



PROPERTY INSPECTION REPORT

Prepared For: Sample Client
(Name of Client)

Concerning: 1234 Street Dallas, TX 75219
(Address or Other Identification of Inspected Property)

By: Michael Craycraft TREC License #21088 09/21/2014
(Name and License Number of Inspector) (Date)

N/A
(Name, License Number and Signature of Sponsoring Inspector, if required)

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

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

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for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified and licensed (if applicable) service professionals. 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.

The comments that follow a 'D-' under the 'Comments' section are TREC required deficiencies. The comments within the 'Additional Section' are not TREC defined deficiencies, but further comments provided by the inspector.

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Inspection Scope: Full
 Limited – Reason
 Gas Was Not Turned On to House
 Water Was Not Turned On to House
 Electricity Was Not Turned On to House
 Request

Property Inspected Was: Occupied Vacant
Parties Present at Inspection: Buyer Seller Listing Agent Buyers Agent
 Owners/Renters Contractors

Documents Provided to Inspector:
 Sellers Disclosure Engineers Report Previous Inspection

Weather Conditions During Inspection:
 Sunny Overcast Raining Snowing

Outside Temperature: Arrival: 89°F Departure: 89°F
Additional Written Information Provided with this Inspection Report: Yes No
Year Property Was Constructed: 1962 Approximate Square Footage: 1856
For Report Purposes House Faces: North
 East
 Southwest
 West

Time at Inspection Location: 2:30pm – 6:00pm

INACCESSIBLE OR OBSTRUCTED AREAS

- Sub Flooring
- Attic Space is Limited – Viewed from Accessible Areas
- Floors Covered
- Plumbing Areas – Only Visible Plumbing Inspected
- Walls/Ceiling Covered or Recently Painted
- Siding Over Older/Existing Siding
- Behind/Under Furniture and/or Stored Items
- Crawl Space is Limited – Viewed from Accessible Areas

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I. STRUCTURAL SYSTEMS

A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Note: Specific Limitations. The inspector is not required to:
 (A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;
 (B) provide an exhaustive list of indicators of possible adverse performance; or
 (C) inspect retaining walls not related to foundation performance.
 The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Central Texas area is known to be unstable and unpredictable. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with your builder and/or a licensed Professional Structural Engineer for further evaluation

Type of Foundation(s): Slab Pier and Beam Post and Beam

Pier and Beam Crawl Space: Accessible Not Accessible N/A

Temperature of Crawlspace: °F Relative Humidity: %

Under Home: Crawl Space Basement Not Applicable

Foundation Perimeter: Fully Visible Partly Visible Not Visible

Foundation Performance:

Performing – At this time, the foundation appears to be supporting the structure and immediate significant repair needs are not evident.

Not Performing As Intended – Prior to closing, the foundation should be inspected by a qualified structural engineer, familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.

Comments:

D – There is an area of honeycombing present at the foundation wall. This area should be monitored.

Additional Comments:

Observed frieze board separation, and window frame separation. The interior floors felt out of level in areas, and there were cracks in the interior sheetrock finishes. Seasonal expansion and contraction observed which is considered normal for age, location, and soil conditions. No major movement noted at the time of inspection. There were bushes and shrubs blocking visibility of the foundation wall in areas. Some areas of the foundation were not visible due to high soil and heavy foliage. There were corner pops noted on some of the foundation corners.

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Points are Not determined.)

Comments:

- D – There were areas of insufficient exposure of the foundation wall.
- D – The grade was basically flat with a negative slope and high soil in some areas. There should be a minimum of six inches of exposed foundation edge and a positive slope away from the building on ALL sides.
- D – All surface runoff water should empty to the street and / or alleyway as is practical. There should be a positive slope away from the building on ALL sides.

Additional Comments:

No gutters on the home at the time of inspection.



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C. Roof Covering Materials

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

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

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

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purchaser, you may wish to have your insurance carrier inspect for insurance coverage.

Weather: Clear Overcast Light Rain/Drizzle
 Rain Sleet Snow
 Ice

Wind: Calm Breezy Windy

Roof Observed from: Roof Ladder Ground

Type of Roof Covering: Asphalt composition Metal Tile
 Cedar Shakes Built Up /Modified / Bitumen

Exposed Fasteners Yes No

Evidence of previous repairs to flashing / skylights / other penetrations

Comments:

- D – The vent boot seals area damaged and separating.
- D – Exposed fasteners. Fasteners should be sealed to prevent water penetration.
- D – There were areas of uplifted shingle corners at the roof covering. There were unsealed shingles present. Possible wind damage.
- D - Roof rain water falls directly onto the A/C compressor. This will damaged the unit and void any warranty that may exist on the unit. Diverter flashing or gutters should be installed in this area.

Additional Comments:

There were tree trunks and tree limbs in close proximity to and touching the roof line. Trees should be trimmed to a minimum of 3feet away from the roof. If you have any concerns about the roof covering life expectancy, insurability or the potential for future problems, a roofing specialist should be consulted.



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D. Roof Structures and Attics

Note: Specific Limitations. The inspector is not required to:
 (A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;
 (B) operate powered ventilators; or
 (C) provide an exhaustive list of locations of deficiencies and water penetrations.
 The inspector cannot enter an attic with less than 5' (feet) of vertical clearance, or where he reasonably determines that conditions or materials may be unsafe.
 Insulation covering structural, mechanical, or electrical components may preclude inspection of these items. The inspector will report his/her attic inspection point.

