

HOUSTON INSPECTIONS

Houston Home Inspections, PLLC d/b/a Houston Inspections
713.408.1129 Office
www.houstoninspect.com



INSPECTED FOR

**John Doe
1234 Anywhere Street
Anywhere, TX 77777**

June 19, 2017

PROPERTY INSPECTION REPORT

Prepared For: John Doe
(Name of Client)

Concerning: 1234 Anywhere Street, Anywhere, TX 77777
(Address or Other Identification of Inspected Property)

By: Shawn Emerick, Lic #4623 06/19/2017
(Name and License Number of Inspector) (Date)

Shawn Emerick Lic #4623
(Name, License Number of Sponsoring Inspector)



PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller’s disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments,

lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. 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, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The

decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR
GENERAL INFORMATION**

Present at Inspection: Buyers Agent (Onsite for Part of Inspection), Additional Inspectors

Building Status: Occupied

Weather Conditions: Clear, Dry

Ambient Temperature At Time of Inspection: 80 to 90

Wind Conditions (Approximate Speed): 0- 5 MPH

How To Interpret This Report:

Building Codes, TREC Standards, Installation Standards or Safety Issues= Blue Text

Items that do not comply with current building codes, TREC Standards, other standards (manufacturer, trade associations, etc.), or that are safety issues.

Items Damaged, Non-Functional, or Operating Improperly= Red Text

Items in need of repairs either because they are broken, not functioning, or damaged.

General Comments & Specific Limitations= Black Text

These are general information, limitations, or notices.

NOTICE

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL & SPECIFIC LIMITATIONS, and the INSPECTION AGREEMENT included in this inspection report. This report is not valid without the signed inspection agreement, and the report is not transferable.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods. The Client is advised of the following:

- When recommendations have been made for repairs and/or service, we recommend that you contact a qualified tradesman prior to closing so actual costs involved can be anticipated.
- Future performance and/or life expectancy of items listed in this report is beyond the scope of this inspection and cannot be predicated.
- All repairs, alterations and recommended work within this report should be done by a licensed (where necessary) and qualified tradesperson in accordance with state and local codes.
- If an error message is received when downloading this report or the boxes with check marks on the left side of each section is not shown when this report is printed please contact our office so that a hard copy can be sent to the client.
- When the word damage is used in this report, it can be referring to the following: wood rot, decay, moisture damage, etc.
- The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

- Check marks in boxes adjacent to comments indicate the condition or item is present at this property.
- This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

ADDITIONAL NOTES SPECIFIC TO THIS PROPERTY

An infrared camera was used during the inspection of the property specified above. This is a high tech camera that sees what the human eye does not and is a very useful tool used by your inspector. Most tradesmen / contractors are not familiar and / or not qualified to understand the capabilities of the infrared camera or its findings. Therefore, the client is urged to retain a tradesman that can properly evaluate the problems found, determine the needed repairs, and correct the problems found.

Optional items not listed on this report including but not limited to built-in refrigerators, wine coolers, gate operators, instant water heaters below individual sinks, water softeners and filters, elevators, fire sprinkler systems, etc. are beyond the scope of this inspection and are not inspected. If the property being inspected has components installed or that are a part of the transaction (washers, dryers, audio equipment, etc.) the client should contact a third party to perform an inspection to determine if these components are functioning properly. Furthermore, all excluded items may not be listed above and if you have any questions about whether certain components are within the scope of the inspection the client should contact the inspector for clarification.





The following inspectors were onsite and assisted in the performing this inspection:

- Kyle Coats, #22450

The inspection of this property was limited due to the fact that it is currently occupied. The inspection of doors, windows, floors, walls, electrical components (receptacles & switches), and some plumbing fixtures was restricted due to stored items and furniture.



GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- items other than those listed herein;
- elevators;
- detached buildings, decks, docks, fences, or waterfront structures or equipment;
- anything buried, hidden, latent, or concealed;
- sub-surface drainage systems; or
- automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;
- concrete flatwork such as; driveways, sidewalls, walkways, paving stones or patios

(B) report:

- past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- cosmetic or aesthetic conditions; or
- wear and tear from ordinary use;

(C) determine:

- insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;

- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive gypsum board "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
 - (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use;
 - (iii) changes in performance of any part, component, or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common accidents, personal injury, or death;
 - (vi) the presence of water penetrations; or
 - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (H) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

Type of Foundation(s): Slab on Grade Concrete

Foundation Performance Opinion(s):

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance, and I perceived the foundation to contain no significant unlevelness on the first level floors.

Note: *The foundation performance opinion stated above neither in any way addresses future foundation movement or settlement, nor does it certify the floors to be level. Weather conditions, drainage, leakage, and other adverse factors are able to affect structures, and differential movements are likely to occur due to the expansive nature of the soils in the Houston and surrounding areas. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note that specialized testing done of any sub-slab plumbing systems was not performed during this limited visual inspection, as these are specialized processes. Future performance of the structure cannot be predicted or warranted. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Engineer for further evaluation.*

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Due to the expansive nature of the soil in the Houston area, a frequent foundation-watering program is recommended. Consistent watering at the entire perimeter of the slab can help prevent further and/or future settlement and damage. Drainage must be directed away from all sides of the foundation with grade slopes.*

Signs of Structural Movement or Settling:

- Wall, floor, or ceiling cracks
- Doors out of adjustment, i.e. sticking, not latching, etc. as evident of settlement.

Note: The signs of structural movement or settling noted above can be indicative of repairs needed or normal settlement in relation to the foundation. The performance opinion and the additional repairs sections of the foundation comments should be consulted to determine what repairs are needed.

General Comments

Corner cracks and / or missing concrete were found at corners of the foundation. This is a common condition found with this type of foundation and appears to have caused no structural problems.

