



Property Inspection Report

**Stan and Sandee Davis
1003 Sable Drive
Friendswood, TX 77546
Sablewood
Galveston County**

Wednesday, September 6, 2023



Clay M. Collins, ACI
Professional Inspector, TREC License #7147
Grace Home Inspection Services, LLC
ASHI Certified Inspector #250932
ICC Certified Combination Residential Inspector # 8061161
ICC Certified Commercial Building Inspector # 8061161
ICC Certified Energy Conservation Inspector/Plans Examiner #8061161
ICC Certified Accessibility Inspector/Plans Examiner #8061161
Certified Level II ANSI/ASNT CP105, CP-189 Thermographer ITC #181642
Certified Level I Unbonded Post-Tensioning Inspector #912090009
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PROPERTY INSPECTION REPORT FORM

Stand and Sandee Davis Name of Client	Wednesday, September 6, 2023 Date of Inspection
1003 Sable Drive, Friendswood, TX 77546 Address of Inspected Property	
Clay M Collins Name of Inspector	7147 TREC License #
Name of Sponsor (if applicable)	TREC License #

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Date: 9/6/2023 **Start Time:** 08:25 AM PM **End Time:** 11:23 AM PM
Size: 2,617 sq ft **Age of Dwelling:** 1996 **Description:** Single family, 1 story
Bedrooms (#): 3 **Bathrooms (#):** 2 **Garage(s):** Detached, 3 bays, 2 doors
Occupied? No **Builder:** Cervelle Homes
Temperature: 93°F **Rain within last 3 days?** Yes No

For orientation purposes, front door faces: Southwest at approximately 219°

Present at inspection: Buyer Buyer’s Agent Seller Seller’s Agent
 WDI Inspector (Clancy’s Pest Inspections) Other:

PLEASE NOTE

This was neither a CODE INSPECTION nor a PASS / FAIL inspection. Information provided herein is in keeping with the Texas Real Estate Commission's Standards of Practice and its purpose is to provide you with information to use in making your purchase decision. If you do not read the entire document, you may miss crucial details that should influence your decision.

The Standards of Practice, adopted by the State of Texas for real estate inspections, defines a Deficiency as an issue that, in the inspector's opinion, *adversely and materially* affects the performance of a system or component; or *constitutes a hazard to life, limb, or property* as specified by the standards of practice. Some items may be commented on that are not technically correct but are not material. This provides you with information about the house that may serve to help you understand its construction and manage its maintenance.

The responsibility to decide whether further analysis, repair, update or replacement of any System or component, based upon the Inspector's reasonable opinion and/or designation of "Deficient" is up to the person for whom the report was prepared.

This report shall supersede any written or verbal conversations, comments and or reports that were provided prior to providing this written report. Additional pages may be attached to this report. Read them very carefully. This report may not be complete.

Inspector was not aware whether this house had ever flooded, had windstorm, or any other significant damage. While there may not have been visible evidence of moisture damage, repairs may hide such evidence. A **Comprehensive Loss Underwriting Exchange Report (C.L.U.E.®)** may offer additional information on losses, or payments for losses, on this property. Recommend that you check with your Agent for more information.

There were no tests for environmental agents such as lead paint or asbestos which may be present in homes built before 1978. While these have well publicized health hazards, this may not be a factor unless modifying the dwelling unit (cutting, drilling, or removing external wall cladding or interior gypsum wall and ceiling covers). Recommend that only qualified contractors with knowledge and experience dealing with these materials be contracted for any such repair and removal of materials.

HOW TO READ THIS REPORT

Items highlighted in **Yellow** reflect either,

- items required by the Standards of Practice to be reported as deficient,
- Items deemed, in the reasonable opinion of the Inspector, to be adverse *and* material, or
- Items deemed, in the reasonable opinion of the Inspector, to be unsafe.

Comments prefaced by "**Notice**" typically address limitations to the Inspector's ability to access or inspect components or systems.

Comments prefaced by "*Information*" may be technically deficient, but not considered to be, in the reasonable opinion of the Inspector, material.

References between [§535.227](#) and [§535.233](#) refer to the Standard of Practice adopted by the State of Texas for Real Estate Inspections as part of the [Texas Administrative Code, Title 19, Part 23, Chapter 535, Subchapter R](#).

Photographs are provided as a convenience and are representative of issues and may not depict all occurrences of a condition. These photographs are from this house/inspection unless specifically identified otherwise.

I=Inspected

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on grade

Comments:

Because floor coverings such as carpet, tile, wood flooring and vegetation, exterior porches and decks often prevent direct observation of the foundation, in addition to an inspection of the foundation perimeter, I rely on an inspection of symptoms of movement and damage to determine the condition and performance of your foundation. Symptoms include visible evidence of distress phenomena during along the perimeter of the foundation, buckling and cracks in walls and ceilings, movement, and separation of frieze and trim, an operational test of each accessible door and accessible window for binding. No evaluation of the foundation's elevation or slope was performed. I am unable to comment on the design intention of this foundation and restrict comments to the observable indications of deficiencies or movement.

Maintenance: Spalling found within 12" of the foundation's corners may occur because of bonds between the brick and brick ledge and/or differential thermal movement. Spalling was noted at self-evident corners. This damage did not appear structurally significant and was not in need of repair at the time of this inspection.



Information: Foundation appeared to be reinforced and strengthened by post-tensioned cables, utilizing cables within sheathing placed under high tension. Determination of the type of reinforcement was based on observation of covered, or uncovered, ends of tendons. [*Construction and Maintenance Procedures Manual for Post-Tensioned Slab-on-Ground Construction 3rd Edition.*]



Maintenance: Soil was separating from the foundation grade beam. Controlled irrigation of the foundation may serve to preserve the foundation's performance. Useful information on foundations, including Inspection, Care, Root Barriers and Watering is available at: [Foundation Information - Professional Engineering Inspections, Inc. \(profengineering.com\)](http://www.profengineering.com).

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Written Opinion

The foundation serves to provide support and serve as a buffer between the earth and structure. Cracks and movement can be caused by thermal stress, loading of the structure and changes in the moisture content of the framing lumber as well as changes in moisture content in the soil. Some movement can usually be tolerated before any structural damage occurs. Cracks and separation may be related to issues other than foundation movement and positively determining the cause may not be possible without invasive inspection methods.

Functioning is defined by the Texas Real Estate Commission’s Standards of Practice (Rule §535.227) as “performing in an expected or required manner; carrying out the design purpose or intended operation of a part, system, component, or member”. An opinion on the performance of the foundation at the time of inspection is not a warranty against future settlement or movement. I cannot predict future performance or represent the stability of this foundation based on a single observation.

In my opinion, this foundation was functional at the time of this inspection.

B. Grading and Drainage

Comments:

Notice: This evaluation of *Grading and Drainage* is based on observations made at the time of inspection without taking elevation, level, or other equipment-based measurements. This does not, nor would other methods of evaluation, serve to ensure that heavy rainfall or rainstorm events would drain properly and not create rising water damage within the dwelling. Water will always run downhill, and if the speed of drainage cannot keep up with volume of water flow, water can intrude and may cause damage. Do not create berms or dams that serve to hold water in garden beds. Do not place fences that will impede water runoff from back yards or courtyards. Do monitor yard spaces for proper drainage during rain events.

Maintenance: Grading and drainage conditions frequently contribute to the attraction of Wood Destroying Insects (WDI) the highest infestation of which within the United States is located here along the Gulf Coast.

Lot did not appear to have the proper slope for drainage at all points along the foundation grade beam. Evaluation of drainage is based on observation only and may not reflect drainage under moderate or heavy rain events. Grade should fall a minimum of 6” within the first 10’. Lots should be graded to drain surface water away from the foundation walls. “Berming” of landscaped beds near the foundation should be avoided since this can prevent the water from draining away. Swales may have to be periodically re-cut to address the accumulation of yard clippings, mulch, leaves and other organic materials. Underground drainage systems may also serve to preserve the performance of the foundation.


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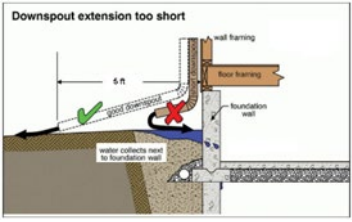
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Representative			<p>Swales When the ground for drainage is toward the house, swales can be placed on either surface to lead water away from the foundation.</p> <p>The grade should fall a minimum of 6" within the first 10 ft.</p> 
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The soil levels were high against isolated areas of the foundation grade beam. When soil levels and vegetation are high against the face of the foundation it promotes water penetration, wood rot and insect infestation. Brick veneer wall cladding should have about 4" of clearance between the soil and the first course of bricks, and other materials should have 6" of clearance between other materials and the soil.

Representative			<p>Grading and Drainage</p>  <p>Impervious surfaces within 10ft of the foundation shall be sloped a minimum of 2% away from the building.</p>
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Maintenance: Gutters and downspouts were installed at some eaves of this structure. Recommend, however, that as a structural improvement, gutters be installed on all horizontal fascia and that the downspouts direct water at least 5-feet away from the structure, or at a minimum, splash blocks be installed under all downspouts in a manner that avoids erosion at the foundation grade beam.

Representative			<p>Downspout extension too short</p> 
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Maintenance: Shrubs planted too close to the foundation will hide the slab from view as they mature, creating conditions conducive to infestation by Wood Destroying Insects (WDI). Shrubs should not be planted closer to the slab than half of the mature width of the shrub.

Representative		
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C. Roof Covering Materials

Types of Roof Covering: Asphalt - Laminated (Architectural)

Viewed From: Roof and ladder






Comments:

Approximate Age: 2021 (TDI WPI-1 Certificate #2221903 Partial Re-roof (excluded flat roof at back porch))

Notice: *Roof Covering Materials have a useful life cycle based on the type of roof covering. This limited visual inspection is not a certification or warranty, expressed or implied, that the roofing surfaces will not leak. Simply viewing a roof surface from any angle cannot tell if it leaks or not. I would have no knowledge if this roof leaks or not under a limited visual inspection. The Texas Inspection Standards of Practice for property inspections is not designed for underwriting or insurability.*

Maintenance: Generally, most roof leaks occur through rusted flashings, exposed nails, roof mounted flue pipes, ventilators, or chimney flashings. Recommend that the attic spaces be monitored periodically following heavy rainfall to identify and repair any leakage which may become apparent especially around the penetrating roof stacks/vents. All roof covers should be monitored for water intrusion.

Type of asphalt shingle installed: 3-tab or Architectural. Architectural shingles are engineered with additional layers laminated to create a distinct 3-dimensional appearance, and have a life expectancy between 25 and 30 years, barring acts of God, including windstorms, hailstorms, impact damage, etc. 3-tab shingles do not have the additional layers or thickness and have a life expectancy between 15 and 20 years, barring acts of God, including windstorms, hailstorms, impact damage, etc.

Examples		<p>3-tab shingle – life span of about 15-20 years</p> <p>Architectural shingle – life span of about 25-30 years</p>	
Representative			

Information: Dish-type antenna was/were secured to the roof. Drilling holes through the roof damaged the roof cover and the gasket, caulk or sealant applied is not a guarantee against moisture penetration. Items mounted to the roof such as satellites, antennas, basketball backboards, etc., may allow water penetration. As these items move (wind, adjustments to position, use, etc.), screws and

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bolts may enlarge mounting holes. An elastomeric material was observed, intended to make the penetrations watertight, but I could not access this portion of the attic space to evaluate its integrity. Recommend closely monitoring these areas and making repairs as soon as possible when necessary.



No adverse and material deficiencies requiring immediate repair.

D. Roof Structures and Attics

Viewed From: Attic, service passage and decking

Approximate Average Depth of Insulation: 10 inches.