Framing Type: Conventional Truss Not Observed

Decking Type: Wafer Board Plywood Wood Plank
 Not Observed

Ventilation: Yes No

Attic ventilation: Soffit Gable Ridge Vents
 Wind Turbine(s) Power Turbine(s) Passive Vent
 None Evident

Soffit & Fascia: Displaced Damaged Rot
 Missing/Peeling Paint Missing

Attic Entry Point: Garage Interior Other

Attic Inspected: Yes No

From attic opening ONLY Walking decked, safe areas ONLY

Some areas obstructed Some areas inaccessible

Attic Insulated: Yes **NO**

Insulation Type: Fiberglass Mineral Wool Other

Approximate Depth of Insulation: 3-6 inches

Approximate Average Thickness of Vertical Insulation: Not Observed

Temperature of Attic: 92°F Relative Humidity of Attic: 64%

Comments:

- D – The attic area does not appear to be adequately ventilated.
- D – There were areas of low insulation.
- D – There was an area of frieze board separation.
- D – There was fascia separation in areas.
- D – The pull down attic stairway is miscut at the bottom. This allows the stairway to hyper extend and gaps to open at the hinge joint.

Additional Comments:

Attic lacked walking boards, so a complete inspection of the attic was not possible.

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Attic space was observed from the opening only.
 Adding additional wind turbines would help reduce air conditioning costs during the summer months.
 The insulation levels within the attic areas were below current standards. Buyer may wish to add additional insulation.
 Relative humidity levels were higher than 60% in the attic area. Humidity levels over 60% is a conducive condition for biological growth if moisture is present.



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E. Walls (Interior and Exterior)

Note: Specific Limitations. The inspector is not required to:
 (A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops,
 (B) provide an exhaustive list of locations of deficiencies and water penetrations,
 (C) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; or
 (D) determine the cosmetic condition of paints, stains, or other surface coatings.
 The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report.

- Prevalent Exterior Siding:** Brick Wood or Wood Like Product
 Stucco/ Stucco Like Siding (Metal or Vinyl)
- Water Stains Damage Small Cracks Large Cracks
 Weep Holes Missing / Blocked Rotted / Exposed Wood
 Previous Repairs Paint Chipping
 Damage to Trim and Siding Penetrations

Comments:

D – There were brick cracks noted at the time of inspection.
 D – There were areas of brick and mortar separation at the exterior walls.
 D - Exposed fasteners were present. Fasteners should be sealed to prevent water penetration.

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- D – There were areas of damaged siding.
- D – There was a trim piece in contact with the roof covering.
- D – There was siding installed with insufficient clearance to grade.

Additional Comments:

There were bushes and shrubs blocking visibility of the exterior wall in areas.



- Interior:**
- Sheet Rock
 - Plaster
 - Wood
 - Water Stains
 - Damage
 - Small Cracks
 - Large Cracks
 - Mildew
 - Small Holes
 - Large Holes

Comments:

- D – There were cracks and repaired cracks at the interior walls.
- D – There was wall/ceiling separation present.
- D – The escutcheon plates are loose at the master shower wall and should be sealed with silicone caulk to prevent water from entering the wall when the shower is on.

Additional Comments:

Some of the walls appear to have been recently painted. This may hide some stains, mildew, or other damage that may exist.
There is areas of mildew at the showers.

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F. Ceilings and Floors

Note: Specific Limitations. The inspector is not required to:
 (A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops,
 (B) provide an exhaustive list of locations of deficiencies and water penetrations; or
 (C) determine the cosmetic condition of paints, stains, or other surface coatings.
 The inspector cannot determine the condition of structural components in hidden ceiling or floor cavities. No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report.

Ceilings

- Water Stains Damage Small Cracks Large Cracks
- Mildew Small Holes Large Holes

Comments:

- D – There was wall to ceiling cracking present within the home.
- D – There were gaps/openings at the garage firewall. The garage ceiling is a fire wall, and should not contain any openings to the attic area. Repair is recommended.
- D – There were gaps around the garage attic door. The garage ceiling is a fire wall, and should not contain any openings to the attic area. Repair is recommended.

Additional Comments:

Some of the ceilings appear to have been recently painted. This may hide some stains, mildew, or other damage that may exist.

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Floors

Water Stains Damage Slight Sloping Cracks

Comments:

D – There are cracked floor tiles in the master bathroom and the jack and jill bathroom.

D – There were cracks in the garage floor.

D – The toilets were not caulked at the base/floor connection point.

Additional Comments:

There were areas of gapping at the hardwood floor in the living room.



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G. Doors (Interior and Exterior)

Note: Specific Limitations. The inspector is not required to:
(A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems;
(B) determine the cosmetic condition of paints, stains, or other surface coatings;
or
(C) operate a lock if the key is not available,
(D) provide an exhaustive list of locations of deficiencies and water penetrations.
The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report.
We do NOT inspect for Safety Glass or Storm Doors.

Entry Door Type: Wood Wood/Fiberglass Metal
 Glass (Sliding Patio, etc.)

Comments:

- D – The laundry area door bind at the jamb.
- D – The jack and jill bathroom door opens by itself when left in a fixed position.
- D – The weather stripping at the overhead garage door is damaged, resulting in air and light gaps at the bottom.

Additional Comments:

The house to garage door does not self-close and latch. A self-closing, house to garage door is recommended for safety and fire protection.



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H. Windows

Note: Specific Limitations. The inspector is not required to:
 (A) exhaustively inspect insulated windows for evidence of broken seals;
 (B) exhaustively inspect glazing for identifying labels; or
 (C) identify specific locations of damage.
 The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Only a representative number of accessible windows are checked for operation during this inspection. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed. Only obvious seal failure (window fogging) is noted in this report. Should this be a concern, our client should contact a glass window specialist to determine if any additional windows have broken seals.

