



TexInspec

**Home and Termite Inspections
Since 1985**

817-265-5452 972-231-1945

This Home Inspection Report Prepared Exclusively For:

Happy Homeowner

1234 Sunshine Road

Pleasantville, TX 76182

PROPERTY INSPECTION REPORT

Prepared For: Happy Homeowner
(Name of Client)

Concerning: 1234 Sunshine Road
(Address of Inspected Property)

Pleasantville, TX 76182
(City, State, Zip)

1234567
(TexInspec Report Number)

By: Your Inspector, #12345
(Name and License Number of Inspector)

Really Soon
(Date)

(Name, and License Number of Sponsoring Inspector, if required)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. **Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs.** Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

- This report is received in agreement with the buyer's acceptance of the Real Estate Inspection Agreement (including the box labeled "DISCLAIMER OF WARRANTIES"). The Client understands and agrees the Real Estate Inspection Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this Agreement, even if the client was not present at the inspection and/or has not signed this Agreement.
- Client has 7 (seven) days to submit written objection to the terms of the agreement otherwise, client is bound by the Agreement and Terms and Conditions of the Report, if not previously signed/accepted.
- Paint, Floor Coverings, and other Cosmetic Items are SPECIFICALLY EXCLUDED from this report.
- TexInspec may have an affiliation with a third party service provider ("TPSP"), including Vivint, in order to offer you additional value-added services. By entering into this agreement you authorize TexInspec to provide your contact information (including telephone number) to the TPSP, waive and release any restrictions that may prevent the TPSP from contacting you (including by telephone), and authorize the TPSP to contact you (including by telephone) regarding special home alarm system offers. Compensation may be received from outside companies for services/information provided by TexInspec pertaining to this inspection, unless otherwise requested in writing.
- Buyer has received a notebook of useful information.
- Buyer has received a Home Inspection Information Sheet.
- This report cannot and does not represent the operation or condition of any items after the date and time of this inspection.
- These items should not be considered a complete list of all defects with the house. This list is Limited to those items that are *Readily Accessible* and the inspector(s) noted at the time of the inspection.
- This inspection does not include a mold test unless specifically requested. If indications of water penetration are known, such as notes of water penetration on this report or seller's disclosure or any visible water stains, recommend a mold inspection/test be considered.
- Some area utility companies may pressure test the gas line prior to turning on the utilities. Pressure testing the line is beyond the scope of this inspection and may find gas line leaks not noted at the time of inspection. Recommend contacting the local gas company regarding start up procedure prior to closing on the property and having the line pressure checked by them if available.
- With the termite inspection you automatically receive three FREE months of our Termite and Carpenter Ant Warranty for a small filing fee of \$2.79. After the Free 3 months of receiving this protection for free, we will automatically charge you the lowest monthly price that we offer for our termite warranty of only \$12.97 per month, billed quarterly, beginning on the fourth month.

(Date) Saturday, October 10, 2015

Customer Signature: X

INVOICE

<input checked="" type="checkbox"/> Residential Inspection	\$0.00	<input checked="" type="checkbox"/> Sprinkler Inspection	\$0.00
<input checked="" type="checkbox"/> W.D.I. Inspection	\$0.00	<input type="checkbox"/> Sewer Cam Inspection	\$0.00
<input type="checkbox"/> Gas Line Leak Check	\$0.00	<input checked="" type="checkbox"/> Sales Tax	\$0.00
<input checked="" type="checkbox"/> Swimming Pool	\$0.00	<input checked="" type="checkbox"/> Termite Warranty - Filing Fee	\$0.00
Total		\$ 0.00	

Method of Payment		<input type="checkbox"/> Credit Card Card #:	Expiration Date:
<input type="checkbox"/> Check #	<input type="checkbox"/> Cash	Name on Card:	Security Code:
		Billing Address:	

Thank You!