I=Inspected

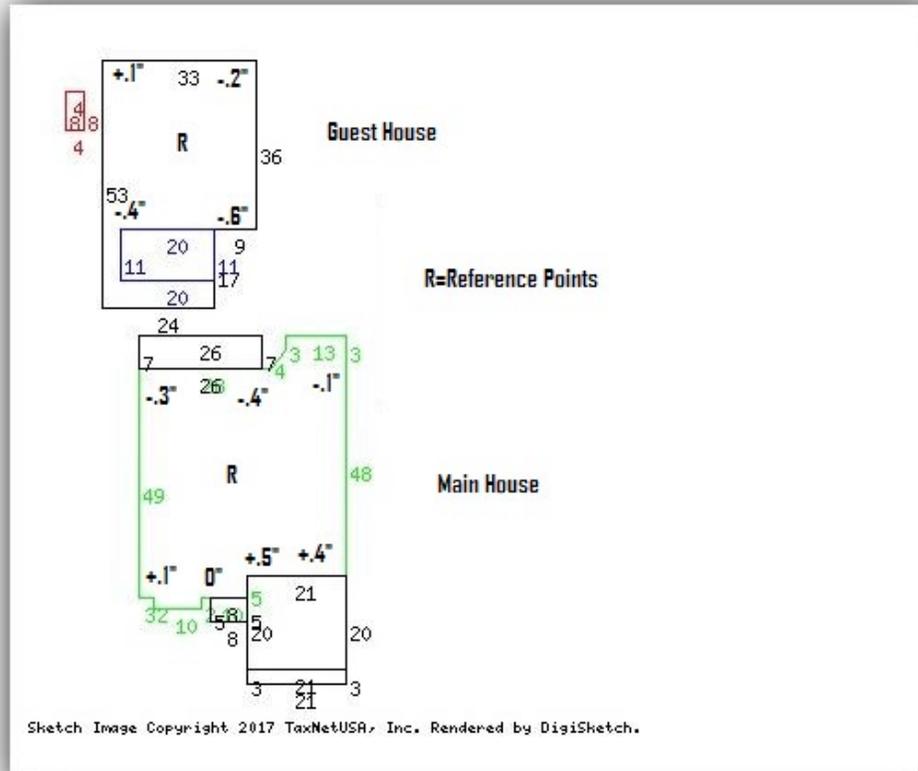
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

The below graph reflects measurements taken during the inspection to assist with determining the performance of the foundation. The outline / drawing is not to scale and does not accurately reflect every detail of the foundation walls.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

-
-
-
-

B. Grading and Drainage

Comments:

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

- Splash blocks not installed at the base of gutter downspouts

Items Damaged, Non-Functional, or Operating Improperly

The drainage swale at the front and right of the guest house is holding water. The lot should be graded to allow storm water to drain to the street. If grading improvements cannot be made the installation of underground drainage systems should be considered.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Water was found running from a the ground / pipe at the rear of the property. It appears that this area had been recently excavated as evident by the displaced soil / sod. I could not determine what the source of the water. Recommend further inquiries and investigation if needed to determine the source of the water and the reason for the recent repairs.



General Comments

During heavy rains, the accumulation of unforeseen water on this lot may occur. The client is advised to keep soil levels 4"-8" from the top of the slab and graded away to promote positive drainage and prevent water from ponding around the foundation. High soil levels are a conducive condition to wood-destroying insects. The installation of gutters and other mechanisms of collecting rain water from the roof runoff and discharging it away from the structure should be considered.

Specific Limitations

Yard drains, patio drains, and other underground drainage systems are beyond the scope of the inspection and were not inspected.

-
-
-
-

C. Roof Covering Materials

Comments:

Type of Roof: Sloped / Pitched

Roof Covering Material(s):Composition Shingles

Viewed From:Walked on Roof, Ground Level, Accessible Attic Areas

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Performance Opinion

Main Home:

The roof covering is in need of repairs. Problems found during the inspection of the roof covering are listed in the section below. It is recommended that a qualified tradesman be consulted to completely evaluate the roof covering and perform all necessary repairs to insure the roof is watertight, all shingles and other components are secured properly. The tradesman should also to determine if hidden or not visible damage is present that is in need of repairs.

Guest House

The roof covering is performing its intended function at the time of the inspection. No signs of active roof-related water penetrations were observed within the dwelling during the inspection.



Items Damaged, Non-Functional, or Operating Improperly

Staining was found at sections of the roof decking as evidence of active roof leaks (main house garage attic). A qualified tradesman should further evaluate the roof and make the necessary repairs to repair the leaks.



I=Inspected

NI=Not Inspected

NP=Not Present

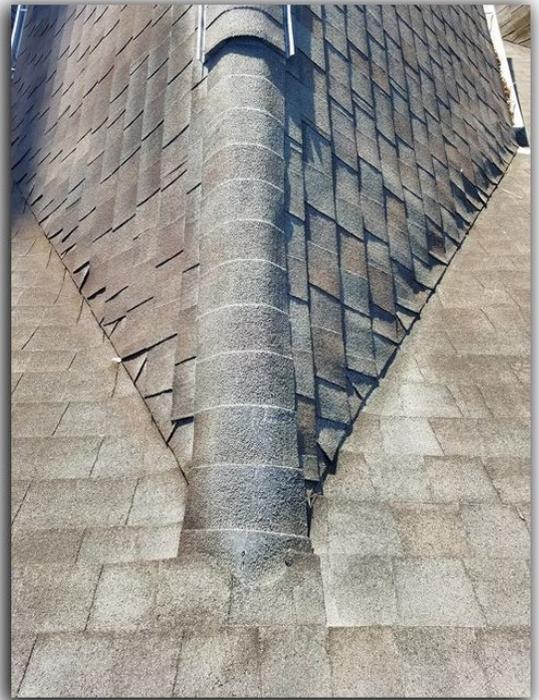
D=Deficient

I	NI	NP	D
---	----	----	---

Sections of the roof flashing are raised which could lead to water penetrations. Recommend repairs.



The hip and ridge shingles have reached the end of their serviceable life's as evident by excessive loss of aggregate and damage at many locations. This commonly occurs when these shingles are a different quality than the main body. Recommend contacting a qualified tradesman to evaluate the roof and make the necessary repairs.



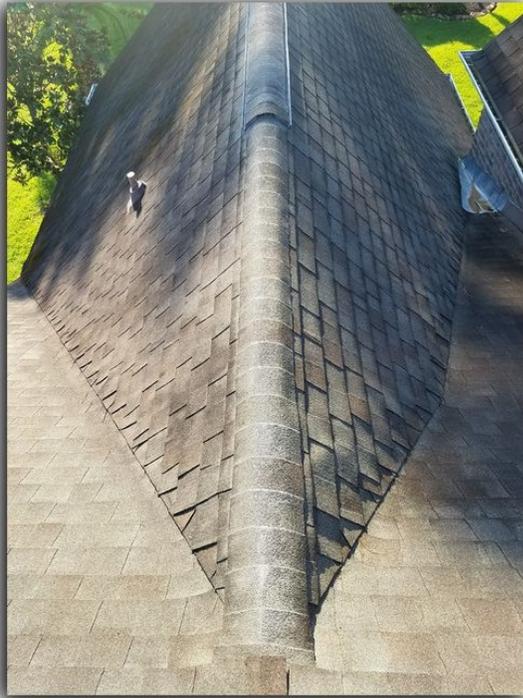
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Damaged and / or missing shingles were found during the inspection of the roof covering. Recommend repairs by a qualified tradesman.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Evidence of loss of aggregate was noted during the inspection of the roof covering as evidence of aging.



The debris should be cleaned from the gutters to allow proper drainage of rainwater from the roof covering.