Type: Metal Vinyl Wood

Style: Single pane Double pane insulated Triple pane insulated

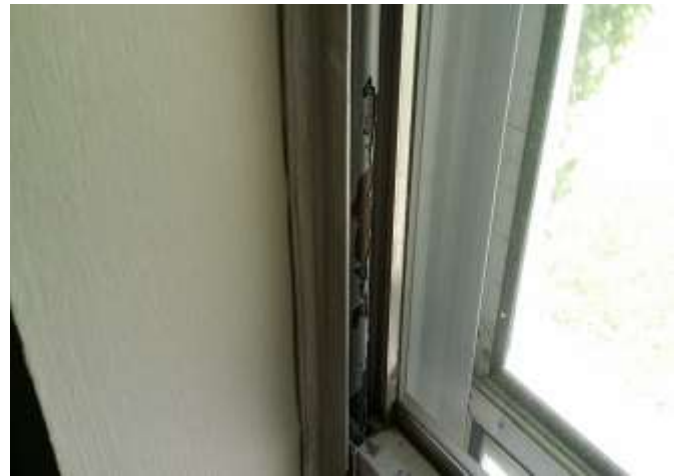
Accessibility: Not all windows were accessible for inspection

Comments:

- D – The interior caulk is cracked around the windows in the home.
- D – There were missing window screens.
- D – There is a damaged window spring at the front wall in the dining room area.

Additional Comments:

There is areas of damage to the window spring plastic covers.
 There was not any observable broken glass. Performing intended function.



I. Stairways (Interior and Exterior)

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

Comments:

Not present within the home.

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J. Fireplaces and Chimneys

Note: Specific Limitations. The inspector is not required to:
 (A) verify the integrity of the flue;
 (B) perform a chimney smoke test; or
 (C) determine the adequacy of the draft.
TREC Limitations. The inspector is not required to inspect or comment on chimney structures located more than 8' (feet) above roofline. Freestanding wood burning stoves are beyond the scope of this inspection.

Fuel Source: Gas/Wood Burning Wood Burning Gas Logs

Damper: Operational Not Operational Not Present

Chimney Flue: Brick Clay Metal

Comments:

- D - The fireplace chimney is dirty with areas of built up creosote. The chimney should be cleaned and checked for blockage by a Chimney Sweep or other professional.
- D - The chimney cap is cracked and damaged.
- D - The fireplace interior firebrick is cracked and needs mortar repair.
- D - The damper clip is not installed with gas logs in place.

Additional Comments:

The fireplace is of masonry construction.
 The fireplace chimney flue is brick.
 The fireplace has burned debris on the firebox floor that limits the ability to fully inspect the fireplace.
 The fireplace has gas logs in place and the interior firebox is not fully visible to inspect.



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K. Porches, Balconies, Decks and Carports

Note: Specific Limitations. The inspector is not required to:
 (A) exhaustively measure every porch, balcony, deck, or attached carport components; or
 (B) enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

Attached Carport Present: Yes No
 Attached Deck Present: Yes No
 Underside of Deck Accessible: Yes Partially No Not Applicable

Rotting Evident Insect Damage Wood to Soil Contact Trip Hazard
 Loose Boards Areas Inaccessible Handrail/Railing Missing or Damaged

Note: Structural load capabilities were not inspected.

Comments:

There is cracking present at the front and back patios.

L. Other

Comments:
 Not Present.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Note: Specific Limitations. The inspector is not required to:
 (A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system;
 (B) test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment;
 (C) conduct voltage drop calculations;
 (D) determine the accuracy of overcurrent device labeling;
 (E) remove covers where hazardous as judged by the inspector;
 (F) verify the effectiveness of overcurrent devices; or
 (G) operate overcurrent devices.
 The inspector is not required to determine the insurability of the property. The inspector will inspect the service entrance cables and report any deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weather heads.

Service Entrance: Overhead Underground
 Main Panel Location: Garage Closet Exterior
 Kitchen / Utility Other
 Main Panel Brand: Cutler - Hammer General Electric

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- Square D Siemens
- Federal Pacific Zinsco/Sylvania
- Eaton Other

- Main Service Conductor: Copper Aluminum Undetermined
- Breakers labeled: Yes No Partially
- Approx. Amperage Main Panel (Per Panel Label) **200** Amps Undetermined
- System Voltage: 110 / 120 220 / 240
- Main Disconnect Appears to Be 6 Throws: Yes No (Unsafe)
- Main Panel Over Current Protection: Breakers Fuses
- Sub-Panel(s) Observed At: Garage Closet Exterior
 Kitchen / Utility Other Not Observed
- Grounding Connection Observed At: Main Panel Grounding Rod
 Cold Water Pipe Slab / Ufer
 Unknown

Comments:
D – Slab ground not observed or located.

Additional Comments:
The panel was completely labeled.

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B. Branch Circuits, Connected Devices and Fixtures

Note: Specific Limitations. The inspector is not required to:
(A) inspect low voltage wiring;
(B) disassemble mechanical appliances;
(C) verify the effectiveness of smoke alarms;
(D) verify interconnectivity of smoke alarms;
(E) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes;
(F) verify that smoke alarms are suitable for the hearing-impaired;
(G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.
The inspector will report as in need of repair the lack of ground fault circuit protection where required.

- Branch circuit wiring: Copper Aluminum Undetermined
- Branch circuit wiring is: Grounded 3 wire Ungrounded 2 wire

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Smoke Detectors: Living Room Hallways All Bedrooms
 Detectors Hardwired together: Yes No Not Observed
 Carbon Monoxide Detectors: Yes No Not Observed
 (If gas appliances are present, it is suggested that a carbon monoxide detector be installed.)