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I	NI	NP	D	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Windows <i>Comments:</i> <input type="checkbox"/> See the note(s) under the <i>Structural</i> section of the Addendum page(s). NOTES: SIGNS OF LOST SEALS IN THE THERMAL PANE WINDOWS MAY APPEAR AND DISAPPEAR AS TEMPERATURE/HUMIDITY CHANGES. SOME WINDOWS WITH LOST SEALS MAY NOT BE EVIDENT AT THE TIME OF THE INSPECTION. WINDOWS ONLY CHECKED FOR OBVIOUS FOGGING. IF SOME LOST SEALS WERE NOTED, RECOMMEND ALL WINDOWS BE CHECKED BY A SPECIALIST FOR FURTHER LOST SEALS. STORM WINDOWS ONLY CHECKED FOR DAMAGED OR MISSING GLASS. RECOMMEND LOCAL MUNICIPALITIES BE CONSULTED FOR FURTHER INFORMATION CONCERNING THE USE AND SAFETY REQUIREMENTS SUGGESTED FOR THE USE OF BURGLAR BARS.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior and Exterior) <i>Comments:</i> <input type="checkbox"/> See the note(s) under the <i>Structural</i> section of the Addendum page(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Fireplaces and Chimneys <i>Comments:</i> <input type="checkbox"/> See the note(s) under the <i>Structural</i> section of the Addendum page(s). <i>Number of Fireplaces:</i> <u>TWO</u> <i>Type(s):</i> <input checked="" type="checkbox"/> Metal Box & Flue(s) <input type="checkbox"/> Masonry(s)/Brick <input type="checkbox"/> Wood Stove <input type="checkbox"/> Other <input type="checkbox"/> No cap is present on the flue. A cap may not be required for masonry flue. <input checked="" type="checkbox"/> Fireplace(s) intended for radiant heat or gas logs only. NOTES: UNABLE TO CHECK RECESSED GAS VALVE(S) FOR LEAKS. RECOMMEND FIREPLACES WITH GAS LOGS HAVE A POSITIVE STOP TO ENSURE PROPER VENTILATION.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports <i>Comments:</i> <input type="checkbox"/> See the note(s) under the <i>Structural</i> section of the Addendum page(s). <input type="checkbox"/> I <input type="checkbox"/> NI <input checked="" type="checkbox"/> NP <input type="checkbox"/> D Wood deck location: <u>None</u> NOTES: ONLY THE PORCHES, DECKS OR BALCONIES ATTACHED AND/OR ABUTTED TO THE STRUCTURE AND ARE USED FOR INGRESS AND EGRESS ARE INSPECTED. PORCHES, WALKS AND DRIVEWAYS ARE ONLY INSPECTED AS THEY RELATE TO INDICATIONS OF FOUNDATION MOVEMENT.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. Other <i>Comments:</i> <input type="checkbox"/> See the note(s) under the <i>Structural</i> section of the Addendum page(s). NOTE: CABINETS AND COUNTERTOPS ARE NOT INSPECTED.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	II. ELECTRICAL SYSTEMS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the <i>Electrical</i> section of the Addendum page(s). Amps: <u>200/200</u> Volts: <u>120/240</u> <input checked="" type="checkbox"/> Unable to inspect underground services. <i>Location of the Main Electrical & Sub Panels:</i> <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Rear exterior of house <input type="checkbox"/> Master Bedroom Closet <input type="checkbox"/> Other NOTE: MOST COMPONENTS OF THE ELECTRICAL SYSTEM ARE NOT READILY ACCESSIBLE, UNABLE TO INSPECT INACCESSIBLE ITEMS/COMPONENTS.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures <i>Type of Wiring:</i> <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <i>Comments:</i> <input type="checkbox"/> See the note(s) under the <i>Electrical</i> section of the Addendum page(s). GFCI Resets located at: <input checked="" type="checkbox"/> Kitchen <input checked="" type="checkbox"/> Master Bathroom <input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> Hall Bathroom <input checked="" type="checkbox"/> Pool Equipment <input type="checkbox"/> Circuit breakers in the Main Electrical Panel <input type="checkbox"/> Other <input checked="" type="checkbox"/> I <input type="checkbox"/> NI <input type="checkbox"/> NP <input type="checkbox"/> D Smoke Detectors NOTES: SMOKE AND CARBON MONOXIDE DETECTORS INSTALLED ABOVE THE REASONABLE REACH OF THE INSPECTOR ARE NOT TESTED. IF TESTED, TESTED WITH THE TEST BUTTON ONLY. DETECTORS THAT ARE PART OF THE SECURITY SYSTEM ARE NOT TESTED.

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I	NI	NP	D	Inspection Item
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS☒ ☐ ☐ ☒ **A. Heating Equipment***Type of Systems:* Central-Forced*Energy Sources:* ☐ Electric ☒ Gas ☐ Other*Comments:* ☒ See the note(s) under the *Heating-AC* section of the Addendum page(s).*If unit uses natural gas: Type of connector line:* Flex*Type of Pilot:* ☐ Standing ☒ Automatic Igniter*Number of units:* Three*Location:* Upstairs

Electric heat air out: _____ °F

Emergency heat air out: _____ °F

Location: Downstairs

Electric heat air out: _____ °F

Emergency heat air out: _____ °F

Location: Master Suite

Electric heat air out: _____ °F

Emergency heat air out: _____ °F

Location: _____

Electric heat air out: _____ °F

Emergency heat air out: _____ °F

NOTES: THERMOSTATS ARE CHECKED IN MANUAL MODE ONLY.

**FULL EVALUATION OF THE INTEGRITY OF A HEAT EXCHANGER REQUIRES
DISMANTLING OF THE FURNACE AND IS BEYOND THE SCOPE OF THIS INSPECTION.
RECOMMEND TURNING THE PILOT OFF IN THE SUMMER TO HELP PREVENT RUST
BUILD-UP IN THE HEAT EXCHANGER.**

☒ ☐ ☐ ☐ **B. Cooling Equipment***Type of Systems:* Central-Forced*Comments:* ☐ See the note(s) under the *Heating-AC* section of the Addendum page(s).*Number of units:* Three*Location:* UpstairsTemperature Differential: 19 °F*Location:* DownstairsTemperature Differential: 18 °F*Location:* Master SuiteTemperature Differential: 18 °F*Location:* _____

Temperature Differential: _____ °F

☐ Only able to do a limited check of the A/C systems due to low outside temperature.☐ Unable to check the condensate drain(s) due to low outside temperature.☐ No secondary drain pan was noted below the unit.**NOTES: UNIT(S) ARE NOT INSPECTED FOR CLEANLINESS AND/OR FOR RUST.****RECOMMEND THE FILTER BE CLEANED OR CHANGED ON A REGULAR BASIS.****UNITS ARE NOT INSPECTED FOR PROPER SIZE OR EFFICIENCY.****UNITS ARE NOT DISASSEMBLED OR OPENED FOR INSPECTION.**☒ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents***Comments:* ☐ See the note(s) under the *Heating-AC* section of the Addendum page(s).Heating-A/C filter: ☒ Fiberglass, size(s): ☐ 12x24x1 ☐ 14x25x1 ☐ 16x25x1 ☐ 16x20x1
☐ 20x20x1 ☒ 20x25x1 ☐ 25x25x1 ☒ Other☐ Washable ☐ Electrostatic ☐ Media (3-4 inch) ☐ Ultra-Violet ☐ Hammock style