Exposed nail heads were found at roof jacks and / or sections of the flashing. All exposed nail heads should be sealed to prevent water penetrations.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Evidence of improper sloping of the gutter was found as evident by a standing water in sections of the gutters. This problem can lead to future leaks.



General Comments

The design of the roofing system is such that vulnerable areas exist. There is a higher potential for unanticipated repairs. Annual inspections and ongoing maintenance will be critical to the performance of the roofing system.



Specific Limitations

Roof inspections are limited to visual observations of accessible surfaces and components. The roof is inspected from the roof level, only if it can be done safely and without damaging the roof. Certain types of damage and / or poor workmanship (e.g., improper fastening, manufacturer defects, etc.) may not be apparent during a visual inspection. As such, the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering.

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 does not address future roof leaks. If defects are reported and/or you have concerns about remaining life expectancy, insurability or potential for future problems, we recommend consulting with a qualified roofing specialist.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

D. Roof Structures and Attics

Comments:

Viewed From: Entered Attic, Some Areas Obstructed from Inspection

Approximate Average Depth of Horizontal Insulation: 8 - 12"

Accessibility of Attic: Partial

Performance Opinion

Description of Roof Structure & Framing: Rafter Assembly

Roof Structure

Building Codes, TREC Standards, Installation Standards or Safety Issues

Missing "H" / plywood clips at roof decking

Attic Access, Ladders, and Service Walks

Building Codes, TREC Standards, Installation Standards or Safety Issues

Attic ladder not installed properly - Safety Hazard for occupants, Recommend securing.

The attic ladder has not been installed properly. The stairway should be corrected before future use. This is a safety issue as the ladder could break or come out of the ceiling if not corrected. The ladder should be secured on all four sides with shims and secured using 16D nails or 3" lag screws as directed by the manufacturer.

Attic ladder or hatch not approved for garage installations (Fire Hazard). - Main

Walkway is not installed properly leading to mechanical systems in attic. - Safety Hazard
The walkway has not been installed properly leading to the mechanical system(s) in the attic. Building codes require a walkway that 24" in width, unobstructed, and a minimum of 1/2" thick to be installed leading to all mechanical systems installed in attics.

Items Damaged, Non-Functional, or Operating Improperly

The panel is loose at the main house garage attic ladder.



Attic Ventilation & Screening: Ridge Vents, Exhaust Ports, Soffit

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Specific Limitations

The inspector will not enter an attic where he reasonably determines that conditions or materials to be unsafe. Insulation covering structural, plumbing, mechanical, or electrical components may preclude inspection of these items. Some areas of the attic are not accessible or visible for inspection due to the size of the crawl space and other obstructions (stored items, structural components, ducts, insulation, etc.).



A radiant barrier (paint, foil, etc) has been installed at the guest house roof decking. In theory this will, in turn, improve the energy efficiency of the structure.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

-

E. Walls (Interior and Exterior)

Comments:

Exterior Cladding's: Brick Veneer, Siding, Trim

Interior Cladding's: Tile, Drywall

Items Damaged, Non-Functional, or Operating Improperly

Exterior Walls

Damaged and / or missing items were found on the exterior of the property. The damage was found at the following locations:

1. Damage was found at the front entryway door casings - main home.

Recommend repairs / replacement of the affected areas. In addition, areas where decay is present should be removed, exposing underlying materials for inspection prior to repair by a qualified tradesman.



All exterior wall penetrations (electrical panels, electrical disconnects, light fixtures, etc.) and openings (expansion joints, windows, door thresholds, etc.) should be sealed with an approved material to prevent water penetrations into the wall cavities. Properly sealed exterior veneers help provide a barrier against the weather, insects, and enable environmental control of the interior spaces.

The fungal growth on the exterior walls of the structure should be removed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

The metal lintels on the exterior of the structure are rusted. Lintels are metal that is installed over openings in the brick veneers (doors, windows, etc). Further evaluations and repairs by a qualified tradesman.



Brick / mortar cracks were found on the exterior of the structure as evidence of settlement of the structure.



The paint appears to be wearing down on the exterior of the structure as evident by fading and flaking.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Interior Walls

Staining and discoloration was found at the windowsills in the master bedroom. Sealing on the exterior of the windows can sometimes correct this problem. At a minimum these areas should be monitored and repaired as needed. No moisture was found present at the inspection.



Small holes were found at the cabinet in the home's left guest bathroom adjacent to the paper holder.

Specific Limitations

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. This report does not address environmental hazards such as mold, lead based paint, asbestos, etc. If the client has concerns about these issues, a qualified licensed tradesman should be consulted to perform these inspections. The inspector will not determine the cosmetic condition of paints, stains, or other surface coatings. Stored items, wall coverings, furniture will limit the ability to inspect some of the wall components.

-
-
-
-

F. Ceilings and Floors

Comments:

**Items Damaged, Non-Functional, or Operating Improperly
Ceilings**

A small amount of discoloration was noted at the ceiling near a supply register in the downstairs guest bedroom.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Cracking was noted on the interior ceiling of the property as evidence of settlement.

Floors

Cracked floor tiles were found in the kitchen and breakfast room.

Several of the travertine floor tiles in the home's entryway and other areas are chipped/damaged (small holes). This is a natural defect of travertine tiles, but it is usually filled with resin prior to installation. A flooring specialist can offer solutions to the issues if desired.

Specific Limitations

The inspector cannot determine the condition of structural components in hidden ceilings 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. Carpet is not pulled back revealing tack strips and other concealed items. Environmental issues related to water penetrations are not addressed in this report. If the client is concerned about these issues, i.e. mold, asbestos, lead-based paint, etc., a qualified/licensed tradesman should be consulted to perform these inspections. No comments or representation is made on the condition of thin sets, mortars, etc. Hollow spots or voids are not always noticeable or detectable while doing a general inspection. If the clients suspects poor workmanship or other flooring concerns a flooring specialists should be consulted to further evaluate.

G. Doors (Interior and Exterior)

Comments:

Items Damaged, Non-Functional, or Operating Improperly

Damage was found at the left garage door panel. It appears repairs were previously attempted, but the reinforcement bar has broken off the panel. Recommend repairs prior to use by a qualified tradesman.



The dead bolts do not fully "throw" (extend into the jamb) at the guest house exterior doors and the home's balcony exterior door when operated. This is a security issue. The door jambs should be improved to allow the dead bolts to fully open.

Door(s) were found in the following locations that are in need of adjustments (do not latch, stick when closed, etc.):

1. The home's pantry door sticks.
2. Second floor left guest bedroom closet door does not latch.
- 3.

All doors at the property should be adjusted to operate properly.

One of the sliding glass doors at the guest house bedroom closet is off track.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

General Comments

It is recommended all locks on home be changed before moving in. After new locks have been installed, ensure that the jambs at the striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Deadbolt locks are not locked unless bolt is fully thrown.