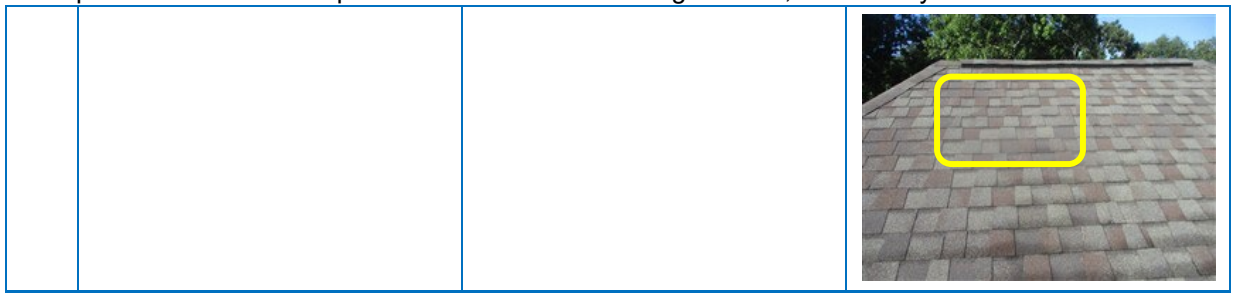
Comments:

Prevalent roof sheathing: Solid roof deck

Attic Framing: Conventional

Notice: An attic is inherently dangerous. Access to the attic space is typically limited by the design of the space, the lack of safe passage, service decking and the placement of mechanical equipment. This, in turn, limited our ability to view all areas of the attic space. I inspected the attic space from the scuttle or stairway and all service deck spaces. Spaces outside of these areas were inspected to the best of our ability with concern for personal and property safety of paramount importance.

One or more pieces of decking were not well secured and moved when stepped upon. I did not see a practical or feasible repair. Recommend monitoring the roof, as with any roof.



No visible fire blocking or separation between the detached garage and house through the breezeway. The garage space had been covered with wood which did not have an adequate fire resistance. Garages should be separated from the residence and its attic area by 1/2" or thicker gypsum board applied to the garage side, or 3/8" thick fire retardant-treated plywood or covered with a minimum of 16 gage sheet metal. In addition, fire blocking should be provided to cut off all

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concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. [§535.227 \(a\)\(5\)\(B\)](#)



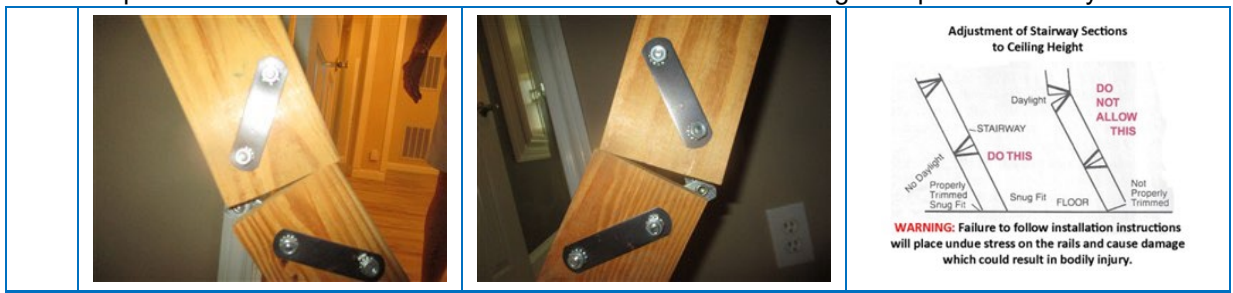
Attic Pull-down Stairways

Safety: This, or these, pull-down stairways had a load rating of less than 350 pounds. Some Authorities Having Jurisdiction (AHJ) require a minimum load rating when there is mechanical equipment, such as HVAC systems or Water Heaters, located in the attic space. Regardless, the stairway should be capable of allowing safe access to the attic space.

Spring arm assemblies were bent or damaged. Note that, once bent, these are “damaged” and attempts to straighten the arm will further weaken the material.



The stairway rails were not flush at the hinged sections. This may lead to personal injury should the rails split or crack while in use. The stair should be trimmed-to-height for personal safety.



There was loose and/or missing hardware (i.e., bolts, washers, nuts).

Ventilation

Attic Ventilation: Soffit, Gable, Ridge, Off-ridge, Mechanical (powered)

Information: The house attic space appeared to be well ventilated using a combination of vent types. As a rule of thumb, the temperature within the attic space should be within 20°F of the temperature

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outside. A poorly ventilated attic may shorten the useful life of the roof cover. The vents should not be blocked during the winter season to prevent the increase in humidity which will have a biological impact in the attic space.



Garage attic space did not appear to be adequately ventilated. There was a ridge vent, but there were not soffit vents.



Insulation

Type of insulation: Fiberglass, loose fill *Approximate R-Value:* R-30

Information: No Installer's Certificate was posted, or observed.

Information: No Insulation Depth Markers were posted, or observed.

Information: Minimum standards for insulation depth for *new construction* have been established as an R-value of 38 within Zone 2 (this zone).



Safety: Stairway was insulated with batt insulation, creating a trip hazard. Recommend that only rigid insulation be used for personal safety.

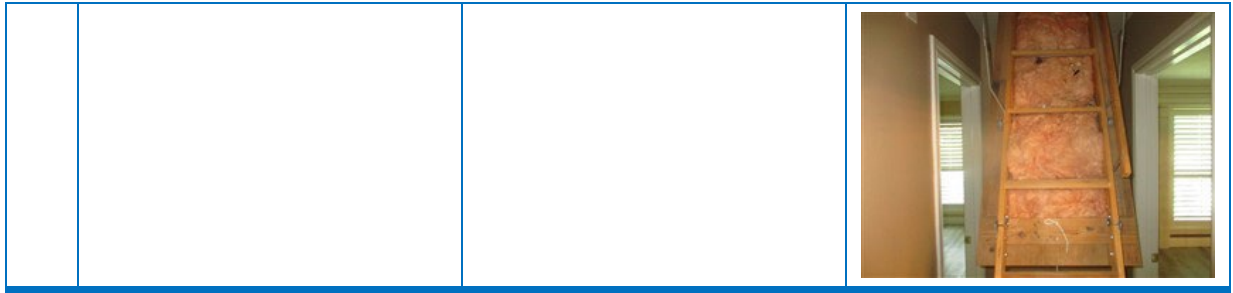
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Information: The stairway door did not have a retainer installed to prevent loose fill insulation from spilling into the living space when the attic access is opened. A wood framed, or equivalent baffle or retainer is required to be provided when loose fill insulation is installed, the purpose of which is to prevent the loose fill insulation from spilling into the living space when the attic access is opened, and to provide a permanent means of maintaining the installed R-value of the loose fill insulation. *Note that, in my experience, the retainer poses a greater threat to personal safety than justified by the energy savings; it makes entering and leaving the attic space complicated.*

E. Walls (Interior and Exterior)

Comments:

Construction Detail

Predominate siding materials: Masonry.

This was NOT a Code inspection; however, items may be presented as a comparison against minimum Code standards. Items identified may not meet these standards but do follow common construction practices or may have been allowed by the Authorities Having Jurisdiction (AHJ). The inspection Standards of Practice requires reporting deficiencies but do not define specifics in all cases. I may, then, present these items, *which are not both adverse and material*, without recommendations for repair.

Wood Destroying Insects (WDI)

Notice: Subterranean termites, including Formosan termites, are a type of invasive Wood Destroying Insects (WDI) that is prevalent along the Gulf Coast. These insects live in underground colonies and rise to the surface for food. As small as 1/8-inch-long, termites can enter through the smallest of cracks in the concrete slab, masonry, and mortar. While every effort is made to identify termite activity, severe damage can occur, or may have occurred, in areas hidden from view. While the most effective deterrent to infestation may be preventative treatment by a qualified, licensed Pest Control Operator/Applicator, you can minimize your risk by eliminating conducive conditions.

- Keep your foundation visible; do not store anything against the house that can hide termite activity.
- Keep soil and mulch levels down; allow at least 4 inches of your slab to be visible.
- Keep shrubs cut back so that there is access for inspection of the perimeter of your house.
- Finally, look for evidence of activity such as mud-tubes against the house.

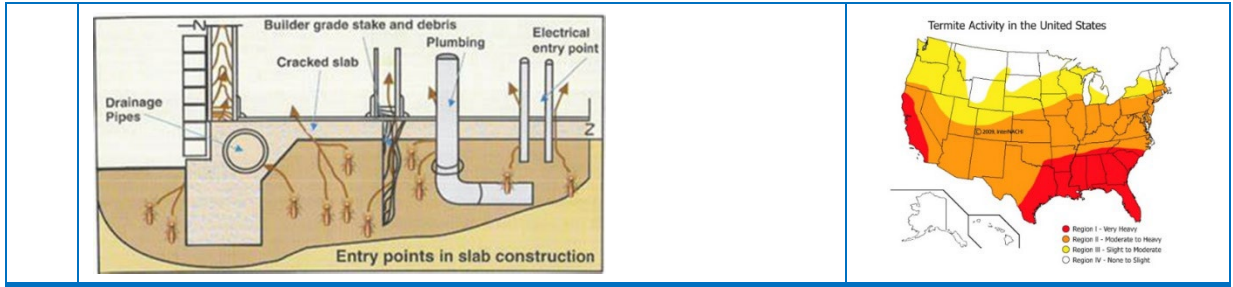
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Interior

Exterior

Information: Structures cornice, including eaves, soffits cover, fascia and frieze were inspected, and deficiencies may be reported as a component of the exterior walls.

Maintenance: Steel lintels are installed over windows and doors in masonry walls to provide support to the masonry above. Should the lintels corrode, the expansion or failure of the steel during this process may cause brick, mortar cracks, and affect the wall integrity. The life of these lintels will be preserved through normal paint and maintenance which includes addressing any corrosion promptly.



Information: The exterior wall envelope shall be designed and constructed in a manner that prevents accumulation of water within the wall assembly by providing a water-resistant barrier. Penetrations through the exterior wall enveloped should be flashed, caulked, or otherwise sealed to minimize the risk of water intrusion. Locations include electrical distribution panels, equipment disconnects, carriage lights, water, and gas pipes, etc. Cabinets should not be sealed on the bottom sides; while water intrusion is to be avoided, if water intrudes it should be allowed to drain.



Maintenance: Weep holes should be located “in the outside wythe of masonry walls at a maximum spacing of 33 inches on center” and should not be less than 3/16” in diameter and should be located immediately above the flashing. The purpose of weep holes is to allow water which may penetrate

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behind the brick veneer to drain outside the structure. These should not be plugged or sealed, doing so may prevent moisture drain from behind the masonry and will not prevent insect infestation. Mulch, soil, etc. should not be allowed to cover these holes to minimize the risk of Wood Destroying Insects (WDI) infestation.



No adverse and material deficiencies requiring immediate repair.

F. Ceilings and Floors

Comments:

No adverse and material deficiencies requiring immediate repair.

G. Doors (Interior and Exterior)

Comments:

Notice: Keys may not have been provided for all doors and locks, and keys may not have been tried in all locks. For safety, recommend that all locks be rekeyed or replaced upon transfer of ownership.

No adverse and material deficiencies requiring immediate repair.

H. Windows

Comments:

Notice: Signs of lost seals in thermal pane windows may not be apparent at all humidity and temperature levels. Windows were only checked for obvious signs of seal damage, such as fogging, at the time of inspection. Note that most window manufacturers will void any warranty on thermal pane (double pane) windows if tint, film, reflective blinds, etc. are used. These products increase the heat through the vacuum and may damage the seals or other structural components.

Two of 6 large glass panels did not appear to be tempered, or "safety" glass; there was no etching identify them as tempered (study and casual dining). Safety glass is required within hazardous areas including "...a fixed or operable panel...that meets all of the following conditions:" those conditions being, an individual pane greater than 9 sq ft, bottom edge less than 18" above the floor, top edge > 36" above the floor and within 36 inches of a walking surface. Each pane of glazing should be identified with the applicable safety glazing standard with acid etched, sandblasted, ceramic-fired, laser etched, embossed, or be of a type which once applied cannot be removed without being destroyed.