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IV. PLUMBING SYSTEMS☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems and Fixtures***Location of Water Meter:* Front yard*Location of Main Water Supply Valve:* Water meter*Static Water Pressure Reading:* 75 p.s.i.*Comments:* ☒ See the note(s) under the *Plumbing* section of the Addendum page(s).*Type of Water Supply Lines (Visible):* Copper☒ The water meter was checked for any movement.**NOTE: SHUTOFF VALVES ARE NOT TESTED, INCLUDING ICE MAKER AND LAUNDRY VALVES.****OPEN DRAINS, I.E. FLOOR DRAINS, LAUNDRY DRAINS, ETC. ARE NOT TESTED.****UNLESS OTHERWISE SPECIFICALLY NOTED STATIC WATER PRESSURE IS MEASURED AT AN OUTSIDE WATER FAUCET. WATER PRESSURE CAN DIFFER GREATLY BASED ON THE TIME OF DAY AND LOCATION OF READING.**☒ ☐ **I** ☐ **NI** ☐ **NP** ☐ **D** **Gas Supply:** Natural Gas*Type of Gas Supply Lines:* Black Steel *Location of Main Valve:* Garage Side**NOTE: PROPANE SYSTEMS ARE NOT INSPECTED.****A GAS LINE LEAK CHECK IS RECOMMENDED TO TEST FOR LEAKS THAT ARE NOT READILY DETECTABLE.**☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents***Comments:* ☒ See the note(s) under the *Plumbing* section of the Addendum page(s).*Type of Drain Pipes:* Plastic*Type of Vent Pipes:* Plastic☒ ☐ ☐ ☒ **C. Water Heating Equipment***Energy Sources:* ☒ Gas ☐ Electric ☐ Other*Capacity:* 50/50 gallons*Comments:* ☒ See the note(s) under the *Plumbing* section of the Addendum page(s).*If unit uses natural gas: Type of connector line:* Flex/flex*Number of Water Heaters:* Two*Location(s):* Upstairs Closet/Rear Exterior Closet☒ ☐ ☐ ☒ **D. Hydro-Massage Therapy Equipment***Comments:* ☒ See the note(s) under the *Plumbing* section of the Addendum page(s).☐ Cover is absent or inaccessible for area under tub.**V. APPLIANCES**☒ ☐ ☐ ☐ **A. Dishwasher***Comments:* ☐ See the note(s) under the *Appliances* section of the Addendum page(s).**NOTES: LOWER PANEL NOT REMOVED FOR INSPECTION.****BACKFLOW PREVENTION MAY NOT BE VISIBLE ON SOME UNITS.**☒ ☐ ☐ ☐ **B. Food Waste Disposers***Comments:* ☐ See the note(s) under the *Appliances* section of the Addendum page(s).☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems***Comments:* ☐ See the note(s) under the *Appliances* section of the Addendum page(s).☒ Recirculating (vent pipe not required) ☐ Vented (Updraft) ☒ Vented (Downdraft)**NOTE: RANGE VENT NOT CHECKED FOR CLEANLINESS.**

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Ranges, Cooktops, and Ovens <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the <i>Appliances</i> section of the Addendum page(s). Oven: <input checked="" type="checkbox"/> Electric Elements <input type="checkbox"/> Gas Burners Range/Cooktop: <input type="checkbox"/> Electric Elements <input checked="" type="checkbox"/> Gas Burner Type of Pilot: <input type="checkbox"/> Standing <input checked="" type="checkbox"/> Automatic Igniter If unit uses natural gas: Type of connector line: <u>Flex</u> Oven thermostat: Temperature Reading: <u>355°F</u> / <u>352°F</u> NOTES: OVEN CHECKED AT 350°F. IF PRESENT, DELAY TIMER, SELF-CLEAN MODE AND LOCK ARE NOT TESTED. <input type="checkbox"/> Gas line not readily accessible. <input checked="" type="checkbox"/> Anti-tip device not required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Microwave Ovens <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the <i>Appliances</i> section of the Addendum page(s). NOTE: MICROWAVE OVEN(S) NOT INSPECTED FOR RADIATION LEAKS.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters <i>Comments:</i> <input type="checkbox"/> See the note(s) under the <i>Appliances</i> section of the Addendum page(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators <i>Comments:</i> <input type="checkbox"/> See the note(s) under the <i>Appliances</i> section of the Addendum page(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems - Comments: <input type="checkbox"/> See the note(s) under the <i>Appliances</i> section of the Addendum page(s). NOTE: DRYER VENT NOT CHECKED FOR CLEANLINESS. LINT MAY COLLECT IN THE VENT PIPE OVER TIME CAUSING THE DRYER TO OVER-HEAT AND/OR NOT FUNCTION PROPERLY.
VI. OPTIONAL SYSTEMS				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the Addendum page(s). Control Panel Location: <u>GARAGE</u> Coverage: <input checked="" type="checkbox"/> Front Yard <input checked="" type="checkbox"/> Back Yard <input checked="" type="checkbox"/> Side Yard(s) <input type="checkbox"/> Other Zones used: <u>1-7</u> Valve Box Location: <u>FRONT YARD</u> NOTE: SPRINKLER CONTROLS ARE OPERATED IN MANUAL MODE ONLY.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment Type of Construction: <input checked="" type="checkbox"/> In ground <input type="checkbox"/> Above ground <input type="checkbox"/> Other <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the Addendum page(s). Shell Type: <input checked="" type="checkbox"/> Gunitite <input type="checkbox"/> Fiberglass <input type="checkbox"/> Vinyl <input type="checkbox"/> Other <input checked="" type="checkbox"/> There is no significant movement in the shell at this time. <input type="checkbox"/> The main drain is plumbed into the skimmers, unable to fully evaluate the main drain. Type of filter: <input type="checkbox"/> Sand <input type="checkbox"/> Cartridge <input checked="" type="checkbox"/> D. E. <input type="checkbox"/> Other The following items were noted as being present: <input type="checkbox"/> Slide <input type="checkbox"/> Ladder <input checked="" type="checkbox"/> Diving Board <input checked="" type="checkbox"/> Pool Sweep <input checked="" type="checkbox"/> Heater NOTES: POOL NOT CHECKED FOR SHELL LEAKAGE OR TESTED IN BACKWASH MODE. THE POOL COATING IS CONSIDERED COSMETIC AND IS NOT PART OF THIS INSPECTION. ALL CONTROLS ARE OPERATED IN THE MANUAL MODE ONLY. ANCILLARY EQUIPMENT SUCH AS COMPUTER CONTROLS, CHLORINATORS OR OTHER CHEMICAL DISPENSERS, OR WATER IONIZATION DEVICES OR CONDITIONERS ARE NOT INSPECTED.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings <i>Comments:</i> <input type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the Addendum page(s). Type: _____