Specific Limitations

If the property is occupied, only accessible doors were operated.

H. Windows

Comments:

Style: Double Pane

Building Codes, TREC Standards, Installation Standards or Safety Issues

Window frames drill / damaged during installation of alarm sensors - Could void manufacturer warrant and lead to leaks.

Safety glass is not present in the following locations: 24" from Exterior Doors

Safety / tempered glass is required to be installed in these locations as they are considered hazardous by current codes.

Items Damaged, Non-Functional, or Operating Improperly

Damaged window screens were found at various windows.

The thermal seals appear to have failed at windows in the follow locations:

1. One window in the master bedroom.

This was evident by the build up of condensation and / or discoloration between the two window panes. A qualified tradesman should be consulted to repair or replace the windows found deficient and evaluate the other windows in the property for additional lost seals.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Damaged weather stripping on the exterior of the glass was found at windows in the back right second floor guest bedroom and in the second floor game room. These problems interfere with operation of the windows.



Missing window screens were noted at various windows during the inspection. It may be desirable to replace the screens where missing. The current owner(s) should be consulted regarding the locations of the screens.

General Comments

Window(s) were found installed in the bathroom shower enclosure(s). These openings will be vulnerable for water penetrations and should be inspected / sealed regularly.



Specific limitations

The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed. Furniture and stored items being present in an occupied property can restrict the inspection of some windows.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

I. Stairways (Interior and Exterior)

Comments:

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

Handrail is not continuous on one side of the stairway

Specific Limitations

The inspector is not required to and will not exhaustively measure every stairway component.

J. Fireplaces and Chimneys

Comments:

Type of Fireplace / Chimney: Pre Fabricated

Attic Fire Stopping: Not Visible / Accessible

Chimney Cap: Present



Gas Features Present: Gas Valve, Faux Logs

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

Clearance between chimney and combustible materials inadequate - Fire hazard - House
The chimney flue is too close to combustible materials. This is a fire hazard that should be corrected by a qualified tradesman.

Damper is not blocked open as required when ornamental logs are installed - House
Gas logs have been installed in the fireplace, and the damper has not been blocked open. Current codes require that the damper be permanently blocked open when gas logs are installed.

Hearth not different from the surrounding floor at fireplace - Den

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Items Damaged, Non-Functional, or Operating Improperly

Evidence of leakage at the main house chimney cap was noted in the attic. Recommend sealing at the cap.



General Comments

Two fireplaces and chimneys are present at the home and were inspected.

Specific Limitations

The inspector will not inspect or comment on the adequacy of the draft or performance of a chimney. An open flame is not required to be used to test a gas appliance. Fireplaces that are sealed or have glass installed over the opening are not inspected internally as this would require removing components and other items, which could result in damage to the property. These fireplaces are inspected from the exterior and readily accessible areas.

-

K. Porches, Balconies, Decks, and Carports

Comments:

Items Damaged, Non-Functional, or Operating Improperly

Loose railings were found at the second floor balcony.



Specific Limitations

The inspection of balconies are limited to the visible components. The underlying flashing and other water proofing that is not visible could not be inspected.

-

L. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Type of Service: Underground

Main Service Size: 150 x 2

Wire Type: Copper; Aluminum

Service Conductors: Unable to Identify

Location of Main Electrical Panel: Exterior; Guest House Garage



Type of Visible Grounding / Bonding:

Ground Rod Connection/Water Pipe Connection/Gas Pipe Connection

Building Codes, TREC Standards, Installation Standards or Safety Issues

- Grounding clamp improper style for rod Installations
- Wires not secured to the panel openings and / or run through common holes
- Arc fault protection not installed at all required locations. Current codes require AFCI protection to be installed in kitchens, family rooms, dining rooms, parlors, libraries, dens, bedrooms, sunroom's, rec rooms, closets, hallways, and laundry rooms.
- Panel located in un-approved location (Clothes Closet, Damp Location, Etc.)
- 240 conductors not identified within panel

Items Damaged, Non-Functional, or Operating Improperly

The main electrical panel should be relabeled as the original markings are beginning the fade.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The grounding wire/clamp is loose at ground rod. Recommend tightening the two screws at the clamp.

Missing screws were found at the dead front cover located at the guest house service panel. Approved screws should be installed at the dead front to properly secure the cover.

General Comments

It is a general recommendation that all circuit breakers be tripped off and on at least once a year to ensure that they are still physically able to trip off. Occasionally, the points on a breaker will fuse to the main bus in the panel, preventing the breaker from tripping off, even if there is an overload on the circuit.

Specific Limitations

The inspector is not required to determine the service capacity, amperage, voltage or the capacity of the electrical system relative to present or future use or requirements. We are not required to and do not conduct voltage drop calculations, determine the insurability of the property; or determine the accuracy of breaker labeling. With the exception of the main breaker panel no other equipment or component covers are removed or opened to check electrical wiring, except if aluminum branch wiring is found. Arc fault circuit interrupting devices are not tested when the property is occupied or when in the opinion of the inspector, damage to personal property may result. In addition, overcurrent devices are not operated.

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Type of Wiring: Copper

GFCI Safety Protection Present in Following Locations:

Bathrooms/Exterior Not Tested/Garage/Pool Light(s)/Spa Light(s)/Laundry Room/Kitchen /Breaker Panel

Reset Locations for GFCI's:

Exterior: Not Tested - Occupied

Garage: Garage

Kitchen: Kitchen and Breaker Panel

Bathrooms: Master Bathroom and Guest Bathroom

Laundry Room: Breaker Panel

Pool: Pool Equipment

Smoke Detector Locations:

Each Floor/Vicinity of Sleeping Rooms/Interior of Sleeping Room(s)

Carbon Monoxide Detectors Present at Property: Guest House

Building Codes, TREC Standards, Installation Standards or Safety Issues

Conduit missing at sections of the distribution wiring

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

GFCI's not installed at all required locations

The installation of a ground fault circuit interrupter (GFCI) is currently recommended at all kitchen receptacles (countertops, dishwasher, disposal, etc.), all bathroom receptacles (including receptacles within 6' of tub and shower enclosures), all receptacles in the laundry room (including washer & dryer), all receptacles in the garage (including the ceiling), and all receptacles on the exterior of the property. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. The installation of this safety device is recommended at the areas noted above lacking GFCI protection.

Carbon monoxide detectors were not found / are not present in the property being inspected. Current codes require carbon monoxide detectors to be installed in properties that have fueled fired appliances (gas water heaters, furnaces, etc.).

Tamper resistant receptacles not installed

Tamper resistant receptacles have not been installed as required under current codes.