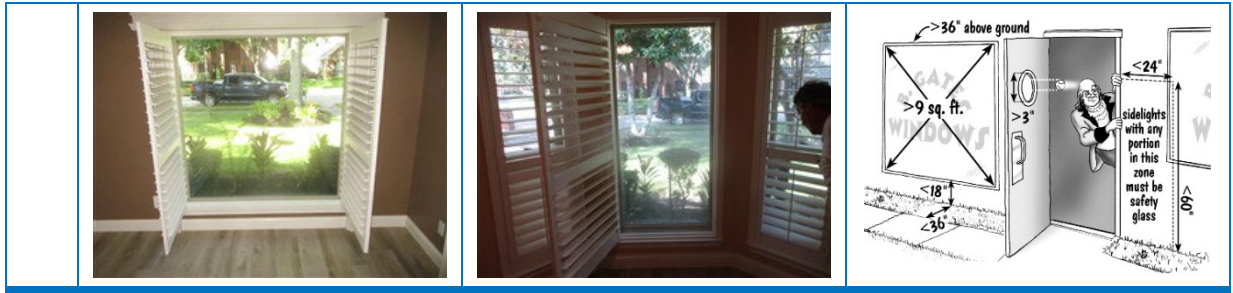
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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

Notice: This inspection of the fireplace was a visual inspection only and is not a warranty or guarantee that this fireplace, chimney, and termination cap had been properly or safely built. The fireplace chimney could not be observed above the damper at the throat of the flue and should not be considered to have been inspected. Performance of the flue under in-use conditions could not be evaluated. Recommend a **Level 3** fireplace inspection by a qualified "Fireplace Inspector" before operating older fireplaces with either gas or solid fuel.

Type of chimney: Factory Built

Additional controls: Remote control

Notice: Remote transmitter was not located, and the appliance was tested using the receiver in Manual mode.



Notice: There was no safe access to the attic space at the fireplace chimney and I was not able to evaluate fire blocking. Fire blocking shall be provided to cut off all concealed draft opening to form effective barriers between stories and between the top story and the roof space and all spaces between chimneys and floors and ceilings through which they pass.

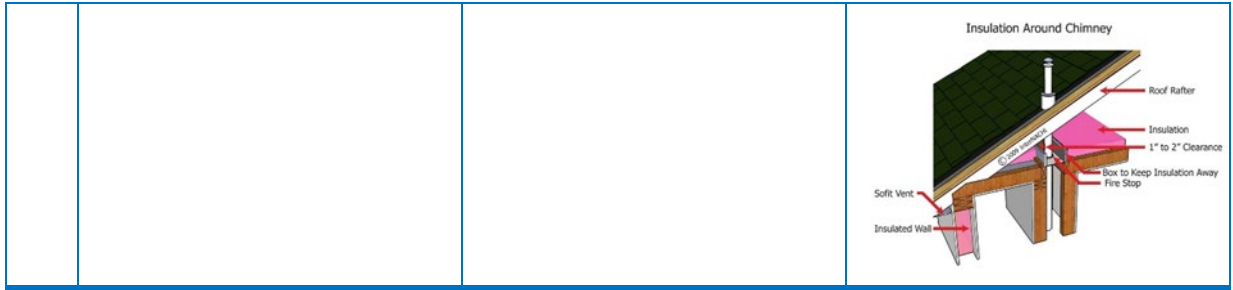
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K. Porches, Balconies, Decks, and Carports

Comments:

No adverse and material deficiencies requiring immediate repair.

L. Cabinetry

Comments:

Notice: Cabinetry is specifically excluded by the Texas Standards of Practice which governs this inspection. Cabinets are not structural components and are generally considered cosmetic in the same manner as floor, wall or ceiling covering, countertops, etc. While visible failure of hung cabinets may be reported, I cannot determine failure points or warranty the performance. Care should be exercised in storing items in wall hung cabinets.

M. Flatwork

Comments:

Flatwork (drives, walks and patios) cracking, upheaval and separation is to be expected in the gulf coast area since most flatwork is not reinforced to perform like the foundation of the home. Only recently have municipalities and the county begun to require reinforcement (rebar and mesh) in the flatwork, to help deter movement, and then may require it in only certain areas. Typically, flatwork thickness is about four inches and is simply responding to the movement of the soils beneath them and the live loads (i.e., vehicles). This is not considered a structural flaw and does not normally impact the performance of the foundation(s). Flatwork is specifically excluded from this inspection by the Standards of Practice.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Notice: The minimum standards for electrical service continue to evolve for the safety of the homeowner. Changes to the code are intended to make each home safer from fire and shock hazards. The Texas Real Estate Commission (TREC) has adopted Standards of Practice which may require an Inspector to report conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined, without regard to the Code at the time the house was built. The adequacy of the electrical service and load calculations are outside of the scope of this inspection. §535.229(a)(2)(A)

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Distribution Panel

Location: Left side, near the front corner

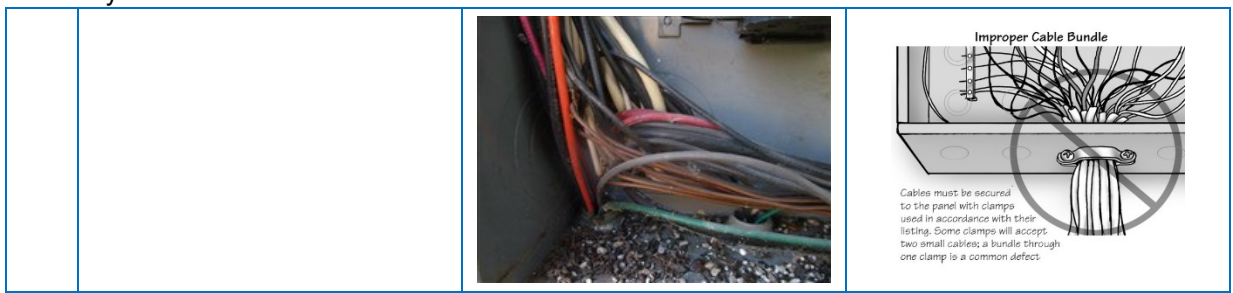
Panel Brand: Square D



Overcurrent devices were not all accurately or adequately identified as to **use, purpose, and location** (Lights and Receptacles, or variations thereof, are not specific enough). I may not be able to comply with the minimum inspection standards of practice requiring evaluation of breaker sizes against manufacturer specifications. [NEC - Circuit Directory or Circuit Identification. "Every circuit and circuit modification shall be legibly identified as to its clear, evident and specific purpose or use. The identification shall include sufficient detail to allow each circuit to be distinguished from all others. Determining the accuracy of device labeling is outside the scope of this inspection.

Amperage rating of the overcurrent protection device (aka circuit breaker) protecting the HVAC condenser was greater than that specified by the manufacturer of this appliance. The actual breaker size was 60 amps but should be 30 amps per the manufacturer's specifications (**Breaker type:** Heating, Air Conditioning Refrigeration "HACR"). The ampacity of the conductors supplying multi-motor and combination load equipment shall not be less than the minimum circuit ampacity, or more than the maximum breaker ampacity marked on the equipment. The branch-circuit overcurrent protection device rating shall be the size and type marked on the appliance. §535.229 (a)(1)(g)(iv)

Information: Branch conductors filled more than 75% of a raceway and individual conductors were not secured to the panel cabinet. Such constriction of conductors may generate excessive heat and de-rate the amperage of the cables. Each cable is to be secured to the panel box. While not technically correct, this method of installation is used on virtually all exterior-mounted cabinets and many cabinets installed within stud cavities on inside walls. No recommendation.



Grounding and Bonding

Grounding (Definition): The process of making an electrical connection to the general mass of the earth. This is most often accomplished with ground rods, ground mats, concrete encased electrodes, or some other grounding system. Low resistance grounding is critical to the operation of lightning protection techniques. (Definition: National Electric Code, International Residential Code). The

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inspector shall report as Deficient, deficiencies in bonding and grounding. [§535.229\(a\)\(1\)\(G\)\(v\)](#) and [§535.229\(b\)\(1\)\(E\)\(iii\)](#)

Bonding (Definition): The process of making an electrical connection between the grounding electrode and any equipment, appliance, or metal conductors: pipes, plumbing, flues, etc. Equipment bonding serves to protect people and equipment in the event of an electrical fault. (Definition: National Electric Code, International Residential Code) The inspector shall report as Deficient, deficiencies in bonding and grounding. [§535.229\(a\)\(1\)\(G\)\(v\)](#) and [§535.229\(b\)\(1\)\(E\)\(iii\)](#)

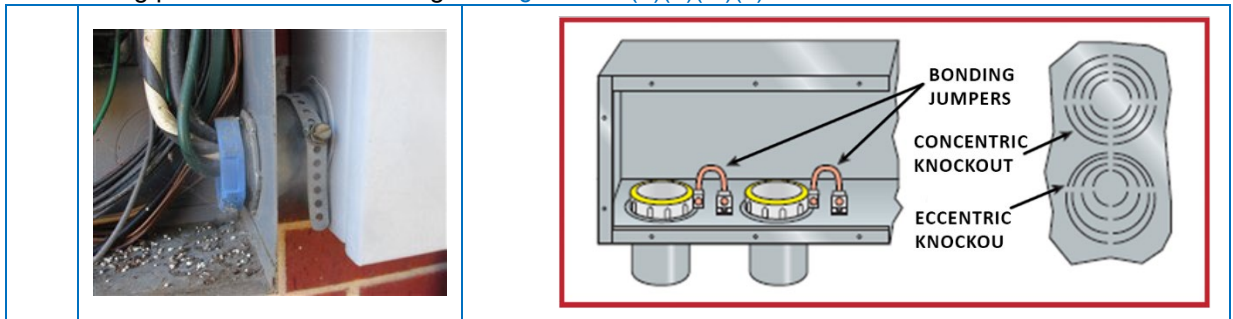
Notice: Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity or connecting fittings and clamps. While I may be able to identify *missing* Grounding and Bonding, I cannot affirm, nor do I warranty, that all pipes, either gas, including CSST, or water, plumbing, metal flues, metal framing, appliances or similar conductive materials are effectively bonded.

Departure: An inspector may depart from the inspection of a component or system required by the standards of practice only if, in the reasonable judgment of the inspector, conditions exist that prevent inspection of an item. [§535.227\(5\) \(A\)\(iii\) Departure](#)

At least one of the clamps was loose at the ground rod compromising continuity. The clamp observed was listed as a pipe clamp for metal water or gas lines. Recommend the use of a brass "acorn" style clamp, U.L. listed and approved for direct burial, on the ground rod for a more secure, longer lasting connection. [§535.229\(a\)\(1\)\(G\)\(v\)](#)



The raceway was not bonded to the electrical grounding system. Short Sections of Raceway. Isolated sections of metal raceway or cable armor, where required to be grounded, shall be connected to an equipment grounding conductor. When the retaining ring does not fully cover the knockout, the bonding path is limited to the ring tabs [§535.229\(a\)\(1\)\(G\)\(v\)](#)



Metallic water pipes did not appear to be bonded, or there was no evidence of bonding, to the electrical grounding system. [§535.229\(a\)\(1\)\(G\)\(v\)](#)

Metallic water pipes were not bonded across the Water Heater. [§535.229\(a\)\(1\)\(G\)\(v\)](#)

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This should not be considered an all-inclusive or exhaustive list of deficiencies in the electrical system and many of these items may be technical deficiencies, but not material or in need for repair. A qualified, licensed electrical contractor should further evaluate these service panels, and the conditions noted in §II. Electrical Systems B. Branch Circuits below and make repairs and replacements, as necessary.

B. Branch Circuits, Connected Devices, and Fixtures Type of Wiring:

Type of Wiring: Copper wiring

Comments:

Notice: Low voltage wiring systems, which may include garden lights, alarm systems, video/audio media conductors including intercom systems, and HVAC control conductors, are specifically excluded from this inspection by the Texas Real Estate Commission’s Standards of Practice. [§535.229\(b\)\(2\)\(A\)](#)



Outlets, Switches, Luminaries, Fans and Other Fixtures

Two receptacles in the garage space had “open” grounds (now marked with red adhesive dot).