GFCI protection at:

Bathroom: Present Missing Not Tripping
 Kitchen: Present Missing Not Tripping
 Garage: Present Missing Not Tripping
 Exterior outlets (below 5'6"):
 Present Missing Not Tripping
 N/A
 Bar Sink: Present Missing Not Tripping
 N/A
 Laundry Sink: Present Missing Not Tripping
 N/A

Ceiling Fans: Loud Out of Balance Not Operational
 Missing Plastic Pull Chain Isolators Missing Pull Chains

Comments:

- D –There is not GFCI protection on all of the electrical outlets that serve the kitchen counters.
- D –Hand held tester had open ground readings in the master bedroom, the spare bedroom, the nursery, the living room, and the dining room.
- D –When 2 prong outlets are changed to a 3 prong outlet, this represents the outlet as grounded, without actually being grounded. All of the outlets in the home appear to have this condition.
- D – There were gaps around various outlet covers and switch plates.
- D –Various uncovered light fixtures.
- D – There were pull chain light fixtures present within some of the closets. These fixtures are not considered proper by today’s standards.
- D – Insufficient number of smoke alarms.

Additional Comments:

The outlets that are behind or under furniture, stored items or plugged into electronics were not tested.
 Some outlets in the home were wired correctly as a 3 wire grounded electrical system and some had 3 prong outlets but only 2 wires. No ground wires were present in the junction box.

Insufficient number of smoke alarms.
 Smoke alarms that may be connected to an in-house security system are not inspected due to the possibility of being connected for direct call out to the local fire

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

department, emergency services and/or the police department. For testing, it is recommended that you contact the security company that monitors the currently installed system.

Chapter 766 of the Health and Safety Code requires one-family and two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may contact your local building official for more information. **At a minimum, smoke alarms are required at all designated sleeping areas and each central hall adjoining a sleeping area. National Fire Alarm Code requires that detectors be replaced every 10 years.**



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

-

A. Heating Equipment

Note: Specific Limitations.
 The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician will be required. **Recommend annual cleaning and service by licensed HVAC technician.** The inspector will describe the type of heating system and its energy sources and inspect each unit.

Type and Energy Source: Gas Electric Propane

Units: Central (1) Zoned (Multiple Units)

Type: Forced Air Gas Fired Electric Heat Pump

Furnace is: Fully accessible Partially accessible Not accessible

Location: Closets Attic Exterior

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

Manufacturer: Amana American Standard Bryant
 Carrier General Electric Goodman
 Lennox Payne Rheem
 Ruud Tempstar Trane
 York Other

Serial Number: 2912A15808

The air temperature at the registers is approximately 102°F.

Comments:

Heater responded to testing at time of inspection.

Additional Comments:

Manufacture date per unit label is 2012.

The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use. That study noted that the expected life span (on average) of gas-fired heaters is about 18 years. Take this into consideration when noting the manufacture date listed above for the unit at this property. Further evaluation and cleaning is recommended to verify that the heat exchanger is not cracked or rusted through. If not damaged, the H.V.A.C. technician should furnish a receipt and a statement as to the condition of the heat exchanger.

B. Cooling Equipment

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

Approximate Outdoor Temperature During the Inspection:

30 or below 40 50 60
 70 80 90 100 or Above

Cooling Equipment was not operated due to the ambient temperature being below 60°F.

Type: Forced Air Electronic Compressed Refrigerant

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

Unit: Central (1) Zoned (Multiple Units)

Manufacturer: Amana American Standard Bryant
 Carrier General Electric Goodman
 Lennox Payne Rheem
 Ruud Tempstar Trane
 York Other

Serial Number: 5193L09622

Return	Supply	Differential	Degrees
78	63	15	
A differential of 15 to 20°F indicates proper cooling.			

Comments:

- D –The condensing coils on the air conditioning compressor need to be cleaned.
- D –The condensing coils fins on the air conditioning compressor are damaged.
- D –Insulation is damaged and separating on the large Freon suction line at the air conditioning compressor.

Additional Comments:

The thermostat responded and was tight to the wall.

Manufacture date per unit label is 1993.

The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use. That study noted that the expected life span (on average) of air conditioners is about 10-15 years. Take this into consideration when noting the manufacture date listed above for the unit at this property.



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

I	NI	NP	D	Inspection Item
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C. Ducts, Systems, Chases and Vents

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

Filter(s) – Type: Disposable Permanent Washable Electronic

Clean: Yes No (Change or Clean Monthly)

Filter Location: Hallway Furnace

Filter size: 16x25x1

Ducts & Vents – Location: Attic Crawl Space
 In Slab Fur Down

Crawlspace Ducts Insulated: Yes No Not Applicable

Comments:

D –At the time of inspection the filter was dirty.

D –The dust cover has deteriorated on some of the ducts in the attic. The dust cover prevents moisture from saturating the insulation and keeps the insulation from opening up and exposing the conditioned air to attic temperatures.

Additional Comments:

Filters are recommended to be changed monthly.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Note: Specific Limitations. The inspector cannot operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been shut down or otherwise secured; inspect any components that are not visible or accessible; inspect the quality or the volume of the water; determine the potability of any water system; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; determine the effectiveness of anti-siphon devices, operate free standing appliances; inspect the inaccessible gas supply systems for leaks, inspect for the presence or performance of private sewage disposal systems.

Location of Water Meter – Curb

There was NO movement in the water meter dials after a (5) minute test.

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I	NI	NP	D	Inspection Item

Location of Main Water Supply Valve – Not Observed

Static Water Pressure Reading – 60 PSI

Prevalent Waste Piping – Not Observed

Exterior Faucets:

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

Kitchen Sink:

D –The vegetable sprayer does not divert all water at the kitchen sink.