The guest house refrigerator receptacle / circuit has been installed on a GFCI device. This creates a problem in the event the GFCI device trips when the occupant is not present. These devices trip from time to time without cause. If the device trips (turns off) all power will be lost to the refrigerator and any food within the unit will begin to thaw. Changes in the electrical code in the beginning of 2015 have resulted in various builders and trades to interrupt that the refrigerator must be protected. We do not interrupt this code to require the refrigerator to be protected.

Items Damaged, Non-Functional, or Operating Improperly

The doorbell at the guest house is not functioning.

One of the light covers is damaged in the home's garage.

The master bedroom ceiling fan switch is not functioning properly. The switch appears to have a short, which does not allow the fan to stay on when operated. Recommend repairs.

The smoke detector in the second floor back right guest bedroom is hanging from the ceiling.

General Comments

GFCI's (Ground Fault Circuit Interrupters) are modern electrical devices, either a receptacle or a circuit breaker, which are designed to protect people from electric shock. GFCI's are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located on kitchen countertops, bathrooms countertops, garages, at hydro-therapy motors, hot tubs, fountains, pools, crawl spaces, outdoors, and other damp locations be upgraded to the ground fault circuit interrupter type.

Smoke detector batteries should be changed when moving into the home. It is recommended that the batteries be changed every six months. Smoke Detectors are tested using the test button present on the unit.

The three-prong receptacle installed in the home's laundry room is an older style outlet. If a newer electric dryer will be used, this receptacle will have to be replaced by a newer four prong outlet.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Specific Limitations

The inspector will evaluate only accessible receptacles during the inspection. We cannot move furniture to access hidden or blocked receptacles or switches. Only visible electrical components which are interior to or attached to the exterior walls of the property were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the property or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the inspector and are excluded from this inspection. Attic insulation and shrouds/covers are not removed to determine if fans are correctly installed. Discrepancies related to the electrical system should be considered as safety hazards. The GFCI receptacles in an occupied property are not tested. A GFCI that is tested from a remote location in an occupied property could result in damage to the current owner's property or create other problems if the reset button cannot be located. Yard lights, intercom systems, speaker wiring, and other low voltage are beyond the scope of this inspection and were not inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

Unit #1 & #2 - Home

Type of System: Forced Air

Energy Source: Gas , Flex, Black Iron

Location: Attic

Performance Opinion(s)

At the time of the visual inspection, the furnaces were performing their intended functions. However, the heat exchangers within the furnaces are not visible & were not inspected. Yearly inspections of the heat exchangers and servicing of the furnaces should be performed by a licensed HVAC technician to keep the systems in good working order.

Unit #3 - Guest

Type of System: Forced Air

Energy Source: Electric

Locations: Attic

Performance Opinion

The electric heater appears to be performing its intended function at the time of the inspection as evident by the supply air temperature (112 degrees). Yearly inspections of the heater should be performed by a licensed HVAC technician to keep the system in good working order.

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

Sediment leg not installed at gas line - House

General Comments

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 servicing by a licensed HVAC technician.

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. The future performance and/or life expectancy of this system is beyond the scope of this inspection. If any problems are found/reported on this report, a licensed HVAC contractor should be hired to fully evaluate the heater. This inspection is limited, and we cannot predict the extent of repairs needed once the unit is fully evaluated.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

B. Cooling Equipment

Comments:

Type of System(s): Split System Electric

Unit #1: Downstairs

Approximate System Size: 4 Ton

Approximate Manufactured Date: 2015

Approximate Seer Rating: Unable To Determine

Today's Temperature Differential (Delta T): 17

Location: Exterior and Attic

Performance Opinion

The temperature differential measurements between the return and supply air were within normal ranges at the time of the inspection. This is a limited diagnostic test to determine if the a/c is cooling properly. If other visible problems were found, a licensed HVAC contractor should be consulted to perform the necessary repairs. The client should understand that, as with any mechanical system, future performance and breakdowns cannot be predicted. Yearly inspections by an HVAC technician are recommended to keep the system in good working condition.

Unit #2: Upstairs

Approximate System Size: 3 Ton

Approximate Manufactured Date: 2015

Approximate Seer Rating: Unable To Determine

Today's Temperature Differential (Delta T): 14

Location: Exterior and Attic

Performance Opinion(s)

The air conditioning system is not functioning properly as evident by an inadequate temperature differential. The temperature drop measured across the evaporator coil of the air conditioning system is lower than considered typical. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

Unit #3: Guest House

Approximate System Size: 2 Ton Exterior/2 1/2 Ton Interior

Approximate Manufactured Date: 2014

Approximate Seer Rating: Unable To Determine

Today's Temperature Differential (Delta T): 17

Location: Exterior and Attic

Performance Opinion(s)

The temperature differential measurements between the return and supply air were within normal ranges at the time of the inspection. This is a limited diagnostic test to determine if the a/c is cooling properly. If other visible problems were found, a licensed HVAC contractor should be consulted to perform the necessary repairs. The client should understand that, as with any mechanical system, future performance and breakdowns cannot be predicted. Yearly inspections by an HVAC technician are recommended to keep the system in good working condition.

Primary Drain Line(s) Point of Termination(s): Guest Bathroom Sink Drain(s)

Secondary Drain Line(s) Point of Termination(s): Soffit(s)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Items Damaged, Non-Functional, or Operating Improperly

Condensation was found on the exterior of the evaporator coil housing for unit #1 in the attic. This has led to moisture related problems, i.e. mildew, rust & corrosion, etc. Recommend further evaluation by a licensed HVAC contractor to determine the needed repairs to correct this problem.



General Comments

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. If the system does not have a documented history of regular cleaning and maintenance, cleaning and service by a licensed HVAC technician is required. Recommend annual cleaning and servicing by a licensed HVAC technician.

The air conditioning system(s) and / or associated components appear to be older and could be approaching the end of their useful lives. The client should be aware that an older a/c may require a slightly higher level of maintenance and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Float switch(es) have been installed at the emergency drain pan(s) located below the evaporator coil(s) in the attic. This is a feature that turns off the outside unit in the event water collects in the drain pan.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Specific Limitations

The model, age, size, and seer rating information included in this report are estimations from information gathered from the data plate on the equipment and the accuracy cannot be guaranteed. The system fan and evaporator 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. The inspector will not pressure test the system coolant, determine the presence of leaks, or operate setback features on thermostats or controls. Because this is a limited visual inspection any problems noted on the report should be fully evaluated by a licensed HVAC contractor to determine all necessary repairs. We cannot predict the life expectancy of the equipment nor accurately estimate the cost of repairs.

While we will inspect the visible portions of the secondary and primary drain lines installed at the HVAC systems / drain pans. It is impossible for us to visually evaluate lines that are buried or concealed within insulation, wall spaces, etc. Furthermore, we do not perform functional testing of these lines.