There was at least one improper outlet cover installed outdoors. In wet locations, outlets should be equipped to prevent moisture from entering or accumulating within the box. Where installed in a wet location, receptacles should, by today’s standards, have an enclosure that is weatherproof whether the attachment plug cap is inserted, or not. [§535.227 \(a\)\(5\)\(B\)](#)

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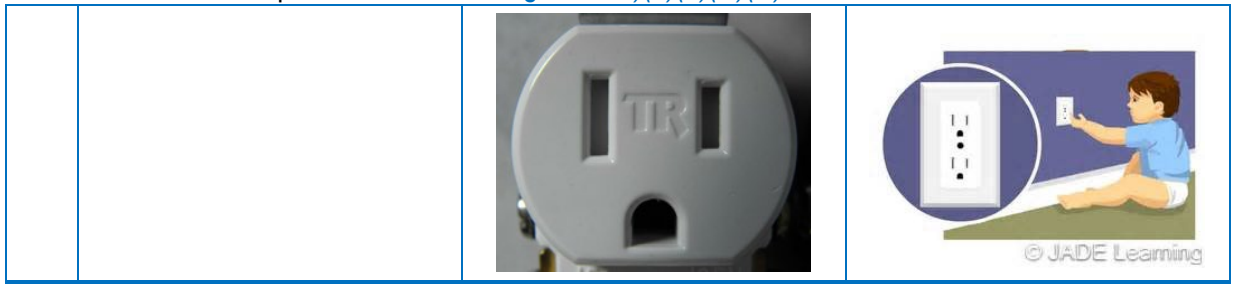
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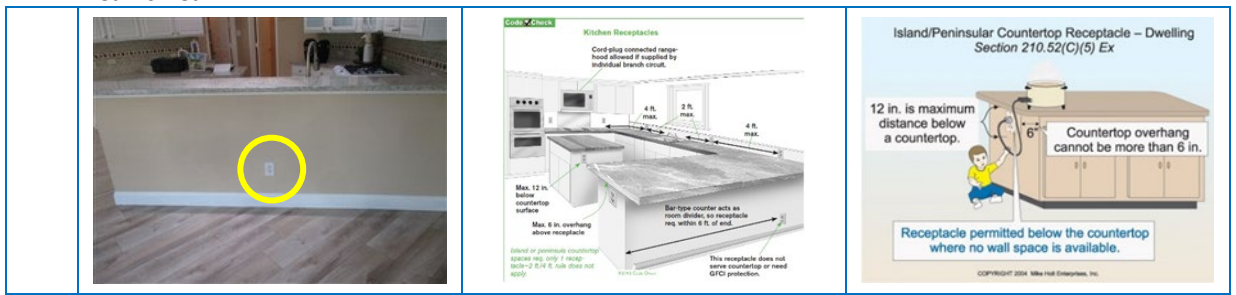


Fan blades at fixture in casual dining room were loose. I tightened them for immediate safety, but did not torque them for permanence. [§535.227\(a\)\(5\)\(B\)](#)

Receptacles less than 5-1/2 feet above the floor were not tamper resistant (TR) type. TR receptacles have shutters installed to prevent insertion unless two prongs enter the device at the same time. While not introduced into code until 2005, these are considered “safer”, and I am required to report the lack of TR receptacles as Deficient. [§535.229\(b\)\(1\)\(C\)\(vi\)](#)



Information: One or more receptacles on the back side of the island counter at the kitchen sink was placed more than 12” below a countertop. In kitchens, pantries, breakfast rooms, dining rooms and similar areas or dwelling units (IRC 2009 and newer), an outlet may be located no more than 12” inches below the countertop only when the countertop extends no more than 6” beyond its support base. I recognize that this has been treated as a wall space receptacle distinctly separate of the countertop receptacles but note that the occupant will not make the distinction and the safety concern will still exist.



Information: The electric outlet/receptacle at the clothes dryer connection was a 3-prong outlet. Today’s Code and appliances require that this be a 4-prong outlet for safety. While there was no apparent need to upgrade this to current Code it is necessary to know which plug configuration will be necessary for an electric dryer.

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Ground Fault Circuit Interrupters (GFCIs)

Information: GFCIs are intended to protect persons from accidental electrocution in areas susceptible to moisture. Locations these devices are now required include: all kitchen countertop receptacles, the dishwasher receptacle, bathroom receptacles, receptacles within 6-feet of water, all outdoor receptacles, laundry room receptacles and all receptacles in the garage space. Missing GFCIs per today's standard is a TREC Standards of Practice reporting requirement. §535.229(b)(1)(C)(i)(I-XI)

Information: If both Yes and No are marked, then at least one **was** protected by a GFCI, and at least one receptacle **was not** protected by a GFCI.

Ground Fault Circuit Interrupt (GFCI) Protection:

Location	YES	NO	Reset(s) Location
Bathrooms:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	primary bathroom
Garage:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	primary bathroom
Outdoors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	primary bathroom
Pool lights:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Pool pump:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Kitchen countertops:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	kitchen area (1 device or circuit)
Attic service:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Laundry areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Dishwasher:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
240/250 volt - Dryer:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

GFCI devices were missing in one more location where required by current code, or where required to be reported as Deficient by the Standards of Practice. [§535.229\(b\)\(1\)\(C\)\(i\)](#)

- Receptacles in hall bathroom were not GFCI protected.
- Only one receptacle in garage was GFCI protected; 4 or more were not protected.

One or more GFCI devices was not functional; the device did not trip when tested with either an external test device or the integral Test button. [§535.229\(b\)\(1\)\(C\)\(iii\)](#)

- GFCI protecting pool light was not functional; it did not trip when tested with either an external test device or the integral Test button.

Information: NEC code changes effective 09/01/2020 require GFCI protection of 240/250-volt circuits for electric Ranges where the receptacle is within six feet of the outside edge of a sink, for 240/250-volt receptacles for electric Clothes Dryers, and for 240/250-volt service for A/C condensers. (Note

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that the State of Texas has delayed implementation of the requirement for protection of the A/C condenser circuit.) Authority Having Jurisdiction may require protection of additional circuits, including Food Waste Disposer, Microwave and Refrigerators served by water supply line.

Maintenance and Safety: Monthly testing of GFCI devices is typically required by the manufacturer. I recommend that these be tested at least twice a year.

Examples		<p>Typical GFCI Installation (Read label on device)</p> <p>Receptacle type ► (Most common type)</p> <p>◄ Panelboard type</p>	
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Arc-Fault Circuit Interrupters

Information: AFCIs are intended to protect against electrical arcing that may lead to fire and are required to be installed at all 120-volt, single phase, 15 and 20 ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closet, hallways, and laundry areas. *Missing AFCIs per today's standard is required to be reported as Deficient. §535.229(b)(1)(C)(ii)*

Arc Fault protection was missing from one or more of the locations noted above. IT IS NOT TYPICALLY PRACTICAL, OR FEASIBLE TO UPGRADE TO THESE DEVICES IN OLDER PANELS OR CABINETS AND A LICENSED ELECTRICAL CONTRACTOR SHOULD BE CONSULTED BEFORE ANY ACTION IS CONSIDERED OR TAKEN.

This should not be considered an all-inclusive or exhaustive list of deficiencies in the electrical system and many of these items may be technical deficiencies without real need for repair. A qualified, licensed electrical contractor should be selected to address these conditions and any noted in §II. *Electrical Systems Service Entrance and Panels* above and make repairs and replacements, as necessary.

C. Smoke Alarms

Comments:

Smoke alarms are now required in sleeping rooms, each floor and in the immediate vicinity outside the bedrooms. Carbon Monoxide alarms are now required to be installed on each floor and in the immediate vicinity outside the sleeping rooms. Texas Standards of Practice require that we report missing alarms per current standards as deficient. §535.229(b)(1)(A - B)

Alarms, or detectors, which are monitored, may be monitored, or require the use of codes will not be tested. Monitored alarms do not typically have an integral Test button. When there is doubt that these are monitored, I may depart from the standard and not test these devices but will report that below. Otherwise, all *readily accessible* devices are tested with the integral Test button as recommended by the manufacturer. §535.229(b)(2)(E, F)

Note that this does not test the effectiveness of the sensors, just whether the battery, electronics and alert systems are working, and whether they are interconnected

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(requirement since 1996). Smoke , including canned smoke, and Carbon Monoxide will NOT be introduced into the house to test the devices. These devices have a life span of 10 years and alarms over 10 years old should be replaced immediately.

Smoke and Carbon Monoxide alarms should be tested regularly per the manufacturer's instructions; typically, weekly. At a minimum, alarms should be tested per the National Fire Protection Association's recommendations; test every six months and replace batteries every year

Type	# Present	# Tested	# Failed
Smoke alarms	2	0	N/A
C/O alarms			
Comb. smoke/CO alarms			

Smoke alarms were not installed in one or more required area. See this document's [Fire Protection Equipment](#) section in the Addendum for information on where alarms should be located. [§535.229\(b\)\(1\)\(C\)\(xii\)](#)

Carbon monoxide alarms were not installed in one or more required area. See this document's [Fire Protection Equipment](#) section in the Addendum for information on where alarms should be located. Combination Smoke/Carbon Monoxide alarms may be installed outside of sleeping areas in lieu of two separate devices. [§535.229\(b\)\(1\)\(C\)\(xiii\)](#)

One or more alarms were more than 10 years old. Manufacturer's, the U.S. Fire Administration for Homeland Security, the National Fire Protection Association (NFPA), the National Electrical Manufacturers Association (NEMA) and the Red Cross agree after working for 87,000 hours (about 10 years), normal environmental conditions in the home can have an impact on the performance of your smoke alarm. Recommend replacing all alarms so that there is no confusion about the age of any device. Combination Smoke/Carbon Monoxide alarms should be installed outside of sleeping areas. [§535.229\(b\)\(1\)\(C\)\(V\)](#)

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central, forced air Radiant Baseboard

Energy Sources: Natural Gas Electricity Propane (LP) Heat Pump

Comments:

Notice: Heating Equipment has a useful life cycle depending on type of equipment and whether it has been regularly serviced and maintained. Recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this equipment which might indicate to you past or continual problems and in the case of a newer system a copy of the contractor's and manufacturer warranty to see if any warranty is available and can be transferred.

Recommendation: Without regard to its performance at the time of this inspection, because of the potential cost of repair or replacement, recommend that older Heating Equipment (5, or more, years) be further evaluated, during the Option period, by a qualified HVAC specialist to help determine remaining life and cost of replacement.

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Information: Deficiencies in gas connectors, sediment traps and other gas components are reported in [E. Gas Distribution Systems and Gas Appliances](#).

Thermostats were used in manual mode only.

The gas heating cycle was checked by placing the system into the heating mode, adjusting the thermostat to demand heat, and observing a) flame ignition, b) fan operation, c) heat generation and d) cessation of fan operation when the demand was withdrawn.

Flame impingement, uplifting flame, improper flame color, or excessive scale buildup may reflect damage to the heat exchanger and the general condition of the unit(s) and will be reported if observed. A full and complete evaluation of a heat exchanger requires that the furnace unit be dismantled and is, therefore, beyond the scope of this inspection. Note that without regard to performance at the time of this inspection, the age of the unit(s) must be considered in considering remaining life.

The heating cycle appeared to be performing as intended within acceptable limits.

No adverse and material deficiencies requiring immediate repair.

B. Cooling Equipment

Type of Systems: Central, forced air (split, packaged)
 Ductless (window, mini-split)

Comments:

Notice: Cooling Equipment has a useful life cycle depending on type of equipment and whether the system has been regularly serviced and maintained. Recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this equipment which might indicate to you past or continual problems and in the case of a newer system a copy of the contractor's and manufacturer warranty to see if any warranty is available and can be transferred.

Notice: Standards of Practice specifically excludes verifying compatibility of components, tonnage match of indoor coils and outside coils or condensing units, determining sizing, efficiency, or adequacy of the system, integrity of the heat exchanger, or balance of air flow. Performance of this equipment is based on an evaluation at the time of the inspection. Recent service, which may include adding refrigerant, may allow the equipment to perform in an acceptable manner and hide performance or lifespan concerns. §535.230(d)(4)

Without regard to its performance at the time of this inspection, because of the potential cost of repair or replacement, recommend that older Cooling Equipment (5, or more, years) be further evaluated by a qualified HVAC specialist, during the Option period, to help determine remaining life and cost of replacement.

Information: Standards of Practice requires that an inspector measure and report the temperature difference between the supply air and the returned air or use another industry-accepted method used to determine performance. This was not an evaluation of the system's operation against manufacturer's standards; to do so would require a licensed HVAC contractor. This is a simple evaluation against a "rule of thumb" which would expect a 15°F – 20°F differential (Standard of

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Practice is 15°F – 22°F) between the Return Air temperature and the Supply Air with the higher end of the range required as the ambient humidity level rises. [Source: *Construction Science Department, College of Architecture | Texas A&M University*] The temperature differential is typically measured at the duct work as close to the evaporator as feasible. Measurements were taken with a:

- Comark PDQ400 digital thermometer, Kobalt Spot IR Thermometer, FLIR C5 1.2,
- Hikmicro M30, FLIR E4, or FLIR E75 Thermal Imager.