Bathroom Sinks:

D –The sink drain stopper needs adjustment or repair to open and close properly at the jack and jill bathroom sink.

Bathtubs:

D –There is a water leak at the master showerhead.

Showers (Free –Standing):

Performing intended function.

Commodes:

D –The master toilet is loose at the floor, which can result in damage to the wax seal under the toilet and possible leakage.

Utility Connections – (Drain Not Tested):

D – The hot and cold faucets were not marked with red and blue tops to indicate ‘hot’ and ‘cold’. The faucets did have an “H” and a “C” on them.

Gas Supply Systems Present: Yes No

Prevalent Gas Supply Piping: Black Iron CSST

Areas of Rusting/Damage Present: Yes No

Obstructed Gas Lines Present that could not be observed / inspected:

Yes No

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

Gas Supply System Comments:

Pressure testing gas lines or determining the condition of inaccessible or buried gas lines is beyond the scope of the inspection. This service is best provided by a licensed plumber.

D – There was a detectable gas leak at the gas connection point at the range cooktop. Gas detector indicated the leak was at a level 1, with the amount of gas being present as >100ppm <500ppm. Repair is highly recommended by a licensed plumber. A note was left for the homeowner by the inspector.

It is recommended that a licensed plumber further evaluate the gas supply system and gas lines, and make all necessary repairs/replacements.

Additional Comments:

The water supply lines to the washer connections were not tested because an appliance was attached to the valve.



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B. Drains, Wastes and Vents

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

Comments:

See above comments.

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

C. Water Heating Equipment

Note: Specific Limitations. The inspector is not required to:
 (A) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes;
 (B) operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or
 (C) determine the efficiency or adequacy of the unit.
FYI: Recommend draining and flushing unit once per year to reduce deposits/noise, and extend life of unit. Homes left vacant for extended periods of time may have a buildup of hydrogen sulfide gas inside the water tank. This gas causes an unpleasant "rotten eggs" odor. Generally, flushing the unit a few times will alleviate this problem. If problem persists contact a licensed plumber for further evaluation of the water heater.

Type and Energy Source: Gas Electric Other

Tank size: 20 30 40 50 65 80 Tankless

Location: Garage Attic Closet

T & P Valve: Operated Not operated because would cause leaks, or is not safe.

T & P Material: Copper CPVC Galvanized Steel Not Present

T & P Terminates within 6 inches from ground: Yes No Not Observed

T & P Gravity Drains: Yes No Not Present

Safety Pan and Drain Installed: Yes No N/A

Garage Unit(s): Physically Protected Yes No N/A
 Properly Elevated Yes No N/A

Brand: General Electric Brand.

Serial Number: GELN0112423331

Comments:
 D –There is not a temperature and pressure relief valve.
 D – A temperature and pressure relief drainline was not present at the unit. It is highly recommended that a licensed plumber install a temperature and pressure relief drainline.
 D – The temperature and pressure relief drain line should terminate less than 6” from the ground and point downward.
 D – The gas line for the water heater had not been properly installed or secured. The gas line has been looped through the temperature and pressure hole.

Additional Comments:
 Manufacture date per unit label is 2012.

The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use. That study noted that the expected life span of gas-fired water heaters (on average) is about 10 years. Take

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I	NI	NP	D	

this into consideration when noting the manufacture date listed above for the unit at this property.

It is highly recommended that a licensed plumber further evaluate the water heating equipment and make all necessary repairs/replacements.



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D. Hydro-Massage Therapy Equipment

Note: FYI: Environmental testing of whirlpools is beyond the scope of this inspection. Health problems have been noted and directly linked to the bacterial growth in the distribution lines of the equipment. Recommend that the manufacturer be consulted for further maintenance and cleaning instructions prior to use. For more information visit: www.whirlpoolcouncil.com

- GFCI: Present Not Present
 GFCI Tested: Yes No
 Access Cover: Available Accessible Not Available and/or Accessible

Comments:
Not present within the home.

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E. Other

Comments:
Not Present.

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I	NI	NP	D	

V. APPLIANCES

A. Dishwashers

Back flow prevention: Visible Not visible

Runs through cycle: Yes No

Evidence of leaks: Yes No

Manufacturer: General Electric Brand.

Serial Number: MM880640B

Comments:

Performing intended function.

Additional Comments:

The dishwasher was full of dishes, unable to see the racks for damage or rusting.

B. Food Waste Disposers

Manufacturer: Waste King

Serial Number: 8035508

Comments:

D – There was a loose hammer at the cutting plate.

Additional Comments:

Rust was noted on the hammers.

C. Range Hood and Exhaust Systems

Vent: Recirculates Air Vents to Exterior Vent not Present

Manufacturer: General Electric Brand.

Serial Number: FR8490260

Comments:

D –Dirty filter at time of inspection.

D. Ranges, Cooktops and Ovens

Type of Range: Electric Gas

Not Lighting Off Pilot

Right Front Right Rear

Left Front Left Rear

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient	Inspection Item
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- Damaged/Missing Knobs
 - Right Front Right Rear
 - Left Front Left Rear

Type of Oven: Electric Gas

Anti-tip device installed: Yes No N/A

Gas line accessible: Yes No N/A

Oven light works: Yes No N/A

Oven temp within 25 degrees when set at 350: Yes No

Range Manufacturer: Thermador

Serial Number: Not Visible

Oven Manufacturer: Kitchen Aid

Serial Number: XH4001020

Comments:

D – There was a detectable gas leak at the gas connection point. Gas detector indicated the leak was at a level 1, with the amount of gas being present as >100ppm <500ppm. Repair is highly recommended by a licensed plumber.