-
-
-
-

C. Duct Systems, Chases, and Vents

Comments:

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

- Ducts In contact in attic

General Comments

A media filter has been installed at the a/c systems. When this type of filter is installed, the typical return air filters are not installed at the return air registers; rather a central filter is installed at the system in the attic. Typically these filter require changing less frequently (often annually). The manufacturer installation guidelines should be consulted to determine how and when to change these filters.



Specific Limitations

The inspector will not determine the efficiency, adequacy, or capacity of the systems. Nor will the inspector determine the uniformity of the supply ducts or determine types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring. Ductwork, chases, and other components associated with ducts and vents that are concealed and/or not visible were not inspected. In addition, electronic air filters, humidifiers, and germ-killing equipment were not inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

Location of Water Meter: Front of Property

Locations of Main Water Supply Shut Off Valve: Left Exterior and Right Exterior



Static Water Pressure Reading: 48

Type of Water Supply Piping: CPVC

Gas Valve Present In Laundry Room For Use with Dryer: Yes No Not Visible

Building Codes, TREC Standards, Installation Standards or Safety Issues

- Anti-siphon devices not installed at all hose bibs
- Hot & cold valves not labeled at washing machine connections

Items Damaged, Non-Functional, or Operating Improperly Master Bathroom

The toilet tank is loose. Recommend securing.

Left Guest Bathroom

The toilet seat is broken.

Specific Limitations

The inspector will not operate any main, branch, or shut-off valves; inspect any system that has been shut down or otherwise secured; inspect any components that are not visible or accessible; inspect any fire sprinkler systems; inspect the quality or the volume of the water; determine the portability of any water system; inspect water conditioning equipment; inspect solar water heaters, determine the effectiveness of anti siphon device, operate free-standing appliances; inspect the gas supply system for leaks. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. The inspection of the washing machine connections are limited to a visual inspection of the valve and visible / accessible piping. The washing machine valves are not operated and the washer is not operated. Water filtration systems and/or softeners installed are beyond the scope of this inspection are were not inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

B. Drains, Wastes, and Vents

Comments:

Type of Waste Piping:Plastic

Main Sewer Cleanout Location: Front of Property; Right Side of Property

Items Damaged, Non-Functional, or Operating Improperly
Master Bathroom

The right sink is draining slowly. It is suspected that the waste piping is obstructed. Further investigation is needed.

Right Second Floor Guest Bathroom

The right sink is draining slowly. It is suspected that the waste piping is obstructed. Further investigation is needed.

Left Guest Bathroom

The tub is draining very slowly. It is suspected that the waste piping is obstructed. Further investigation is needed.

Specific Limitations

While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Therefore hidden or inaccessible leaks could be present during the inspection and not be visible to the inspector at the time of the inspection. There may be partial blockage of the sanitary drain lines buried in the yard, from broken pipes or tree roots. Examination of such partial blockage is beyond the scope of this inspection. If drain stoppages occur, you should consult a licensed plumber immediately. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. Floor drains are not inspected.

The bathroom tub drains were inaccessible for inspection. The client should understand that leaks can exist in the piping that are not visible at the time of the inspection. Ideally, access should be provided to the drains if a complete inspection is desired.

C. Water Heating Equipment

Comments:

House:

Energy Source: Gas with Flex / Black Iron

Capacity:40 Gallons x 2

Location of Water Heater(s): Attic

Manufactured Date: 2016

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Guest House

Energy Source: Gas with Flex / Black Iron

Capacity:48 Gallon

Location of Water Heater(s): Attic

Manufactured Date: 2014

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

Dielectric fittings not installed - House

General Comments

It is recommended that water heater tanks be drained and flushed yearly to reduce mineral deposits and extend the life of the unit. Homes left vacant for extended periods of time may have a buildup of hydrogen sulfide gas inside the water heater tank. This gas causes an unpleasant "rotten eggs" odor. Generally, flushing the unit a few times will alleviate this problem. If the problem persists, contact a licensed plumber for further evaluation of the water heater.

Specific Limitations

Temperature & Pressure Relief valves are not operated due to the likelihood of leaks at this valve after testing and the potential to cause damage on the interior of the residence during testing.

While we will inspect the visible portions of the emergency drain and T & P drain lines installed at the water heater(s) / drain pan(s). It is impossible for us to visually evaluate lines that are buried or concealed within insulation, wall spaces, etc. Furthermore, we do not perform functional testing of these lines.

D. Hydro-Massage Therapy Equipment

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

-

E. Other

Comments:

Items Damaged, Non-Functional, or Operating Improperly

A gas leak was detected at the piping near the gas meter on the right exterior of the home. Recommend repairs by a licensed plumber as soon as possible. The buyer agent was notified and agreed to contact the selling agent about this hazard.



Gas Supply Systems Notifications / Specific Limitations

Only readily accessible and visible gas connections at the point of use are inspected. If you wish to have a more exhaustive test performed, i.e pressure test contact a licensed plumber or other specialized gas professionals for a more exhaustive check of the gas line connections inside walls and at other inaccessible areas. As a general recommendation pressure testing is recommended to be performed on older properties.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

V. APPLIANCES

A. Dishwashers

Comments:

Type of Back Flow Prevention:None

Rust / Corrosion Present at Following Components:None Found

Disconnect Location: Not Found

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

Back flow prevention not installed / not installed properly x 2

Missing electrical disconnect

Items Damaged, Non-Functional, or Operating Improperly

The dishwasher at the guest house would not operate (all disconnects on that could be located). Recommend further investigation and repairs.



B. Food Waste Disposers

Comments:

Items Damaged, Non-Functional, or Operating Improperly

The splash guard needs to be installed at the home's disposal.

C. Range Hood and Exhaust Systems

Comments:

Range Hood Type: Vents to Exterior x 2

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

Vent material improper - Guest

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

D. Ranges, Cooktops, and Ovens

Comments:

Type of Range:Electric; Gas; Flex; Not Visible

Type of Oven:Electric

Oven Temperature Measured When Set at 350 Degrees F = 350, 340

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

Missing anti-tip device - Guest

An anti-tip device has not been installed at the range/oven as required by code. This is a safety issue that should be corrected.

The gas valve for the range is not accessible.

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

Items Damaged, Non-Functional, or Operating Improperly

The right garage door operator will not close without the button being held in position.

Recommend adjustments / repairs.

Specific Limitations

Due to the likelihood of causing damage to the garage door or door operator, the auto reverse mechanisms are not tested. As a general rule, the garage door operator pressure switch and / or auto reverse mechanism should be adjusted prior to moving in. These safety devices should be routinely adjusted. In addition, the garage door operator remotes are not tested.

H. Dryer Exhaust Systems

Comments:

Dryer Vents To: Exterior Wall, Roof Jack

General

The dryer duct and vent hood should be cleaned every 6 months or sooner if necessary. Dirty ducts and lint build up can become fire hazards and reduce the efficiency of the dryer.

I. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

Timer Installed At: Garages



Amount of Zones Present: 13 House / 5 Guest

Amount of Zones Inspected: 13 House / 5 Guest

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

Missing rain or freeze sensor

[Items Damaged, Non-Functional, or Operating Improperly](#)

Heads were found in zone #3 that need to be raised due to the height of the grass and other vegetation. This problem is preventing the heads from properly watering the designated area.



Several sprinkler heads are spraying against the exterior veneers. This can lead to future damage and other problems. Recommend adjusting the heads.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Broken sprinkler heads were found in zone(s) #1 (main). A qualified tradesman should be consulted to perform all necessary repairs.



Zone #11 is not functioning during the testing of the system (house). Recommend further evaluations and repairs if needed.

General Comments

The water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage.

Two sprinkler systems are present and were inspected.

Specific Limitations

The inspector will not inspect the automatic function of the timer or control box; the effectiveness of rain or freeze sensors; or the effectiveness and sizing of the anti-siphon valves or backflow preventers.

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

Type of Construction: Gunite - Plaster surface



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Building Codes, TREC Standards, Installation Standards or Safety Issues

- Alarms not installed at doors leading to pool
- Locks not installed properly at doors leading to pool

The doors leading to the pool area do not comply with current codes. Doors leading to the pool area should be equipped with a lock that is located 60" above the floor. All doors leading from the interior of the property to the pool area should be equipped with a alarm to notify the occupants that someone has entered the pool area.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Gates leading to pool area not self-closing & locking
The gates leading to the pool area do not comply with current codes and safety standards. All gates leading into pool / spa area should be self-closing and self-locking. Latches should be 60" above grade.

Ground fault circuit interruption protection has not been provided for pool equipment and pumps.

Sediment leg not present at the gas line for pool heater.

Items Damaged, Non-Functional, or Operating Improperly

The bonding conductor is detached from the pool heater. Recommend repairs.



Surface cracks were noted at the spa and pool's surface. These cracks do not appear to be a result of structural problems. The cracks can be repaired by a qualified tradesman.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Missing grout / mortar was found at some locations of the coping. Recommend sealing.



Cracking was noted at one section of the pool coping.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Some mineral build up was noted at the overflow side walls.



The main pool filter should be cleaned by a qualified tradesman as evident by a elevated pressure at the filter gauge.



The spa light is not functioning. The pool should not be used until the light has been repaired by a qualified tradesman.

General Comments

Safety Recommendations:

Water is a foreign environment for the human species, and immersion into this environment is potentially dangerous. Swimming and other activities such as diving, sliding, or water games require entering this environment with a proper understanding of water safety.

The first step in the prevention of an accident is to prevent people from being in the pool area when they should not be. The installation and maintenance of the barriers should be considered a priority. However, barriers are only deterrents and should never be considered to be a guarantee of protection.

Safety in the water is the responsibility of everyone. According to the CDC, drowning is the second leading cause of unintentional death with children between 1 - 14 years of age. Teaching children and adults to swim is an important first step in the prevention of drowning. The following are a few recommendations for safety & rescue equipment that should be located near the pool area:

- light strong non-telescopic reaching pole not less than 12'
- a rope with an approved floatation ring attached

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Many chemicals used to maintain a pool and spa are classified as toxic and dangerous. Chemical accidents are a result of the injured person having chemicals on their skin or in their eyes or inhaling or swallowing the chemical. Caution should always be used when handling chemicals.

Additional information can be found at the National Swimming Pool Foundation website www.nspf.com

Specific Limitations

All pools, spas, and related equipment are inspected visually only. The water is not removed from these items to examine the interior surfaces. **The pool, spa, and plumbing were not inspected for underground leaks.** The comments made relate to the condition of visual items at the time of inspection only. No comments regarding the future condition of pools, spas, and related equipment are made in this report. The inspector 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 and will not operate any valves. He will not uncover or excavate any lines or other concealed components of the system. All ancillary equipment, i.e. computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners are not inspected.

C. Private Sewage Disposal (Septic) Systems

Comments:

Type of System: Aerobic

Location of Drain Field: Front of Property and Unable To Locate



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Performance Opinion

Home:

The private sewage disposal (septic) system and related components appear to be operating at an acceptable level at the time of this inspection. There was no visible evidence of deficiencies in accessible components, stopped main drains and no unusual septic olfactory odors. The water was allowed to run for approximately 20 minutes at all of the water fixtures with drains and there was no visible evidence of deficiencies with functional drain flow. Approximately 80 to 100 gallons of water was added to the system. The inspection included a general visual survey of the probable tank and absorption system areas (surface and perimeter) at the beginning, during and the end of the operational test and there was no visible evidence surfacing water in the drain field.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Guest Home:

The private sewage disposal (septic) system and related components do not appear to be operating adequately at the time of this inspection. The system is not achieving an operation, function, or configuration consistent with accepted industry practices for its age. It is recommended further evaluation by a qualified tradesman.



Building Codes, TREC Standards, Installation Standards or Safety Issues

- Food disposal in place / increased maintenance
- Spray heads / piping not painted purple to Identified non-potable

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Items Damaged, Non-Functional, or Operating Improperly

During testing of the guest house the system the pump would not function. I could not get the pump to turn on during testing (both with button pushed and after filling system). This prevented me from locating the spray field for the system. Recommend further evaluation and repairs by a licensed contractor.



The insect activity needs to be corrected at the aerobic pump motor for the main house.



General Comments

Each structure has it's own septic system (main house and guest).

Helpful Tips & Facts About Your Private Septic System

- It is recommended to spread the use of the washer over a week, rather than a single day. This will help not overload the system.
- Using a garbage disposal can cause problems due to the introduction of undigested food into the system, which takes bacteria longer to break down. Properties using a garbage disposal may need to be pumped out twice as often.
- Using high temperature settings on your dishwasher can prevent fats from congealing in the tanks, which will allow them to move out into the soil treatment area.
- Water softeners utilizing sodium-based salts can be harmful to the bacteria in the septic tanks.

You should contact the county that this property is located in to determine the required inspections and / or routine maintenance reports that could be required regularly.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Limitations

Based on what we were able to observe and our experience with Private Sewage Disposal (Septic) System technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residences for the Septic System. We have not been retained to warrant, guarantee or certify the proper functionality of the system for any period of time, either expressed or implied. Because of numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the System as well as the inability of the Inspector to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer. We are also not ascertaining the impact the system is having on the environment. Excavation or pumping of the system is outside the scope of our load testing procedures and survey. Septic systems are a "buried" component which are hidden from normal general visual surveys and many possible problems may not show themselves at the time of a visual survey and thus we cannot make accurate predictions of the future performance of the system or associated components. Accurate determination of location, condition, or life expectancy of the system components is not possible from any survey. This inspection includes a general visual survey of probable tank and absorption system areas, surfaces at the beginning, during, and end of the load test. Periodic pumping is recommended to prevent costly damage to the absorption system. Pumping frequency depends on the system usage, tank size, and other factors. The inspector is not required to: excavate or uncover the system or its components; determine the size, adequacy or efficiency of the system; or determine the type of construction.