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I	NI	NP	D	Inspection Item
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended.) <i>Type of Pump:</i> _ <i>Type of Storage Equipment:</i> _ <i>Comments:</i> <input type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the Addendum page(s). NOTES: WATER WELL SYSTEMS ARE INSPECTED FOR FUNCTIONALITY ONLY. COLIFORM TESTING IS RECOMMENDED.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems <i>Type of System:</i> _ <i>Location of Drain Field:</i> _____ <i>Comments:</i> <input type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the Addendum page(s). Is property occupied at time of inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No NOTE: IN UNOCCUPIED HOMES, A FUNCTIONAL TEST MAY BE INSUFFICIENT AS THE SYSTEM WAS NOT UNDER REGULAR USE AT THE TIME OF THE INSPECTION. Does tank have a visible riser? <input type="checkbox"/> Yes <input type="checkbox"/> No Method of evaluation: <input type="checkbox"/> Dye & Visual <input type="checkbox"/> Visual only Was water run for minimum of 30 minutes? <input type="checkbox"/> Yes <input type="checkbox"/> No Was any effluent and/or dye visible on ground? <input type="checkbox"/> Yes <input type="checkbox"/> No Functional drainage? <input type="checkbox"/> Yes <input type="checkbox"/> No Drain field too close to well or other hazard? <input type="checkbox"/> Yes <input type="checkbox"/> No NOTES: SEPTIC SYSTEMS ARE TESTED FOR FUNCTIONALITY ONLY. RECOMMEND CONSULTING WITH THE COUNTY HEALTH DEPARTMENT FOR INFORMATION REGARDING INSPECTION, CERTIFICATION AND MAINTENANCE OF THE SEPTIC SYSTEMS.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Outdoor Cooking Equipment <i>Energy Source:</i> <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Electric <input type="checkbox"/> Other <i>Comments:</i> <input type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the Addendum page(s).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Gas Supply Systems - Comments: <input type="checkbox"/> Meter Check: With all gas appliances and associated pilot lights turned off in the house, there is no measurable gas flow through the gas meter and the pilot lights were relit. NOTE: GAS LINE LEAK TEST IS AT FUNCTIONAL PRESSURE ONLY. PRESSURIZED LEAK TEST MAY REVEAL OR CREATE LEAKS THAT ARE NOT DETECTABLE WITH THIS TESTING METHOD.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	H. Whole-House Vacuum Systems - Comments: <input type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the Addendum page(s). NOTE: SYSTEM IS TEST AT THE UNIT ONLY. AMOUNT OF SUCTION IS NOT TESTED.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other <i>Comments:</i> <input type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the Addendum page(s).

Addendum Page

ITEMS THAT ARE DEFICIENT AND ITEMS THAT ARE QUESTIONABLE AS TO PERFORMING FUNCTION AS INTENDED AS REQUIRED BY THE TEXAS REAL ESTATE COMMISSION (TREC). REPAIR IS NOT MANDATORY. REFER TO THE TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS, FORM OP-1, IN YOUR NOTEBOOK.

I. STRUCTURAL SYSTEMS

1. The foundation has shifted in one or two areas evident mainly by cracks in the brickwork and stonework, trim separation, and uneven separation at the expansion joint at the garage side. There are several doors throughout the house that do not latch properly, including: the master bedroom door, the laundry room door, the downstairs rear corner bedroom door, the downstairs rear corner bedroom closet door, and the downstairs rear corner hall closet door. There is poor drainage in some areas around the perimeter of the foundation, mainly along the rear. Recommend this be corrected to help minimize future foundation movement. However, I do not believe foundation repairs are warranted at this time. Proper maintenance should be maintained to minimize foundation movement.
2. There are cracks in the brick/stonework above the front entryway arch and above the breezeway arch. Recommend an engineer be consulted for further evaluation.
3. There are a few damaged shingles on the roof. There is also tree damage in at least one area. Tree limbs should be kept trimmed to help prevent damage to the roof.
4. Caulking is needed around some of the windows between the window framing, overhead garage door trim and exterior brickwork to help prevent water penetration. Unable to determine the condition of the underlying materials.
5. There is peeling paint at the gable vents.
6. There is at least one improperly attached downspout.
7. The overhead garage door trim is deteriorated and needs to be properly sealed to prevent water penetration and further deterioration. Unable to determine the condition of the underlying materials.
8. There is an improper cover by the rear exterior door. Recommend a solid cover be installed.
9. There are indications of overflow at the gutter at the front of the house by the front entry.
10. There is a missing insulation batt in the upstairs attic.