Additional Comments:

The upper oven heats to 330 degrees and the lower oven heats to 330 degrees when set at 350 degrees. The units are heating properly.

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E. Microwave Ovens

Heats cup of water: Yes No

Manufacturer: _____

Serial Number: _____

Comments:

Not present within the home.

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-
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-

F. Mechanical Exhaust Vents and Bathroom Heaters

Exhaust Fans Present In All Bathrooms: Yes No
 Windows Present

Exhaust Fan in Laundry Area: Yes No
 Window Present

Exhaust fan vents to outside: Yes No Undetermined Not Applicable

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Comments:

D – An exhaust fan was not installed in the laundry room area.

Additional Comments:

The terminations for the bathroom vents were not determined.

G. Garage Door Operators

Door Operated: Manually Automatic door controls

Electronic sensors located less than 6" above garage floor: Yes No

Unit operational: Yes No

Auto Reverse Block Test Acceptable: Yes No Not Tested
 (Door Reversed When Obstructed Test was not performed in order to avoid damage to door and operator.)

Electric Eye Reverse Test Acceptable: Yes No
 (Door Reversed When Electronic Eyes Tripped)

Comments:

Performing intended function.

H. Dryer Exhaust Systems

Vents to: Outside Attic Not Present Unknown

Comments:

Performing intended function.

I. Other

Comments:

Not present.

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Note: Specific Limitations. TREC Limitations. The inspector is not required to inspect the automatic function of the timer or control box; the rain sensor; or the effectiveness and sizing of the anti-siphon valves or backflow preventers.

The inspector will operate all zones or stations on the system in the manual mode.

Control Panel located in: Garage Utility Room Outside

Full yard coverage: Yes No

All heads working: Yes No

Rain Sensor Observed: Yes No

Comments:

Not present within the home.

B. Swimming Pools, Spas, Hot Tubs and Equipment

Note: Specific Limitations. The inspector will describe the type of construction and inspect the pool or spa. He will report deficiencies in the drains, skimmers, valves, filter tank or pressure gauge. He will not fill the pool, spa or hot tub with water. He will not determine the presence of sub-surface water tables or determine the presence of sub-surface leaks. The inspector will not dismantle or otherwise open any components or lines. He will not uncover or excavate any lines or other concealed components of the system.

Type of pool/spa construction: Gunite Fiberglass Vinyl

All surfaces acceptable: Yes No

Steps/Equipment acceptable: Yes No

Drains/skimers acceptable: Yes No

Mechanical equipment acceptable: Yes No

GFCI protection available: Yes No

48" high fence around area: Yes No

Comments:

Not Present.

C. Outbuildings

Comments:

Not Present.

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

Not Present.

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

E. Private Sewage Disposal (Septic) Systems
Type of System:
Location of Drain Field:
Comments:
Not Present.

I. Other
Comments:
Not present.

Miscellaneous:

Refrigerator Not Inspected.

An active carpenter ant was found within the home. Treatment is recommended



Possible asbestos containing material present at the water heater vent pipe. It is recommended that this area be further sampled, analyzed, and removed/remediated if necessary.



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

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

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

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

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

IMPORTANT AGREEMENTS AND LIMITATIONS

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

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

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

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

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

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

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient	
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PLEASE NOTE: Dallas Green Works does not inspect for MOLD, MILDEW, FUNGUS and / or SPORES as a part of the standard Texas Real Estate Commission Inspection, UNLESS a separate mold inspection has been ordered PRIOR to date of Standard Home Inspection. If conditions of water penetration and / or migration are reported, it is assumed that conditions can and may exist that would support MOLD, MILDEW, FUNGUS and / or SPORES. While the condition of water penetration and / or migration, if visible and accessible, would be reported to the consumer, the condition of MOLD, MILDEW, FUNGUS and / or SPORES would not be tested, or inspected for. Mold inspections are separate inspections, and require a licensed Mold specialist to comment on, and test for, and report on the presence/absence of Mold, Mildew, Fungus, and spores.

Homeowner Maintenance Tips

Upon Taking Ownership

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

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

Regular Maintenance

Weekly

Check that the soil around the perimeter of the house is clinging lightly to the edge of the foundation. If there is any space between the soil and the concrete, the soil is too dry and you should increase the frequency with which you water. The foremost cause of foundation failure throughout Texas is lack of moisture control and maintenance by homeowners. Periods of dry weather occur in all seasons. Inspect this item weekly.

Monthly

1. Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
2. Examine heating/cooling air filters and replace or clean as necessary.
3. Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate.
4. Remove debris from window wells.
5. Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering.
6. Check below all plumbing fixtures for evidence of leakage.
7. Repair or replace leaking faucets or showerheads.

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

I	NI	NP	D	Inspection Item
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8. Secure loose toilets, or repair flush mechanisms that become troublesome.