Inspection Agreement

I. Scope of Services

- A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. **However, Client acknowledges that the Inspection Report may not identify all defects or problems.**
- B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.
- C. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
1. The item is performing its intended function at the time of the inspection;
 2. The item is in need of repair; or
 3. Further evaluation by an expert is recommended.

II. Inspection Report

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good –faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act (“DTPA”) and agrees that no cause of action exists under the DTPA related to the services provided.** Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
- B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and/or market value of the Property.
- C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. Disclaimer of Warranties

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTORS IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES'S TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT.

VI. Fee or Other Valuable Consideration Disclosure

Houston Inspections may accept referral fees or other valuable considerations in this real estate transaction and/or pay a portion of the fees received if an outside contractor has been arranged by Houston Inspections to perform a third party inspection. These third party companies include but are not limited to Houston Pest & Termite. By signing below the client(s) is acknowledging being informed of this arrangement between the Houston Inspections and the third party, and consent to these arrangements. Houston Inspections is not liable for work performed by third party contractors.

VII. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector's expense) to re-inspect the property, or both. **In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.**

VIII. Attorney's Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

IX. Exclusivity

The Inspection Report is to be prepared exclusively for the Client named and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Representative.

1234 Anywhere Street

Inspected Address

Anywhere

City

77777

Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.
C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.
D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
F. THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.
G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

1A. Marathon Pest Control, LLC
Name of Inspection Company

1B. 0734966
SPCS Business License Number

1C. 32222 Tamina Rd., A-5
Address of Inspection Company

Magnolia
City

TX 77354
State Zip

281-884-3990
Telephone No.

1D. Shawn Emerick
Name of Inspector (Please Print)

1E. Certified Applicator [checked] (check one)
Technician []

2. n/a
Case Number (VA/FHA/Other)

3. Monday, June 19, 2017
Inspection Date

4A. John Doe
Name of Person Purchasing Inspection
Seller [] Agent [] Buyer [checked] Management Co. [] Other []

4B. Owner of Record
Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee [] Purchaser of Service [checked] Seller [] Agent [checked] Buyer [checked]
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. House with garage and attached guest house via breezeway.

List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

6A. Were any areas of the property obstructed or inaccessible? Yes No

6B. The obstructed or inaccessible areas include but are not limited to the following:

- Attic Insulated area of attic Plumbing Areas Planter box abutting structure
Deck Sub Floors Slab Joints Crawl Space
Soil Grade Too High Heavy Foliage Eaves Weepholes
Other Specify: Some areas at the property being inspected were inaccessible or access was restricted due to stored items and / or furniture.

7A. Conditions conducive to wood destroying insect infestation? Yes No

7B. Conducive Conditions include but are not limited to:

- Wood to Ground Contact (G) Formboards left in place (I) Excessive Moisture (J)
Debris under or around structure (K) Footing too low or soil line too high (L) Wood Rot (M) Heavy Foliage (N)
Planter box abutting structure (O) Wood Pile in Contact with Structure (Q) Wooden Fence in Contact with the Structure (R)
Insufficient ventilation (T) Other (C) Specify:

Table with 4 columns: Inspection Reveals Visible Evidence in or on the structure, Active Infestation, Previous Infestation, Previous Treatment. Rows include Subterranean Termites, Drywood Termites, Formosan Termites, Carpenter Ants, and Other Wood Destroying Insects.

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: n/a

8G. Visible evidence of: n/a has been observed in the following areas: n/a
If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank.

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company: Yes No

If "Yes", specify corrections: n/a

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. Yes No

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes No
Specify reason: Refer to Graph & Comments Below
Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: None

If treating for subterranean termites, the treatment was: Partial Spot Bait Other

If treating for drywood termites or related insets, the treatment was: Full Limited

10B. n/a n/a n/a
Date of Treatment by Inspecting Company Common Name of Insect Name of Pesticide, Bait or Other Method

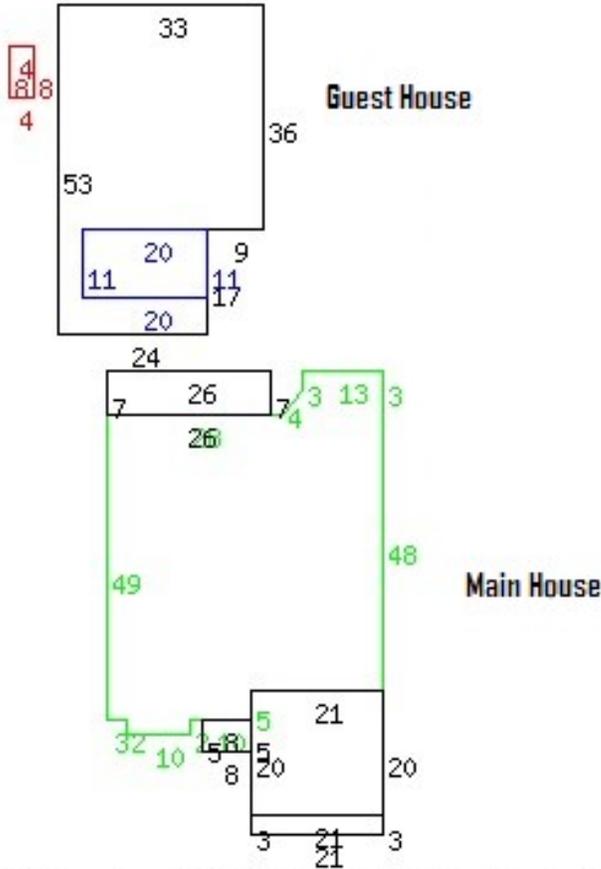
This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes No List Insects: None at this time.

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify _____



Sketch Image Copyright 2017 TaxNetUSA, Inc. Rendered by DigiSketch.

Additional Comments There is no visible evidence of active wood destroying insects found at the time of this inspection. _____

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company which I am acting is associated in any way with any party to the transaction.

Signatures:

Notice of Inspection Was Posted At or Near

11A. RS [Signature]
Inspector

- 12A. Electric Breaker Box
- Water Heater Closet
- Bath Trap Access
- Beneath the Kitchen Sink

Approved:

11B. RS [Signature] 0559024
Certified Applicator and Certified Applicator License Number

12B. Date Posted Monday, June 19, 2017
Date

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: _____

Signature of Purchaser of Property or their Designee

Date

Wood Destroying Report Addendum / Photos