System	Return °F	Supply °F	Differential °F
1	73	56	17
2			

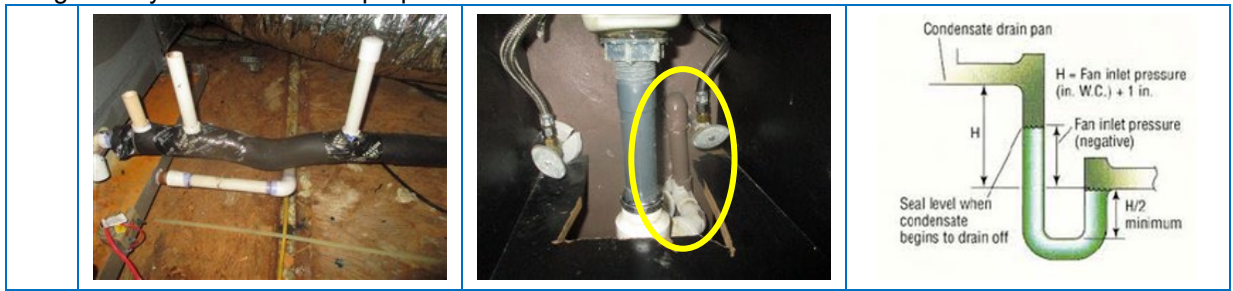
Information: I operated the system(s) over time and determined that the systems did cool the rooms from the initial temperature point.

Information: Scaling and corrosion in the secondary drain pan beneath the evaporator in the attic space was indicative of condensate bypassing the primary drain system. While there was no standing water in the pan at the time of this inspection, the common recommendation is that the system be monitored and that the primary drain be cleaned periodically. I could not positively determine whether the pan had been compromised and my test was limited to visual examination. I cannot warrant that the pan will not fail at some point in time.



Information: Both the international Plumbing Code (IPC) and the Uniform Plumbing Code (UPC) require that the condensate piping, as an indirect drain line, be trapped. The line was trapped beneath a lavatory which may satisfy the Authority Having Jurisdiction (AHJ).

Maintenance: Recommend that the air conditioner’s primary condensate drain lines be flushed of bacterial clogs by pouring a 1:9 mixture of household vinegar and water through the line every month or so during cooling season. Vents in the primary condensate drain line at the evaporator are generally installed for this purpose.



Information: Window unit in garage was functional.

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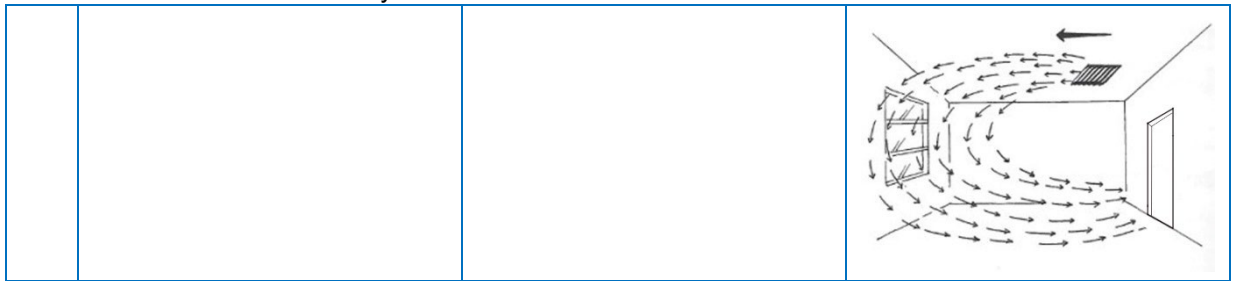
C. Duct Systems, Chases, and Vents:

Comments:

Notice: A well designed and installed duct system will be as short as possible, installed level and straight to minimize restrictions and areas which might allow accumulation of condensate, leading to organic growth. Installation of duct in an attic space often necessitates routing that is less than efficient. While the HVAC duct system was evaluated visually, including any notation of damaged duct, constricted duct and poorly run or hung duct, a complete determination of air flow or balance was outside of the scope of this inspection. The condition of the interior of the duct system, including the presence of dust, dirt, or organic growth, could not be determined.

System	Filter Size(s)	Total sq. in.
1	20" x 25"; 20" x 25"	1,000

Supply registers in one or more rooms were installed backwards and should be turned to face the outside walls (casual dining room). Supply register placement along an interior wall with supply throw toward the outside walls is the proper orientation in a cooling climate such as Texas. Manual T (Air Distribution Basics) from ACCA supports this air pattern. Air conditioning supply registers are intended to wash the outside walls; that is, to direct air against the outside walls and windows and to return that warm air to the system for removal of that heat.



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Street right-of-way on right

Location of main water supply valve: Front side, near the right corner

Static waster pressure reading: 50 psi.

Type of supply piping material: Copper

Comments:

Notice: The type or condition of plumbing materials in inaccessible areas such as underground gas, water supply or drain/waste/vent piping was not determined.

Notice: Plumbing fixtures may not be operated if appliances or timers were connected to them, or if operating the fixtures may cause water spillage. Typical fixtures that may not be operated were clothes washer connections and refrigerator ice-maker connections. The water supply was evaluated by operating two or more fixtures at one time; typically, all fixtures in the master bathroom are run simultaneously.

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Information: The water pressure measured represents a single point in time and is not represented as a constant. Factors in pressure may include time of day and demand on the system including use of dishwasher, clothes washer, irrigation systems, etc. Acceptable pressure is between 40 and 80 psi.



Orientation of Hot and Cold-water supply at the kitchen sink was incorrect. It was intended to be installed with the handle on the right side, so when the handle was to the front, it would be cold water. The design recognizes that children are more likely to pull the handle forward, rather than push it back so that cold water is delivered. In this case, it may not be possible to install it with the handle on the right side because of the proximity of the backsplash.

Vacuum breakers were missing from one or more hose bibs. Sill cocks, hose bibs, wall hydrants and other openings with a hose connection shall be protected by an atmospheric-type or pressure-type vacuum breaker or a permanently attached hose connection vacuum breaker for protection of the potable water supply. Recommend installation of device.



B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

Notice: While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Unless specified, fixtures and vessels were not filled-to-capacity for leak testing to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing, including hydrostatic testing, is available from qualified, licensed plumbers. **Further testing and inspection of the sewer line is recommended in older homes (40+ years), homes with previous foundation repair, and homes with evidence of poor foundation performance.** Otherwise, you are accepting this drain waste system on an “as is” basis and may find repairs necessary in the future.

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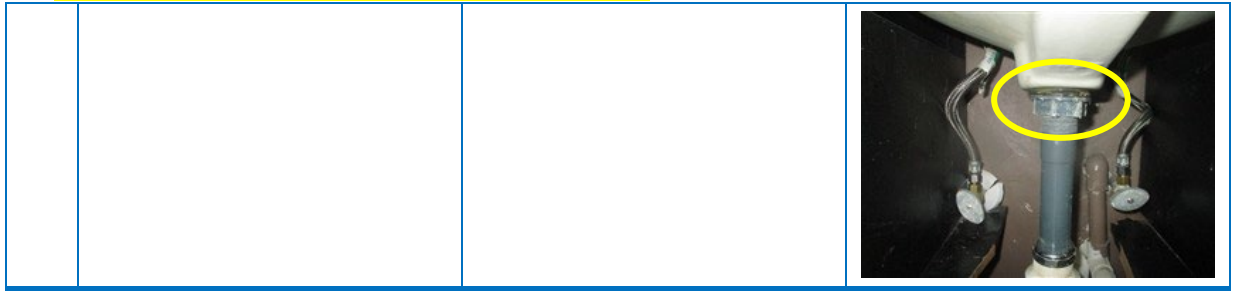
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Notice: There was limited, undersized or no access to the underside of one or more baths. Fixtures with concealed slip-joint connections shall be provided with an access panel or utility space as least 12" in its smallest dimension or other approved arrangement to provide access to the slip connections for inspection and repair. Most current construction incorporates cemented (i.e., PVC type cement or adhesive) assemblies and access would not be required. I was not able to evaluate these drain lines or determine whether they were slip joint or cemented.

Hall bathroom sink leaked at connection the basin.



Information: Flexible drain lines are considered to be temporary repairs due to the propensity of the ridges to trap oils, hair, debris, etc. leading to blockage. There are corrugated drains which are smooth on the inside and are acceptable as drains.



C. Water Heating Equipment

Energy Sources: Gas Electric

Capacity: 40 gallons

Comments:

Water Temperature: 131°F.

Information: Deficiencies in gas connectors, sediment traps and other gas components are reported in [E. Gas Distribution Systems and Gas Appliances](#).

Cold-water valve body appeared to leak.

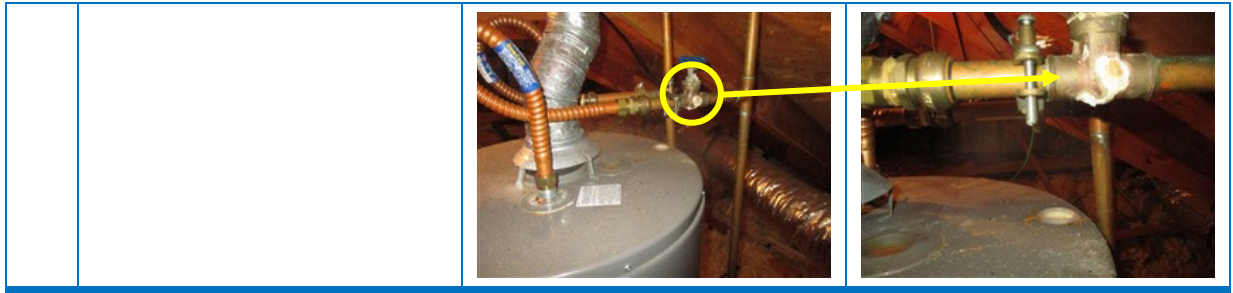
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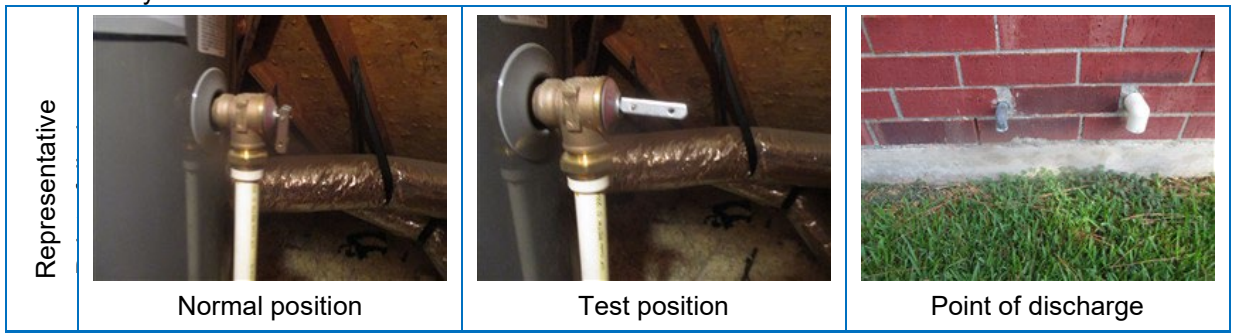


There was direct contact, or insufficient clearance between the water heater vent and the combustible roof decking. There should be at least 1" clearance between the Type "B" double wall vent pipe and the combustibles. The vent should be repositioned, or portions of the combustible material removed to allow the proper clearance.



Information: The temperature and pressure relief valve (T&P), or valves, were tested and appeared to be functional.

Safety: Manufactures typically require that temperature and pressure relief valves be tested at least annually, with more frequent testing preferred. Most require that these valves be removed and inspected by a qualified plumber every 3 years. If the valves were found to be worn or defective as the result of testing and/or inspection, they should be replaced. When a T&P valve is not tested regularly, the build-up of mineral deposits is extremely likely to prevent proper reseating of the valve and may allow water to leak.



D. Hydro-Massage Therapy Equipment

Comments:

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Left side, near the front corner

Type of gas distribution piping material: Pipe - Rigid conduit of iron, steel, copper, brass, or plastic

Comments:



No adverse and material deficiencies requiring immediate repair.

V. APPLIANCES

A. Dishwashers

Comments:

⚠ Notice: This product may be referenced by a Safety Recall, Settlement or Performance Alert.
Reference: [CPSC Release 10-255](#)
Hazard: An electrical failure in the dishwasher's heating element can pose a fire hazard.
Remedy: Repair
Recall date: 3 Jun 2010

Maintenance: This appliance incorporated an airgap mounted on top of the counter to prevent water from the sink returning to the dishwasher. Should water discharge from the device, the line between the airgap and the drain's tail piece should be cleaned and cleared.



