tubs, misting systems, security systems, surround sound systems/wiring, internet connections, and satellite systems that could be present are beyond the scope of this home inspection, and were not inspected.

Purpose: This is a one-time inspection of the subject property to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of inspection only. Our comments are meant to educate and to provide our Client(s) with information about the areas in which the building or home may be deficient. Our intent is not to require every item below to be corrected by the seller. The buyer, seller, and their agents should use this report merely as a tool toward negotiation of a purchase and sell agreement. Homes do not “Pass” or “Fail” an inspection.

This inspection is not to be technically exhaustive nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property.

Scope & Exclusions: This is a visual inspection only. We cannot see into, or behind, walls and we will not attempt to report on systems, items, or conditions that are not readily accessible. We do not disassemble anything. We do not inspect for any environmental issues such as RADON GAS, LEAD PAINT, FORMALDEHYDE, UREA, MOLDS, ASBESTOS, FUNGUS, SOIL CONTAMINATION, MICROWAVE RADIATION, or any other types of contaminants or microbiological organisms.

We do not inspect for building code compliance, building value, appraisal or cost estimates, soil analysis, adequacy of design, underground pipes or drains, capacity, efficiency, size, value, flood plain location, termite, pest or other real property destroying organisms, or habitability. Detached structures are not included in the inspection unless specifically agreed upon by both the inspector and the client. The above list of exclusions is not all inclusive. The Inspection report may comment on the exclusions noted above in a general fashion without incurring responsibility for the exclusions noted above in whole or part.

We do not move furniture, rugs, paintings, or other furniture. There is no responsibility expressed or implied for latent defects, or for defects not reasonably observable at the time of inspection, or for defects that would require the removal of major or permanent coverings for observation. No representation is made as to the future performance of any item. Inspection of water wells, septic systems, security systems, or fire protection equipment (other than smoke detectors) will not be inspected where state /city / county codes, special training, or certification may be additionally required.

We do not hold ourselves to be specialists for any particular item; nor are we engineers. We are a general real estate inspection company.

PLEASE NOTE: GreenWorks does not inspect for MOLD, MILDEW, FUNGUS and / or SPORES as a part of the standard Texas Real Estate Commission Inspection, UNLESS a separate mold inspection has been

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ordered PRIOR to date of Standard Home Inspection. If conditions of water penetration and / or migration are reported, it is assumed that conditions can and may exist that would support MOLD, MILDEW, FUNGUS and / or SPORES. While the condition of water penetration and / or migration, if visible and accessible, would be reported to the consumer, the condition of MOLD, MILDEW, FUNGUS and / or SPORES would not be tested, or inspected for. Mold inspections are separate inspections, and require a licensed Mold specialist to comment on, and test for, and report on the presence/absence of Mold, Mildew, Fungus, and spores.

1: Driveway Cracking

 Maintenance Item

Cracking was observed at the driveway. Recommend a qualified professional evaluate and repair as needed.

Recommendation: Contact a qualified professional.



FINAL CHECKLIST

- Oven/Range Turned Off: Yes*
- Lights Turned Off: No - Homeowner Present*
- Exterior Doors Locked: No - Homeowner Present*
- Thermostat Initial Setting: 0 Degrees Fahrenheit*
- Thermostat Leaving Setting: 0 Degrees Fahrenheit*
- Sprinkler System Initial Setting: Off*
- Sprinkler System Departure Setting: Off*