II. ELECTRICAL SYSTEMS

1. Not all of the recommended electrical outlets in the single car garage are GFCI (Ground Fault Circuit Interrupter) protected.
2. There is a wire that is too short in the right main electrical panel and does not have sufficient clearance around the breakers.
3. There is a unprotected hole in the top corner of the left main electrical panel that wires pass through.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

1. The insulation on the A/C coolant (suction) line is damaged on the outside of the house by the outside ac unit.
2. The exterior A/C electrical shutoffs are locked shut so no access was possible.
3. The downstairs furnace failed to light when tested. Recommend a heating specialist be consulted to check the heat exchanger and to check the furnace for proper and safe operation.
4. There is condensate dripping off the master suite ac unit in the attic.

Addendum Page

ITEMS THAT ARE DEFICIENT AND ITEMS THAT ARE QUESTIONABLE AS TO PERFORMING FUNCTION AS INTENDED AS REQUIRED BY THE TEXAS REAL ESTATE COMMISSION (TREC). REPAIR IS NOT MANDATORY. REFER TO THE TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS, FORM OP-1, IN YOUR NOTEBOOK.

IV. PLUMBING SYSTEMS

1. There is at least one damaged drain cap mainly at the rear.
2. There is a water leak under the kitchen sink at the flexible hose for the removable spray head/spout. Unable to determine the condition of the underlying materials.
3. The tall master bathroom sink hot water faucet is not properly secured.
4. The short master bathroom sink is slow to drain.
5. The bath tub/showers enclosure need caulk grout repair to help prevent water penetration to the underlying materials. Am unable to determine condition of underlying materials.
6. There is corrosion at the water connections for the water heater in the upstairs closet.

V. APPLIANCES

1. The kitchen downdraft range exhaust vent is not properly attached to the wall.
2. The rear left burner and the front right burner do not light when tested. The automatic igniters fail to spark when tested.
3. There are components in the top of the microwave that are melted.
4. Recommend removing/disabling the manual lock for the overhead garage door when an automatic opener is connected.
5. Unable to locate the GFCI (Ground Fault Circuit Interrupter) for the master bath recirculating tub.

VI. OPTIONAL SYSTEMS

Sprinkler System

1. There is no rain/freeze sensor for the sprinkler system.
2. The conduit for the sprinkler control wires is damaged at the rear exterior of the garage.

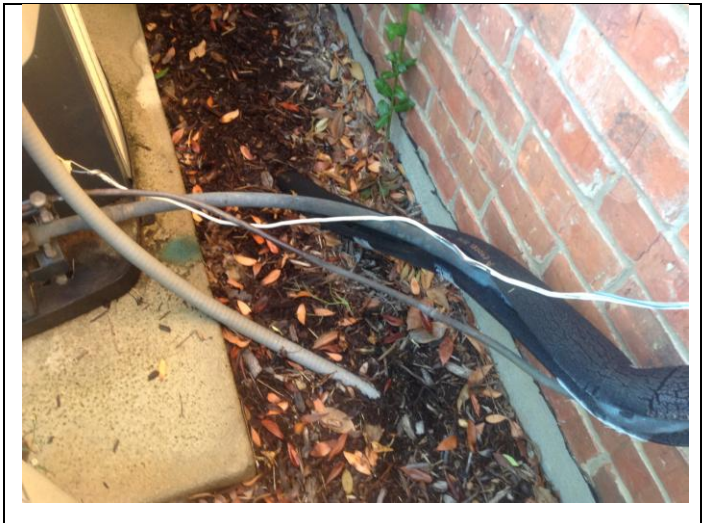
Swimming Pool

3. The left gate is not self closing/ self latching.
4. There is some rust at the water feature pool pump cover.
5. There is a disconnected conduit at the water feature pool pump.
6. The pool sweep motor is not properly connected to the bonding.
7. The pool sweep leaf bag is missing.
8. The pool sweep tail sponge cover is missing.
9. There is a crack with rust stains at the main pool steps.
10. There is damage to the plaster in the pool on the side of the spa.
11. There is rust at the diving board mount and the bolts are exposed.
12. The blower makes a loud metallic whining noise while in use.
13. The backwash drain line is broken off at the viewing port.