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B. Food Waste Disposers

Comments:

No adverse and material deficiencies requiring immediate repair.

C. Range Hood and Exhaust Systems

Comments:

Range Hood Configuration: Ductless, feature of microwave

No adverse and material deficiencies requiring immediate repair.

D. Ranges, Cooktops, and Ovens

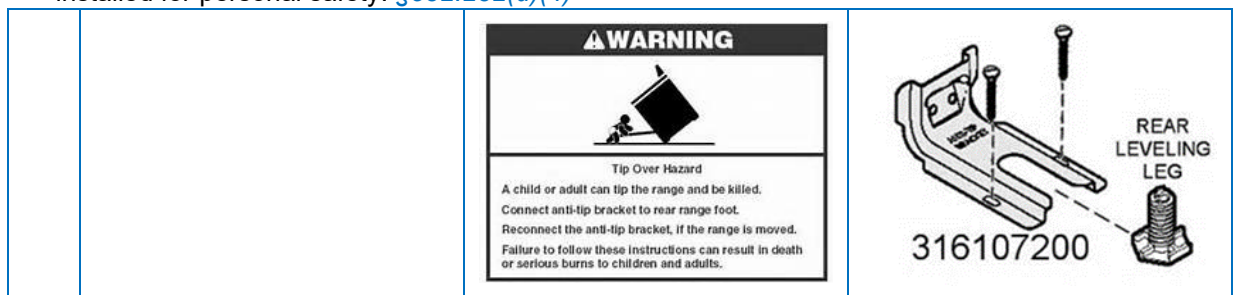
Comments:

Type of equipment: Range, or separate Oven and Cooktop

Oven temperature measured at a 350°F bake setting: 335°F.

Information: The oven temperature was measured with a simple oven thermometer that is not a calibrated instrument. The temperature should be considered approximate. The Texas Real Estate Commission (TREC) requires that a variance of more than +/- 25° when tested at an oven setting of 350° be reported as a deficiency. While the temperature may be adjusted on your oven, do not do so based on this temperature reading. Adjust, if necessary, based on cooking times with recipes you are familiar with. On knob type ovens, temperatures can typically be adjusted by screws on the back side of the knob. On electronic ovens, the adjustment is typically programmable. See your appliance's manual for instructions.

There was no anti-tip device installed on the range. Anti-tip devices are intended to protect persons, typically children, who use the door as a step from personal injury. An anti-tip bracket should be installed for personal safety. [§532.232\(d\)\(4\)](#)



E. Microwave Ovens

Comments:

No adverse and material deficiencies requiring immediate repair.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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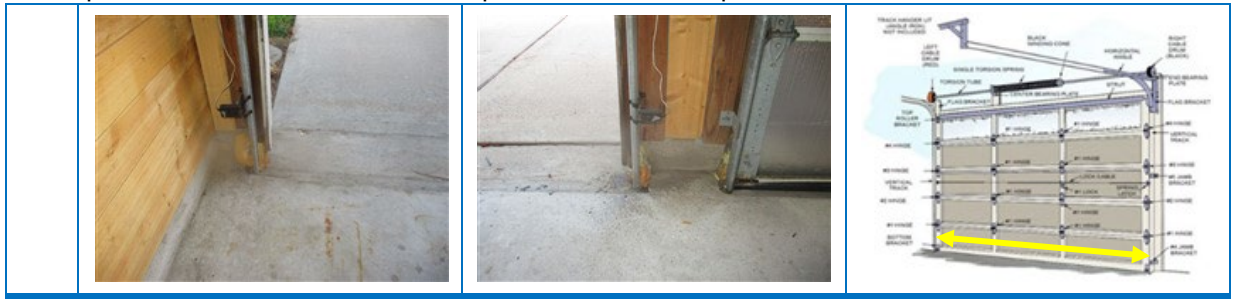
G. Garage Door Operators

Comments:

Notice: This inspection does not determine the number of remote-control devices present, nor does it include a test of these devices unless they were readily accessible. The operators were otherwise tested with hard-wired controls only.

The door lock, or locks, was not disabled on overhead doors with operators present. Locks, on garage doors controlled by a garage door opener, should be disabled or removed. Attempting to open a locked door may result in damage to the door, or the unit may be pulled from its mounting causing property damage or personal injury.

The sensors (electric eyes) were improperly installed on one, or more, overhead doors; they were more than 6" above ground level. These sensors, in conjunction with the auto-reverse feature, are protection against personal injury to small children and animals. These sensors should be set to a height of no more than 6" above ground level for personal safety. If the operator pre-dates the requirement for these sensors, the operator should be replaced.



H. Dryer Exhaust Systems

Comments:

Notice: The type of Dryer Exhaust duct (i.e., flexible vs rigid) and termination of the Dryer Exhaust System are generally visible, and effort will be made to inspect these. I am not always able to determine the effective length of the duct. Neither am I able to determine whether there was an accumulation of lint within the duct. Recommend periodically checking dryer ducts, baffles, and hoods to ensure that they are not bound with lint. In a home that has been occupied, and the system is anything other than a direct through-the-wall duct and cover, cleaning is recommended. An accumulation of lint may create a fire and personal safety hazard.



No adverse and material deficiencies requiring immediate repair.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Notice: This was an evaluation of the controller and visible sprinkler heads. All zones or stations were operated using the Manual feature of the controller. I was not able to determine whether there were hidden or buried defects within the water lines or heads that did not rise from the ground.

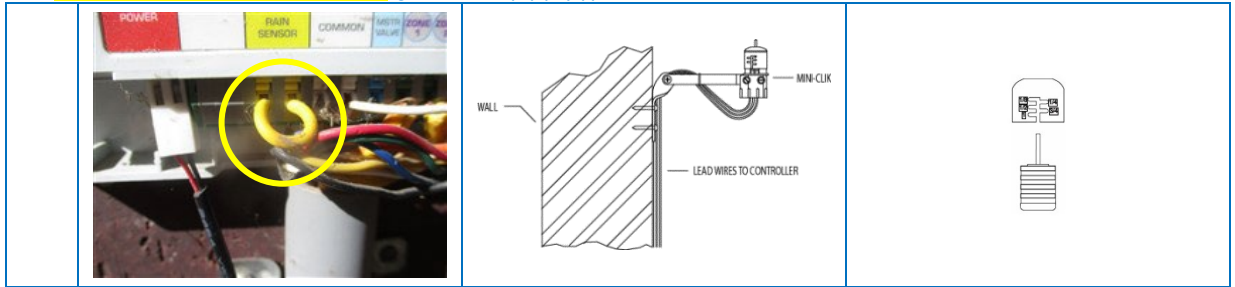
Brand: Rain Bird

Zones: Eight (8)

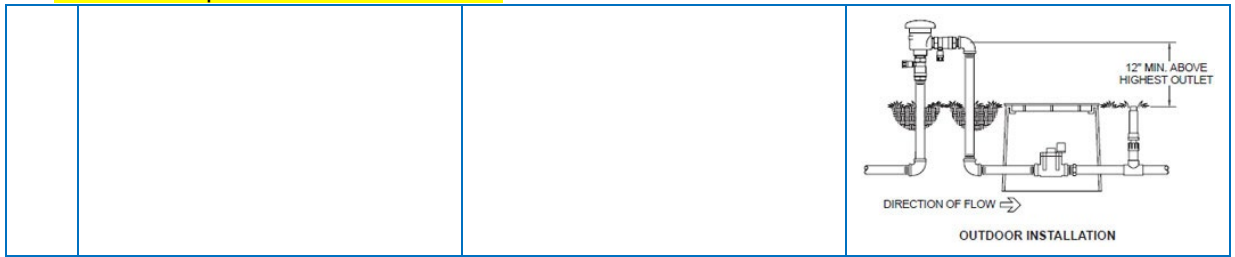


Zone 6, apparently located along the left side fence in the back yard, was not functional.

The Landscape Irrigation System did not have a rain or moisture sensor; a jumper was installed across the sensor terminals. §532.233(1)(B)(i)



No backflow protection was observed.



Maintenance: Recommend that sprinkler heads be monitored during operation to ensure that the water is not directed upon the structure.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

B. Swimming Pools, Spas, Hot Tubs, and Equipment Type of Construction:

Type of Construction: In-ground

Comments:

Structural Systems

Notice: No information on the design and construction of the pool was available and this inspection was limited to visible evidence of defects or damage.

Notice: Inspector was not able to determine the presence of pool shell or sub-surface leaks. The water level was observed at a single point in time with no reference as to when water was last added, or how much water was last added. I was not able, therefore, to evaluate the integrity of the pool surface, coping or piping. A common method of testing for leaks is to partially submerge a bucket in the pool, marking the side at water level, then comparing levels in the bucket vs. level in the pool after 24 hours. This accounts for evaporation. If the pool level drops faster than the bucket, a leak is a possible cause. Reporting of leaks was limited to visible water leaks in the circulation system at exposed pipes and equipment. [§532.233\(d\)\(2\)\(H\)](#)

Information: A swimming pool will typically need to be re-plastered every 7 – 10 years, depending on the quality of maintenance. Natural ground movement may create conditions that will negatively impact the deck, tile, and coping. This is generally considered normal wear and maintenance. No immediate evidence of damage or decay was observed.

Circulation and Drain Systems

Filter type: Diatomaceous Earth (DE)

Notice: The pool circulation system, valves, controls, etc. was not tested in all positions; the TREC Standards of Practice does not require that valves be operated. Controls not labeled, or poorly labeled, may not be tested so that damage to the pool equipment and structure may be avoided. Some features or systems may not have been fully tested and not all problems may have been identified.

Notice: The water level was observed at a single point in time with no reference as to when water was last added, or how much water was last added. I was not able, therefore, to evaluate the integrity of the pool surface, coping or piping. Reporting of leaks was limited to visible water leaks at exposed pipes and equipment.

Notice: The water quality in pool water fluctuates and must be monitored and adjusted constantly. Loss or addition of water will concentrate, or dilute chemicals used to balance the pool system. Evaluating the chemical levels is outside of the scope of this inspection.

Notice: Ancillary equipment, including chlorination, ionization, treatment systems, saltwater generation, etc. cannot be tested. Service and diagnostic lights will be reported as deficient.

Notice: The circulation system equipment shall be sized to provide a turnover of the pool water not less than once every 12 hours. Tests to evaluate the time required to turn over the water or determine the circulation pattern of the water is a time-consuming test, which would then require adjustment of the chemical balance in the water and is outside of the scope of this inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

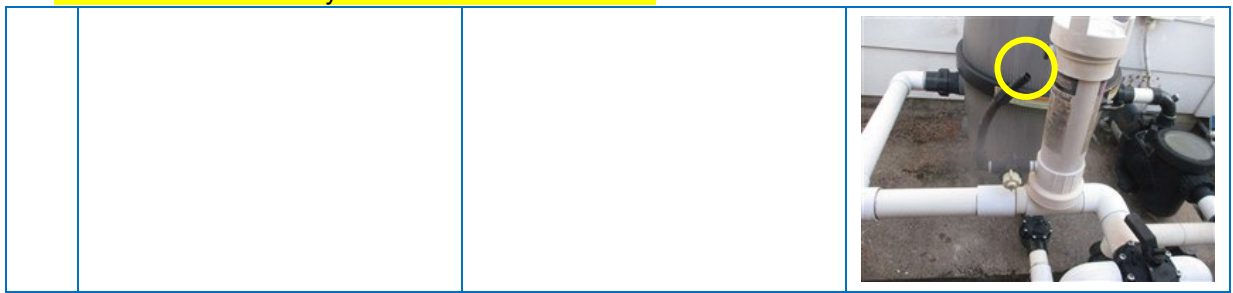
D=Deficient

I	NI	NP	D
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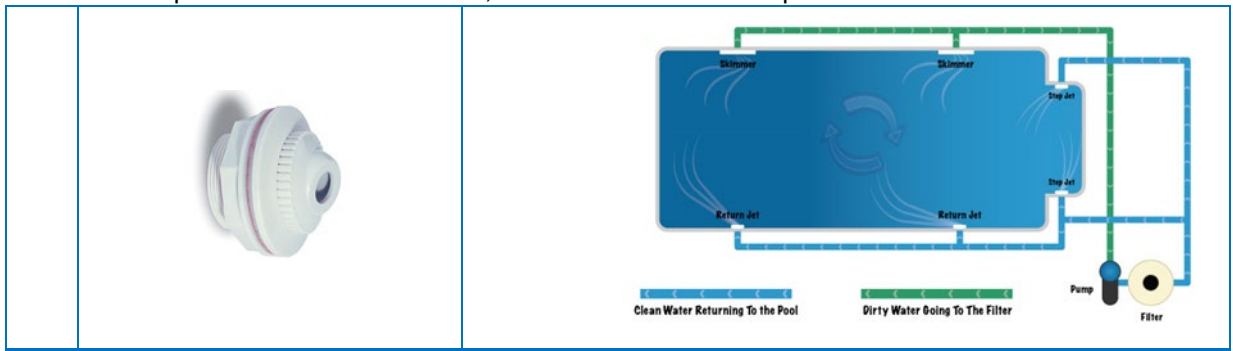
The pool's backwash drain did not have an air gap; the discharge pipe (the "candy cane" pipe) was set down into the drain line. There should be a space between the two pipes to prevent water from rising and entering the pool circulation system.