Spring and fall

1. Examine the roof for evidence of damage to roof coverings, flashiness and chimneys.
2. Look in the attic (if accessible) to ensure that roof vents are not obstructed.
3. Check attic area for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
4. Trim back tree branches and shrubs to ensure that they are not in contact with the house. Especially the roof.
5. Inspect the exterior walls and foundation for evidence of damage, cracking or movement.
6. Watch for bird nests or other vermin or insect activity.
7. Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
8. Ensure that the grade of the land around the house encourages water to flow away from the foundation. There should be a 6"-8" clearance between soil and masonry/siding to prevent water from seeping into the home.
9. Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
10. Clean windows and test their operation. Improve caulking and weather-stripping as necessary.
11. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
12. Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
13. Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
14. Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home. Do not store wood near or around the home.
15. Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly.
16. Clean and lubricate hinges, rollers and tracks on overhead doors.
17. Replace or clean exhaust hood filters.
18. Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

Annually

1. Replace smoke detector batteries.
2. Have the heating, cooling and water heater systems cleaned and serviced.
3. Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
4. Examine the outside of electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky. (for safety reasons, do not remove covers to electrical panels unless licensed to do so)
5. If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested.
6. If the property has a septic system, have the tank inspected (and pumped as needed).
7. If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is the Best Approach

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

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

I	NI	NP	D	Inspection Item
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Foundation Maintenance

Homeowners can reduce the speed of differential settlement by regular maintenance, and following listed recommendations:

- 1.) If there are large trees growing close to the foundation, it is recommended that the root system be cut, and capped to prevent water loss from the foundation. The roots from a single large tree, or several average size trees can consume a larger volume of water than can be added by a secondary system of watering. Capping the root system will prevent the drainage of water from the earth below the foundation, and halt differential settlement and cracking of the structure. There are instances where the tree is growing too close to the structure, and capping the root system is not possible. In these instances removal of the tree/trees might be necessary. All alterations/removals of trees should be performed by qualified tree expert.
- 2.) It is important to properly maintain a constant level of soil around the perimeter foundation wall. The surface grade should slope gradually away from the foundation on all sides. Controlling erosion is also an important part of regular maintenance. A gutter system installed at the home can prevent water runoff and erosion.
- 3.) It is a little known fact that medium to large trees can consume 50 to 75 gallons of water each day. Foliage such as shrubs, bushes, and trees should be watered during extensive periods of drought. Watering the growth around the home will prevent soil shrinkage caused by their extensive water consumption.
- 4.) It is highly important that constant moisture content be maintained around the foundation. During droughts/extended periods of a lack of rain it is important to water the soil around the entire foundation. It is important to prevent a soil gap from forming between the foundation wall edge, and soil. If a gap does happen to form, water around the entire foundation during long periods of dryness. Water should not be directly put into the gap in this area. Water should be applied 2 – 3 feet away from the foundation edge.

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

Addendum 1

Foundation Inspections

The foundation inspection is based on physical observation. This report includes a visual structural evaluation of the subject property. The inspection includes an investigation of a physical nondestructive observation of the existing foundation condition and its functionality.

The intention of this report is to inform you of the foundations overall general condition. The inspection report should not be viewed as, or assumed to be a warranty of performance or as a guarantee of future operation. The inspection report contains the good faith opinions of the inspector concerning the observable need, if any. The inspection performed is limited to those reasonably accessible items, or parts of items, which can be seen or operated by the inspector at time of inspection. Moving furniture or any other items, any dismantling of any item or equipment, normal settlement cracks and separations of any sort and inaccessible areas are excluded from this inspection. The scope of this evaluation is limited to structural components, which are readily visible and accessible. This report does not include areas that are not readily accessible or visible at the time of this inspection, damages that may exist, such as in between walls, under floor coverings, hidden by furniture, etc. This report does not predict potential performance after the inspection or damage detected after inaccessible areas are made accessible.

Central Texas has experienced significant differential movement or settlement with slabs on grade type foundations. It is common to have minor movement that results in noticeable cracks on interior and exterior walls that does not necessary indicate evidence of major foundation deformities or excessive settlement distress conditions. There may be evidence of moderate foundation settlement and associated structural movement such as visible cracks, drywall cracks, sticking or dragging doors or windows, and etc. present, this in itself is not indicative of foundation repairs. All foundations have some degree of deflections and/or variances of the elevation visible corner cracks, which are acceptable and considered normal.

Foundation evaluations are only opinions and will vary from Inspector to Inspector and Engineer to Engineer and vise versa. As of the writing of this addendum, the author is not aware of any building or engineering standards for foundation evaluations.

When the Inspector suspects that additional foundation evaluations are necessary or repairs are recommended, the report will reflect that the foundation is in need of repairs. We trust that these additional comments will provide you with a better understanding of foundation and foundation evaluations.

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

Addendum 2

Notice

Please read the following notices in their entirety, as they will provide you with additional information concerning your inspection report and are a part of your inspection report.

Foundations: The inspection of the foundation may show it to be functioning as intended or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation, but is a visual and cursory observation of the conditions and circumstances at the time of the inspection. The Inspector is not a Structural Engineer. The Client should have a Structural Engineer give an evaluation if any concerns exist about the possibility of future movement of the foundation.

Soils: Highly plasticity clay soils, as are typically found in this region, exhibit a great deal of expansion and contraction with varying moisture contents. With this type of expansion and contraction of the soils, slabs on grade homes and pier and beam homes will experience some degree of foundation distress. You should expect to see deflection cracks in the exterior brick veneer, interior drywalls and floor tiles.

Roofs: The inspection of this roof may show it to be functioning as intended or in need of repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof. Life expectancy of the roof material is not covered by this property inspection report. The Inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks. Roofs are not typically walked upon due to the steepness, heights and there being only a single inspector present. Should the ladder fall or decking have decayed or damaged areas the inspector could step or fall through and be severely injured. If concerns exist about the roof covering, its life expectancy or potential for future problems, a roofing specialist should be consulted prior to your closing on the property.

Windows: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are only checked for obvious fogging. Only readily accessible and random windows are checked. Some seal damages may not be reported as a deficiency. If seal damages were noted, we recommend a qualified specialist check "ALL" windows for lost or damaged seals, prior to closing.