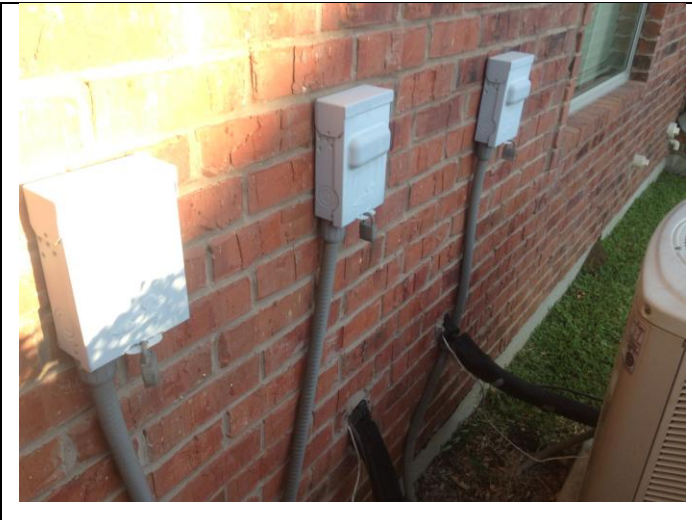
Photo Page



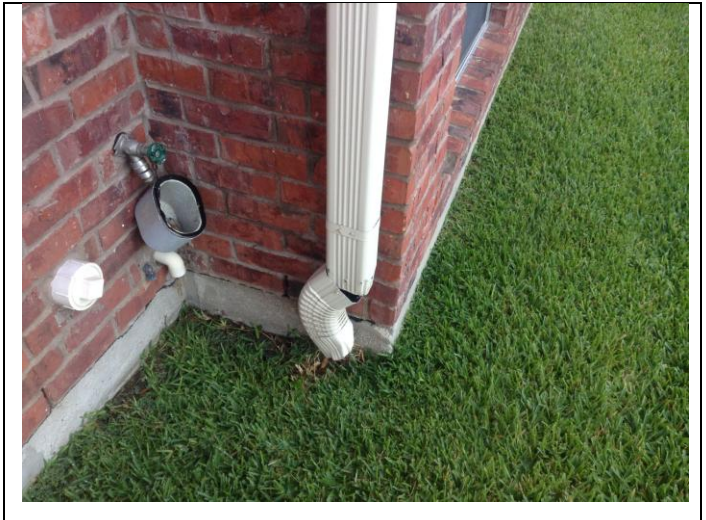
Front of the house



Sample of damaged insulation on ac coolant line



Sample of locked ac shut-off boxes



Sample of loose gutter downspout diverter



Sample of exposed sprinkler control wires at damaged conduit



Sample of uneven separation at expansion joint

Photo Page



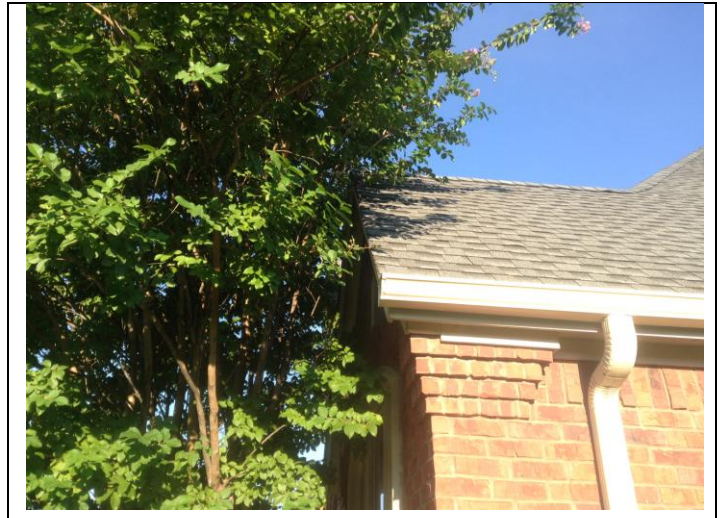
Sample of separation around the garage door frames



Sample of improper set vent-a-hood exhaust vent cover



Sample of cracks above archways



Sample of tree limbs touching the roof



General photo of water meter (no movement at this time)