Chlorinator was not fully assembled and functional.



Return inlets (aka discharge outlets or inlet fittings) were not positioned for effective circulation. This is a common cause of cloudy water. "Eyeball" fittings are used to direct the flow of water in a pool and consist of spherical exteriors so they can be turned to different angles. If the eyeball is not pointing in the right direction, the water on top of the pool will keep circulating but water at the bottom will not be moving, resulting in irregular temperature and cloudy water. Pointing the eyeball in the right direction is the key to maintaining a steady water flow and regular water temperature. These should all point in the same direction, at about 45° toward the pool and down.



Control valves were not labeled for use and purpose.

Circulation lines were not labeled for use and purpose, including direction of flow.

The drain cover(s) observed appeared to be a form of anti-entrapment cover, but I could not determine whether it/they comply with ASME/ANSI A112.19.8-2007 for pools or ASME/ANSI A112.8-2007 for spas. [§532.233\(d\)\(1\)\(B\)\(vi\)\(IV\)](#)

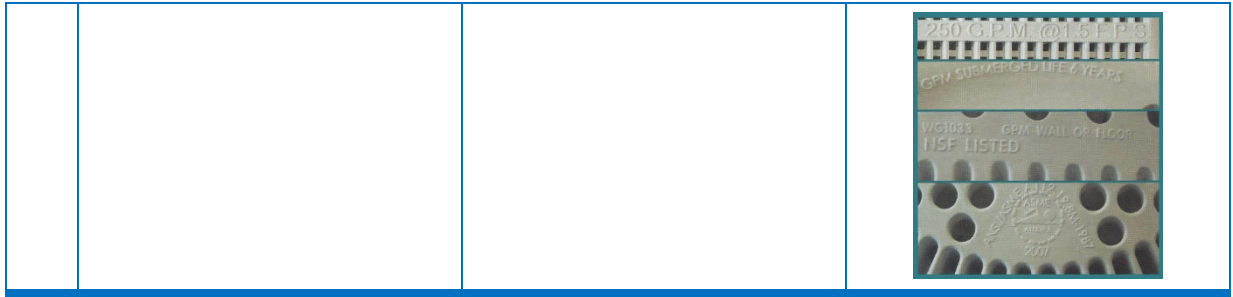
I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Weir was missing from both skimmers. §532.233(d)(1)(B)(vi)(IV)



Pool Controls

Notice: Ancillary equipment, including computer controls are excluded from this inspection by the Standards of Practice. Electronic systems were only operated at the circulation control equipment in the Service mode. Mechanical timers were operated manually.

Notice: Deficiencies in electrical systems, including bonding and grounding deficiencies will be reported in [II. Electrical Systems A. Service Entrance and Panels - Grounding and Bonding](#).

GFCI for pool lights was not functional; the device would not trip when tested with an external device or the integral Test button. Recommend that the pool not be used until the GFCI is replaced.

Pool pump was not GFCI protected. Recommend that the pool not be used until GFCI is installed.

Pool Safety

Entry barriers to the pool area did not meet adopted code or accepted safety standards. 532.233(d)(1)(B)(iii)

These standards are published by international building Codes, codes adopted and/or amended by the local Authority Having Jurisdiction (AHJ), National Swimming Pool Foundation (NSPF), or the US Consumer Product Safety Commission (CPSC). These are generally the same but may vary by the code year adopted, and include:

- Barriers should be located to prohibit permanent structures, equipment, or similar objects from being used to climb the barriers.
- The top of a pool barrier should be at least 48-inches above grade, measured on the side of the barrier which faces away from the swimming pool. States, counties, or municipalities may require pool barriers of 60-inches.

I=Inspected

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D=Deficient

I NI NP D

- When the release mechanism of the self-latching device on the gate is less than 54-inches from the bottom of the gate, the release mechanism for the gate should be at least 3-inches below the top of the gate on the side facing the pool.
- Other gates, including vehicle entrances, garage walk-through doors, etc., should be equipped with self-latching devices. The self-latching devices should be installed as described for pedestrian gates.
- Doors should have self-closing and self-latching devices or locks beyond the reach of children to prevent them from opening the door and gaining access to the pool.
- If the home serves as one side of the barrier install **door alarms** on all doors leading to the pool area.
 - The alarm sound should last for 30 seconds or more within 7 seconds after the door is opened.
 - The alarm should be loud: at least 85 dBA (decibels) when measured 10-feet away from the alarm mechanism.
 - The alarm sound should be distinct from other sounds in the house, such as the telephone, doorbell, and smoke alarm.
 - The alarm should have an automatic reset feature to temporarily deactivate the alarm for up to 15 seconds to allow adults to pass through house doors without setting off the alarm. The deactivation switch could be a touchpad (keypad) or a manual switch and should be located at least 54-inches above the threshold and out of the reach of children.
- Never have a pet or doggy door if the door leads directly to a pool or other backyard water. An isolation barrier or fence is the best defense when pet doors are installed.

Other Safety Information

Pool safety information can be located at the Consumer Product Safety Council Pool Safety link:

<https://www.cpsc.gov/Regulations-Laws--Standards/Voluntary-Standards/Topics/Pool-and-Spas>

Pool safety information can be found at the Consumer Product Safety Council Pool Safety link:

https://www.cpsc.gov/s3fs-public/pdfs/blk_media_SafetyBarrierGuidelinesResPools.pdf

Additional pool safety information can be found at:

<https://www.poolsafely.gov/educational-materials-catalog/>

Resources available at: [Pool Safety](#) include:

1. Backyard Pool: Always Supervise Children
2. Prevent Child In-Home Drowning Deaths
3. Hair Entrapment in Drain Covers
4. Swimming Pool Safety Alert
5. How to Plan for the Unexpected: Preventing Child Drowning
6. Your Pool, Your Family's Safety
7. Safety Barrier Guidelines for Home Pools

Maintenance: Recommend that a qualified pool service company regularly inspect the pool system and to maintain the water quality and equipment and circulation systems and condition. Improper chemical balance creates health risks and may damage pool equipment and the pool shell and surface.

Equipment and Appliance Inventory

This inventory of equipment is not required by the Standards of Practice and is provided as a convenience only. The age of the equipment may be derived from third parties and Grace Home Inspection Services cannot assume responsibility for its accuracy. Manufactured date may not reflect repairs and replacement of components. Note that information may be provided for equipment which was not inspected.

HVAC EQUIPMENT

Air Conditioner Condenser

Brand Lennox
 Model XC21 060 230 09
 Serial Number 5813C02375
 Approximate Age 2013
 BTU's 60,000 (5 tons)
 Refrigerant HRC 410A
 Approximate SEER¹ up to 21

Air Conditioner Evaporator

Brand Lennox
 Model CHX35 51/61C 6F 1
 Serial Number 6019E21312
 Approximate Age 2019

Heating Equipment

Brand Lennox
 Model SL280UH090V60C 03
 Serial Number 5913C08549
 Approximate Age 2013
 Approximate AFUE² 80
 Energy Source Gas

Window Unit

Brand LG
 Model LW1821HRSM
 Serial Number 106HADB9N098
 Approximate Age

WATER HEATING EQUIPMENT

Water Heater

Brand Rheem
 Model PROG40S 38N RH62
 Serial Number Q141638188
 Approximate Age 2016
 Capacity 40 gallons
 Energy Source Gas

KITCHEN EQUIPMENT

Dishwasher

Brand Maytag
 Model MDBTT60AWW2
 Serial Number NY1817876
 Approximate Age 2009

Oven/Range

Brand Frigidaire
 Model FGGS3045KWD
 Serial Number NF10437520
 Approximate Age 2011
 Energy Source Gas

Microwave

Brand GE
 Model JVM1540DP1WW
 Serial Number GT918535B
 Approximate Age 2010

Refrigerator

Brand
 Model
 Serial Number
 Approximate Age

POOL EQUIPMENT

Filter

Brand Jandy
 Model CV580
 Serial Number BHEI01060035201043
 Approximate Age
 Filter Type Diatomaceous Earth

¹SEER = Seasonal Energy Efficiency Ratio

²AFUE = Annual Fuel Utilization Efficiency

INFORMATION ON YOUR APPLIANCES...

While the age of an appliance can play *a part* in the decision whether to replace an appliance, much more important is its general condition (e.g., broken/missing parts, rusting, etc.) and previous service history. Do not use just the age as the sole criteria for replacement. If you have an appliance that has needed few repairs in the past and was in decent shape, chances are good it may be worthwhile to have small to medium repairs done to preserve its operation.

Only for refrigeration appliances (fridge, freezer, air conditioner, etc.) should age be a major factor in the decision whether to replace them. A current model refrigerator for example could consume as little as half the energy of even just a 10-year-old model! Few other appliance types will see this dramatic of energy savings when compared with a current model *of similar style*.

Source: [Appliance 411](#), Appliance Information

FIRE PROTECTION EQUIPMENT

TRECs standards of practice require the absence of smoke alarms in each sleeping room; outside each separate sleeping area in the immediate vicinity of the sleeping rooms; and in the living space of each story of the dwelling to be reported as a deficiency without regard to the age of the house. Likewise, the absence of carbon monoxide alarms outside each separate sleeping area in the immediate vicinity of the sleeping rooms; and in the living space of each story of the dwelling to be reported as a deficiency without regard to the age of the house. [§535.229 \(b\) \(3\) \(H\) \(i through iii\)](#)

2015 IRC Requirements for Smoke and C/O alarms

R314.3 Location: Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3

R314.3.1 Installation near cooking appliances. Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section R314.3.

1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance.
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.
3. Photoelectric smoke alarms shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking appliance.

R314.5 Combination alarms. Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms.

SAFETY INFORMATION: ALARM TYPES

Photoelectric smoke alarms are generally more responsive to fires that begin with a long period of smoldering (called “smoldering fires”). *How they work:* Photoelectric-type alarms aim a light source into a sensing chamber at an angle away from the sensor. Smoke enters the chamber, reflecting light onto the light sensor; triggering the alarm.

Ionization smoke alarms are more responsive to flaming fires. *How they work:* Ionization-type smoke alarms have a small amount of radioactive material between two electrically charged plates, which ionizes the air and causes current to flow between the plates. When smoke enters the chamber, it disrupts the flow of ions, thus reducing the flow of current and activating the alarm.

The best protection comes from a combination of the two types.

Grace Home Inspection Services, LLC
 3401 Norma Ln.
 Pearland, TX 77584-5510



Invoice

PAID
09/06/2023

Bill To
Stan and Sandee Davis 409 Falling Leaf Dr. Friendswood, TX 77546

Date	Invoice #
9/6/2023	7627

Terms	Due Date	Rep
Due on receipt	9/6/2023	Repea

Description	Amount
Professional inspection of a structure or house. 1003 Sable Drive, Friendswood, TX 77546	515.00
Inspection of pool or spa Inspector: Clay M. Collins T.R.E.C. License #7147	100.00
Thank you for your payment!	Total \$615.00

Payment Options: Cash, Check, Visa, Mastercard or Discover

We know that a home is often the largest investment an individual or family will make and we want you to be satisfied with the quality and thoroughness of the inspection performed on this property. If you have any questions, please feel free to contact us.