Doors: Doors may stick or drag at times when not observed as such during your inspections. The temperature and humidity levels can and will cause this type of events to occur and should be considered normal. Small moisture intrusions and rust can develop quickly on exterior door units and may not be called as a deficiency on the inspection reports. These are regular maintenance issues which should be maintained on a regular basis to prevent additional damages from developing.

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Addendum 2 Continued

Notice

Exterior Gladding: Not all decay or damaged sections of exterior wall gladding will be reported. Only a sampling is reported or photographed because it is normal to find additional areas needing repairs when work is started. When aluminum or vinyl type siding is installed, the Inspector can't see behind this material and it can't be determined during our non-invasive inspections as to what damages, if any, may have been covered over and are hidden from the Inspectors view.

Fireplace and Chimney: Fire blockage, chases, chimney caps and chimney claddings are not readily visible or accessible and therefore are not reported on. Draft, proper combustion, smoke, leakages, cleanliness, fire worthiness, etc., are not part of this inspection and excluded from this report. Therefore, you may wish to obtain the services of a professional chimney sweep for these inspections and other services related to the fireplace and chimney.

AC's: The indoor air conditioner evaporator coils were not physically observed. The coils are located with the cabinet interior and/or plenum that would require specialized tools to disassemble and reassemble. If the Inspector were to remove the duct materials and/or cut into the plenum under these conditions, the HVAC warranty could be voided. AC systems are not operated when the outdoor temperature is less than 60°F degrees. Temperature differential is a fundamental standard test for the proper function of the cooling system. The normal range it considered to between 15°F – 20°F degrees of total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoors temperature or restricted air flow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of equipment malfunctions. If any concerns exist about the physical condition of the indoor coils, a qualified and licensed HVAC contractor should be consulted prior to closing to fully evaluate the HVAC systems and equipment.

Furnaces: Per the T.R.E.C. standards of practice, Full evaluation of the integrity of the heat exchanger requires dismantling of the furnace and is beyond the scope of this limited visual inspection. Electrical heat strips are excluded form this report. Heaters are not operated when the outside temperature is 90°F degrees of greater. If any concerns exist about the physical condition of the furnace(s), a qualified and licensed HVAC contractor should be consulted prior to closing to fully evaluate the HVAC systems and equipment.

Water Heaters: The temperature and pressure relief (TPRV) valve on the water heater(s) was not activated due to the possibility that it may not reseal and may continue to leak. We recommend that you test this device periodically or replace it according to the manufacturer's specifications.

Pools/ Spas: Equipment is operated in the manual settings only and only above finish grade (above ground) visible and accessible deficiencies in the pool's pump(s), heater (excluding heat exchangers), filter, electrical, blower and visible plumbing connections are inspected. The Inspector will report on visible deficiencies in the pools surrounding decking, coping and tile. The Inspector will make no evaluation on pool/spa structural bodies and underground piping, plumbing or electrical systems.

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When Things Go Wrong...

There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your inspection. Please review the following information that may be helpful in understanding concerns that you may have.

In the State of Texas, Real Estate Inspectors are licensed and governed by the Texas Real Estate Commission. The State has a Standard of Practice and a promulgated inspection report form, which all Inspectors are required by law to follow. A copy of this may be obtained from the State's web site at www.trec.state.tx.us.

Intermittent Or Concealed Problems...

Some problems can only be discovered by living in the house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved, finishes are removed or walls are opened up.

No Clues...

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the existing performance of the house on the day of the inspection only. If there were no clues of a past problem and the sellers did not disclose information concerning issues that they were aware of, it is unfair to assume the Inspector should have seen the problems or foresee a future problem.

Some Minor Things Can Usually Be Missed

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's purchase decisions.

Contractors' Advice

The main source of dissatisfaction with Home Inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when the plumber says, "The Inspector should have told you where the leak was coming from". Tradesman, Contractors, Builders and various Service Personnel are unaware of what a State Licensed Real Estate Inspector is required, by the State of Texas Laws and Regulations, to inspect during a real estate transaction and how Inspectors are required to inspect items. Therefore, differences of opinion between the various contractors involved can cause confusion.

Last Man In Theory

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "Last Man In Theory". The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not consequently, he won't want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback.

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Most Recent Advice Is Best

There is more to the "Last Man In Theory". It suggests that it is human nature for homeowners to believe the last bit of "expert" advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "First Man In" and consequently it is our advice that is often disbelieved.

Why Didn't We See It

Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem". There are several reasons for these apparent oversights:

1. Conditions During Inspection

It is difficult for homeowners to remember the circumstances in the house, at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, etcetera. It's impossible for contractors to know what the circumstances were when the inspection was performed.

2. The Wisdom Of Hindsight

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.

3. A Long Look

If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

4. We're Generalists

We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, roofing expertise, electrical expertise and etcetera.

5. An Invasive Look

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform any invasive or destructive tests.

Not Insurance

A home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy, a warranty or a guarantee. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

Summary Statement

Inspections are never intended to cause issues between sellers and buyers. The Inspector's position is never intended to "blow a deal" or to pick a property apart. However, the potential Clients or Homeowners do hire us to inform them of the existing conditions of the property. Unfortunately, Inspector's are caught in the middle between the Sellers or their Realtor, the Buyers or their Realtor and any repair contractor that presents a difference of opinion. The inspection report may list items as in need of repair. However, it should be understood by all parties reading the inspection report, that the inspection does not require the Sellers or Owners to make any of the suggested repairs and is not intended to force anyone to correct the items listed as in need of repair. The purpose of this inspection and report is to inform the Clients of the property's condition on the day of the inspections and is based on the Inspectors' opinion.

Thank you for using Dallas Green Works Inspections for your home inspection needs!