Sample of peeling paint at gable vent

Photo Page



Sample of damaged drainage head



Sample of gutter overflowing at the front of the house



Sample of tree damage on the roof



Sample of damaged backwash drain line

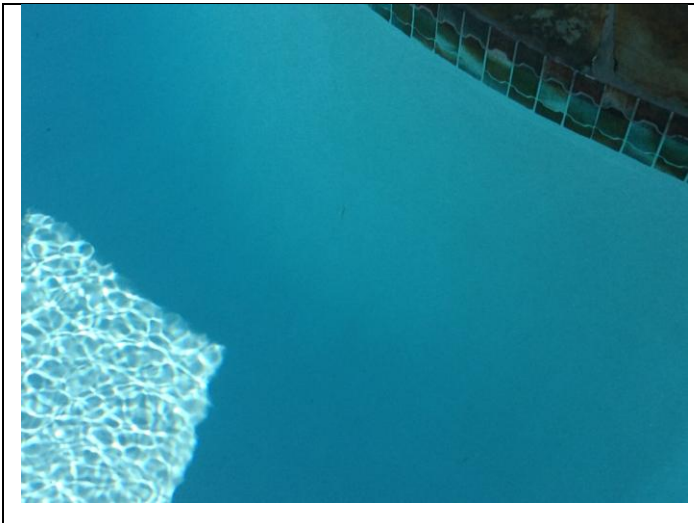


Sample of disconnected conduit at the pool



Sample of crack with rust stain in the pool

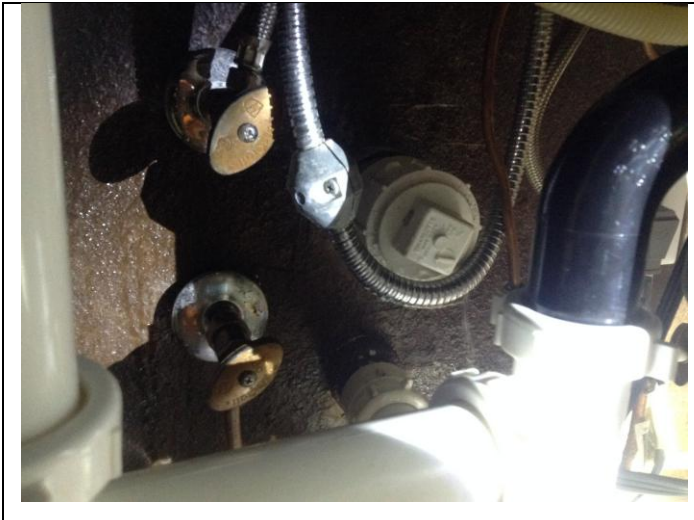
Photo Page



Sample of damaged plaster in the pool



Sample of rust and exposed bolts at the diving board



Sample of water leak under the kitchen sink



Sample of melted components in the microwave

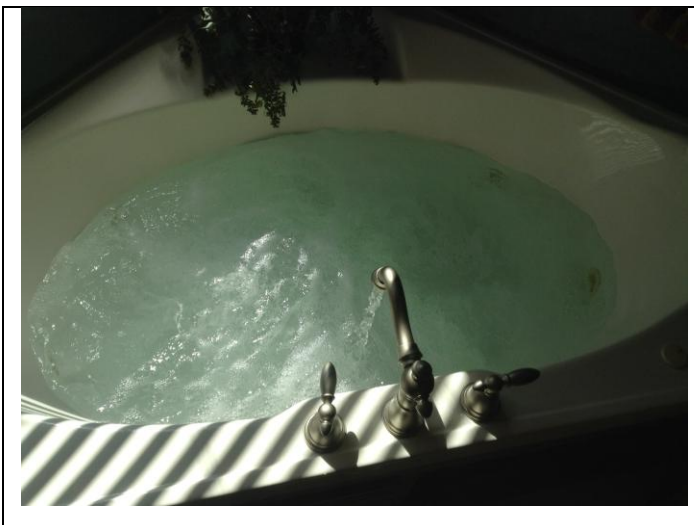


Photo of the master bath recirculating tub running



Sample of corrosion on water heater supply fitting

Photo Page



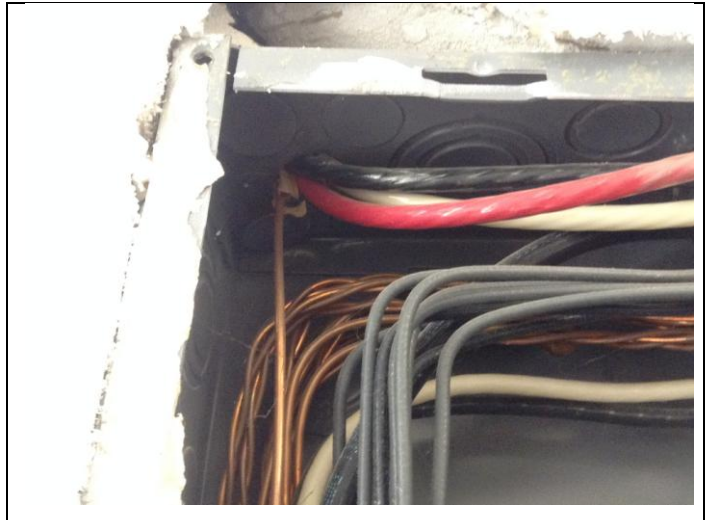
Sample of condensate dripping off the master suite ac unit



Sample of missing insulation in the attic



Sample of wire too close to breakers



Sample of unprotected wires passing through panel



Home and Termite Inspections
Full Service Pest Control
817-265-5452 972-231-1945

7510 Davis Blvd., Suite D
 North Richland Hills, TX 76182
 (972) 231-1945 or (817) 265-5452

Real Estate Inspection Agreement

Customer Name: Happy Homeowner **Date:** October 10, 2015

The above parties agree to the following on consideration for the fee received below, TEXINSPEC, INC. shall provide a licensed real estate inspector to perform a "Real Estate Inspection" on the property located at:

Address: 1234 Sunshine Road, Pleasantville, TX 76182

SCOPE: The inspection(s) is a "limited visual inspection(s)" of the "Readily Accessible Items Agreed To Be Inspected" on the real estate property located at the above address. We follow the Inspection standards as currently promulgated and published by the Texas Real Estate Commission and the Structural Pest Control Board. These are the agreed standards of practice for the performance of this inspection. (A copy of which is available upon request at the inspection or prior to the inspection.) The inspection is intended to be a practical, non-destructive examination of the functions of the building, its components and equipment. The examination is limited to visual, audible and operational techniques. **We do not inspect for building codes, soil analysis, design, adequacy, capacity, efficiency, sizing, value, floodplain location, presence of LEAD PAINT, ASBESTOS, OR OTHER HAZARDOUS MATERIALS. Code Compliance** inspection of existing structures is **specifically excluded** from the inspection, although some codes may be used as a reference and basis for the Inspector's opinions. Please refer to the **HOME INSPECTION INFORMATION sheet included in the Coping With the Joys of Home Ownership manual** to obtain a better understanding of what an inspection includes and does not include.

Customer agrees that items not included in the inspection report are specifically excluded from the inspection and should be performed by other inspectors or technicians more qualified and knowledgeable in those areas.

EXCLUSIVITY: The inspection is performed for the exclusive use of the customer and is subject to the terms and conditions of this document and specific terms and conditions noted in the inspection report, which may include additional clarification of definitions, limitations, and exclusions.

REPORT: "Unless otherwise specified, no warranties or guarantees expressed or implied," including any **implied warranties**, or **fitness of merchantability** is included as part of the inspection or the report unless specifically stated. The inspection report will contain the **opinion of the inspector** on the items inspected that are found to be deficient on the day of the inspection only. The inspection or the report will not include opinions as to the **adequacy, efficiency, quality, durability, or future life and performance** of any item inspected. Those opinions are specifically excluded from the inspection or the report.