713-503-1820 cell/text
 Clay@GraceHIS.com
 www.GraceHIS.com

Inspection Agreement
Important Limitations, Departures and Disclaimers



Client's Name(s) Stan Davis
Date / Time of Inspection Wednesday, September 06, 2023 / 8:30am
Property Address 1003 Sable Drive, Friendswood, TX 77546
Square Feet of House 2,617 w/pool
Inspection Fee \$615.00


This is a legally binding contract agreement made on this date between **Grace Home Inspection Services, LLC**, and **Client(s)**. **Grace Home Inspection Services, LLC** will conduct a visual inspection of the Property you plan to sell or acquire. The real estate inspection, subject to the terms and conditions stated herein, include inspection of internal and external components of the property where visible, above grade plumbing, electrical, and major mechanical operating systems of the property; and in addition, functionally operate major built-in appliances in manual mode and normal operating range at the time of the inspection. This inspection does not constitute a warranty, an insurance policy, or a guarantee of any kind.

Purpose: The purpose of this inspection is to report whether certain items or systems are performing their intended functions or are in need of repair and report on visible existing or recognized hazards. Therefore, the inspection report should not be viewed as, or assumed to be a warranty of performance of any item inspected or as a guarantee on their future operation. The inspection report contains the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. A warranty policy on certain items and or systems may be purchased through your Real Estate Agent's Office.

In the event that **Grace Home Inspection Services, LLC** office staff has scheduled your Wood Destroying Insect inspection, it has been explained to and accepted by client(s), that **Grace Home Inspection Services, LLC** scheduling of a WDI inspection report should not be viewed as, or assumed to be, a warranty of performance of any item inspected or as a guarantee of any kind by **Grace Home Inspection Services, LLC**, for the pest control company, their employee, or their services. It is clearly understood and agreed by client(s), that these services are/were scheduled only as a courtesy to and on behalf of our Client(s).

Notice to Client(s): In the event you the Client(s) have any complaint about the **Grace Home Inspection Services, LLC** services, or the Inspection Report, or you claim any error or omission in the performance of those services, you agree, upon obtaining knowledge of such complaint or claim, to promptly notify **Grace Home Inspection Services, LLC**, in writing within ten (10) days of the time of discovery, of your complaint or claim, so as to provide **Grace Home Inspection Services, LLC** a reasonable opportunity, if we determine that you have a legitimate complaint or claim, to view your concern as discovered, and to resolve the issue. Failure to comply with the above conditions will release **Grace Home Inspection Services, LLC** and its Inspectors from any and all obligations and liabilities.

Certificate of Merit: The Client(s) shall make no claim of professional negligence unless the client(s) has first provided **Grace Home Inspection Services, LLC** and the Inspector with a written certification executed by an independent Texas Professional engineer currently practicing in the area of house inspections in the Greater Houston Area for home buyers. The certification shall: a) contain the name and license number of the certifier; b) specify what research the certifier has performed to discover the standards of care, c) specify the acts or omissions that the certifier contends are not in conformance with the standard of care for a licensed Texas Real Estate Inspector performing services under similar circumstances, and d) state in detail the basis for the certifier's opinion that such acts or omissions do not confirm to the standard of care. This certificate shall be provided to me not less than thirty (30) days prior to the presentation of any claim, or the institution of any arbitration or legal proceeding. This certificate of merit clause will take precedence over any existing law in force at the time of the claim or demand for arbitration.

 **Distribution of Reports:** By initialing this paragraph, the Client(s) authorize us to distribute copies of the Inspection Report and to discuss the report's findings with the Client(s) Real Estate Agent or Builder directly involved in this transaction. This Report is confidential and is prepared for the sole use and is the exclusive property of the Inspector and the Client(s) named above and shall not be copied, disseminated, transferred or used by any other person(s) or company, seller or homeowners in any form, without both the Inspectors' and the Client(s) written consent. The use of the inspection report by any person other than the Client is prohibited and unlawful.

Scope of Inspections: The inspection to be performed is limited to those reasonably above grade accessible items, or parts of items, which can be seen or operated in manual mode by the Inspector as they exist at the time of inspection. Moving furniture or any other items, changing of light bulbs, any system dismantling, lighting of gas pilots, turning on of any utilities, normal settlement cracks of any sort and inaccessible areas are excluded from this inspection. The Client(s) agree to assume all risk for all conditions, which are concealed from the Inspectors view at the time of the inspection. Pools/spas must be filled with water, clean and operational. Central cooling systems shall not be checked in temperatures below 60

degrees. Evaporator coils are not disassembled. Central heating systems shall not be checked in temperatures above 90 degrees. Per the Texas Real Estate Commissions Inspectors Standards of Practice "Full Evaluations of the integrity of the heat exchangers require dismantling of the furnace and is beyond the scope of this inspection." HVAC heat exchangers, electrical heat strips, humidifiers, electrical filters, ultra violet lights, solar devices, alarm systems, intercom systems, outside lighting, outside grills and cooking equipment, gate operators, self-cleaning items, ice makers, central vacuum systems, water softeners, water purifiers, refrigerators and laundry equipment are excluded and are not a part of this report. The inspection intends to reduce risk but will not eliminate risk; therefore, the inspecting to be done may not identify all defects or problems. All properties experience some degree of wear and cosmetic considerations which are not within the scope of the report. This report is not an exhaustive technical evaluation and cannot be expected to reveal every condition you may consider significant to ownership. Client(s) agrees that the scope of the inspection services provided is defined and limited according to the laws of Texas Real Estate Commissions Standards of Practice regulating Real Estate Inspectors. The report is not a repair list and is made for the sole purpose of assisting the purchaser to determine feasibility of purchasing and in no way meant to influence his/her decision to purchase. No engineering services are/were offered or provided. Although code compliance or manufacturer requirements are excluded from the inspection, reference to such may be used as a basis for the opinions of the Inspector.


Grace Home Inspection Services, LLC is a GENERAL INSPECTION COMPANY and not a specialist in each item or system inspected. The Inspector shall not be held responsible or liable for any repairs or replacements with regards to the property, systems, components, or its contents therein. Our Inspectors hold Texas Real Estate Inspectors' Licenses. The inspection report will contain the OPINION OF THE INSPECTOR on the need of repair or replacement of the items inspected on the DAY OF THE INSPECTION ONLY. The inspection does not include latent or concealed defects, inspection of inaccessible items or items intentionally covered, concealed or hidden, items covered by wall or floor coverings, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing, recent repaired areas, environmental and health issues, presence of wood destroying organisms, rodents or other pests, dry-rot or fungus; or damage from or relating to the preceding, compliance with codes, homeowners associations, ordinances, status, restrictions, or non-visible items in need of repair that may be revealed in the course of repair or renovation. Note that the testing for and identifying the presence of mold/mildew, asbestos, radon, lead based products, or other potentially hazardous conditions or materials are not within the scope of this inspection. A qualified specialist should be consulted to make further inspections on any item(s) or system(s) before relying solely on this report. A written report will not substitute for the Client(s) presence during the inspection. If a re-inspection is requested, the re-inspection is covered by the same conditions of this agreement. We do not and cannot give cost estimates to repair any item. Re-Inspections are not a warranty, guarantee, insurance or an acceptance of the repair contractors or persons work, workmanship or quality of materials used. We only check to see if the item is functioning satisfactory at the time of the inspection or re-inspection. If utilities are not on, Client(s) agree and understand that some appliances and components may not be inspected and will be excluded from this report. Should the Inspector be asked to return to inspect these items an additional fee equal to the original inspection fee will be accessed to inspect these items.

Disclaimers: Structural evaluations are visual in nature and based on the Inspectors experience and understanding of common building methods and materials. The inspection does not take into consideration the normal wear and tear associated with virtually all properties. Common cracks and honeycomb areas in foundations, cracks in brick veneers, interior walls and ceilings are excluded from the inspection. Hidden and inaccessible items, items covered by furnishings, packing, walls and floor coverings, decks and porches, freshly repaired and or painted sections, soil levels and etc., are excluded from the inspection. Roof evaluations are to determine if portions are missing and/or deteriorating which could cause possible leaking. Portions of decking and underlayment are hidden from the Inspector's view and cannot be evaluated in our inspection. Therefore, our report is not a guarantee against roof leaks and should not be considered as a certification. Our inspection does not guarantee insurability of any property on any item(s) inspected. Major system evaluations are both visual and functional provided that the proper power sources and/or fuel sources to the components are on and in operable condition. Judging the sufficiency of water flow in plumbing or the cooling efficiency of the air conditioning is a subjective evaluation. Water supply disconnects; faucets at sinks, lavatories and water closets are not turned on due to the possibility of leakage from non-usage. Testing of gas lines and pipes are limited those connections that are easily accessible, above ground and visible to the Inspector. Laundry washer connections and drains are not a part of this inspection and are not inspected. All underground utilities, hidden or inaccessible lines and pipe are excluded from the inspection. Electrical systems are visual in nature and are not tested under a load. 220-volt outlets are not inspected. When commodes are noted as unsecured or loose on wood floors, flooring should be evaluated further for decay possibilities. Bulkheads, docks, soil retention walls, builder's plans, material specifications, designs, flood plains and zones and etc. are not within the scope of this firm's inspection and are therefore excluded from this report.

Statute of Limitations: The parties agree that no claim, demand, or action, whether sounding in contract or in tort, may be brought to recover damages against the **Grace Home Inspection Services, LLC**, its Inspectors, officers, agents, or

employees **more than one year after the date of the inspection. Time is of the essence herein.** Client understands that the time period may be shorter than otherwise provided by law.

Entire Agreement: This Agreement contains the entire agreement between the parties hereto, and there are no other representations, warranties or commitments, except as are specifically set forth in this document. This document supersedes any and all representations or discussions, whether oral or written, if any, among the parties relating to the subject matter of this Agreement. This Agreement may be modified, altered or amended only in writing and then signed by all of the parties hereto. In the case of buyer's not being present, a representative of their choice may sign this agreement on their behalf and is considered valid the same as the client(s) actual signature. If inspection fee is not paid at the time of the inspection, buyers and/or representative agree to pay the total inspection fee at the time of closing with a late fee charge of twenty five dollars per month added to the invoice total beginning from the date of the inspection. I or we (Client(s) do hereby authorize the title company, or closing agents to pay the invoice amount and any accumulated late charges from my escrow notwithstanding a closing on this property.

 **Limit of Liability:** *Grace Home Inspection Services, LLC and/or the Inspectors' liability for negligence, breach of any obligations under this agreement, mistakes, damages or errors and omissions in the inspection report are limited to a refund of the fee paid for the inspection report. This liability limitation is binding on the Client; client's spouse, heirs, principals, assigns, and anyone else who may otherwise claim through client. Client(s) assume the risk of all losses greater than the fee paid for the inspection. Client(s) agrees to immediately accept a refund of the fee for full settlement of any and all claims that may ever arise from the inspection. By relying on this report in any way, it is agreed and understood that the inspection report is valid with or without a signature of acceptance. Payment in full for this report shall constitute acceptance of the limitations as set out in this Agreement and the body of the inspection report.*

Acceptance of this Agreement: This agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors, assigns, agents, and representatives of any kind whatsoever. If client is married, client represents that this obligation is a family obligation incurred in the interest of the family. With regards to words used herein, the singular shall include the plural and the plural shall include the singular where appropriate. This agreement constitutes the entire integrated agreement between the parties pertaining to the subject matter hereof and may be modified only by a written agreement signed by all the parties. This agreement supersedes any and all representations or discussions, whether oral or written, if any, among the parties relating to the subject matter of this agreement. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement. Client agrees that in the event Client pursues legal action against Inspector, the prevailing party shall be entitled to all attorney's fees incurred in pursuit of such legal action. Should actions be brought against **Grace Home Inspection Services, LLC** or the Inspector, it is agreed that such actions will be filed in **Brazoria County** located in the State of Texas.

I/We hereby acknowledge that I/We have read, understand and do accept all of the above Inspection Agreement and do agree to the terms and conditions of this agreement in its entirety and do hereby authorize Grace Home Inspection Services, LLC to conduct the inspection on said property. I acknowledge that I have received a copy of this agreement.

DocuSigned by:

AA6C47CBD4EA497...

Client's Signature or Buyer's Representative Signature

Date of Agreement: September 5, 2023

Client's Signature or Buyer's Representative Signature

Date of Agreement: _____