It is agreed that **opinions** expressed by the inspectors **are only opinions** and shall not constitute a basis for any claim of negligence or breach of contract. For the **purpose** of the **inspection, the report** and this **agreement, negligence and breach of contract is defined** as failure to inspect items **agreed to be inspected by both parties**. No other interpretation shall apply.

This report is received in agreement with the buyer's acceptance of the Real Estate Inspection Agreement (including the box labeled "DISCLAIMER OF WARRANTIES"). The Client understands and agrees the Real Estate Inspection Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this Agreement, even if the client was not present at the inspection and/or has not signed this Agreement.

Client has 7 (seven) days to submit written objection to the terms of this agreement otherwise, client is bound by this Agreement and Terms and Conditions of the Report, if not previously signed/accepted.

Distribution of Report – We are authorized to distribute copies of the Inspection Report to those directly involved in this transaction, unless otherwise instructed in writing.

TexInspec may have an affiliation with a third party service provider ("TPSP"), including Vivint, in order to offer you additional value-added services. By entering into this agreement you authorize TexInspec to provide your contact information (including telephone number) to the TPSP, waive and release any restrictions that may prevent the TPSP from contacting you (including by telephone), and authorize the TPSP to contact you (including by telephone) regarding special home alarm system offers. Compensation may be received from outside companies for services/information provided by TexInspec pertaining to this inspection, unless otherwise requested in writing.

Before completion of any **contractual agreements** on the property inspected, Customer agrees to obtain **second opinions** on items where performance may be reported as questionable, and to hold TEXINSPEC and the Inspector free from any liability on those items.

DISCLAIMER OF WARRANTIES**THE COMPANY MAKES NO GUARANTEE OR WARRANTY AS TO ANY OF THE FOLLOWING:**

1. That all defects have been found or that company will pay for repair of undisclosed defects.
2. That any of the items inspected are designed or constructed in good workmanlike manner.
3. That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection.

The customer agrees and understands that the **maximum liability** incurred by **TEXINSPEC** for **errors and omissions** in the inspection, including liability, of any inspector, owner, or employee of **TEXINSPEC**, if any, to the customer shall be **limited to the amount of the fee paid for the inspection, not to exceed \$500.00.** The customer further agrees to a **one-year statute of limitations** to make any and all claims. The Customer agrees to pay all legal expenses and reasonable compensation for loss of time that may be incurred by **TEXINSPEC**, any inspector, owner, or employee of **TEXINSPEC** as a result of any legal action by the customer where the customer does not prevail.

Initials: X

The customer agrees to notify **TEXINSPEC** by telephone and in writing, within two (2) business days of evidence of the problem and to allow **TEXINSPEC** and inspector five (5) business days to respond. Inspector must be allowed access to the property to evaluate these items before any corrective action is taken. The customer agrees and understands that any repairs or corrective action taken without consultation with **TEXINSPEC** relieves **TEXINSPEC** of any and all liability.

DISPUTE RESOLUTION: Any dispute, controversy or claim arising out of, or relating to, this agreement or the breach thereof shall be submitted to final and binding arbitration under the Expedited Arbitration Rules of the National Academy of Conciliators. The decision of the Arbitrator appointed there under shall be final and binding, and judgment on the award may be entered in to any court of competent jurisdiction.

NOTICE: YOU, THE CONSUMER, HAVE OTHER RIGHTS AND REMEDIES UNDER THE TEXAS DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTIVE ACT WHICH IS IN ADDITION TO ANY REMEDIES WHICH MAY BE AVAILABLE UNDER ANY CONTRACT. FOR MORE INFORMATION CONCERNING YOUR RIGHTS, CONTACT THE CONSUMER PROTECTION DIVISION OF THE ATTORNEY GENERAL'S OFFICE, YOUR LOCAL DISTRICT OR COUNTY ATTORNEY, OR THE ATTORNEY OF YOUR CHOICE.

ACKNOWLEDGMENT: The undersigned have reviewed this document, understand its contents and agree to the terms and conditions contained herein. In the absence of the Customer to sign this agreement prior to or at the time of the inspection, scheduling of the inspection, acceptance of the report, and/or payment for the inspection is an acknowledgment, acceptance, and agreement by the client to the terms of this agreement, and acknowledges that the inspection includes only those items listed, mentioned and specified in the report.

I am requesting the following inspection(s) and/or test(s):

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> Mechanical | <input checked="" type="checkbox"/> Structural | <input checked="" type="checkbox"/> Termite | <input checked="" type="checkbox"/> Lifetime Termite Warranty |
| <input type="checkbox"/> Gas line leak test | <input checked="" type="checkbox"/> Swimming Pool | <input checked="" type="checkbox"/> Sprinkler System | <input type="checkbox"/> Lead Based Paint Test |
| <input type="checkbox"/> Well/Septic Inspection | <input type="checkbox"/> Mold Screening | <input type="checkbox"/> Separate Structure | <input type="checkbox"/> Sewer Cam Inspection |

Inspection(s) and/or test(s) not marked are specifically declined: Initials:

X

FEE: (payable at the time of the inspection) \$ **0.00** is for a visual inspection of the readily accessible areas of the structure. **The inspection is limited to what is visible at the time of the inspection.**

Customer: X

(If this is a joint purchase, signer represents actual authority to sign for all parties.)

Inspector(s) and TREC License Number(s): Your Inspector, #12345