



HOME INSPECTION REPORT
Prepared Exclusively For: Joe Home Owner
emial@email.com, (123)-456-7890
123 Happy Place, Melissa, TX, 75454



Inspected by Cole Stevens, Lic.#: 24371 on 02/09/2021
Phone: (214)208-8238, Email: cole-stevens@att.net



Stevens Home Inspections, PLLC, Office: (214)208-8238 Email: cole-stevens@att.net

Stevens Home Inspections, PLLC

Inspection Agreement

THIS IS A LEGAL AGREEMENT. PLEASE READ CAREFULLY BEFORE SIGNING. YOU HAVE THE RIGHT AND IT IS PRUDENT TO CONSULT AN ATTORNEY PRIOR TO SIGNING THIS AGREEMENT IF YOU DO NOT FULLY UNDERSTAND THE CONDITIONS.

THIS AGREEMENT is made and entered into by and between Stevens Home Inspections, PLLC, referred to as "Inspector", and Joe Home Owner, referred to as "Client". Client and Inspector understand that they are bound by all terms of this agreement. For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Client and Inspector agree as follows:

Important Limitations And Disclaimers: This Property Inspection Report reports on only the address listed and only on the current condition of those items as of the date of inspection. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items that require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present insect, leak or other damage that is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF THE STRUCTURE. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify Stevens Home Inspections, PLLC in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to Stevens Home Inspections, PLLC for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers. For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

Inspector And / Or Inspecting company agree to provide inspection services in accordance with this Agreement and render professional opinions for the purpose of informing the Client(s) listed on the order form (individually or collectively the "Client") of major deficiencies in the condition of the referenced property submitted on the order form (the "Property"). In consideration for the inspection services, the Client agrees to pay the inspection fee for this Agreement prior to completion of the inspection and presentation of the Property Inspection Report. Additional fees apply for return visits that may be required to complete an inspection where items or systems we're not ready or deemed safe to originally inspect. All return visit fees are charged at a rate of a \$175.

Should client fail to timely pay the agreed upon fee, client shall be responsible for paying any and all fees associated with collection, including but not limited to attorney's fees and costs. The parties agree that the fee agreed to herein is not contingent on the reporting of any specific, predetermined condition of the subject property.

The inspector has not and will not accept a fee or other valuable consideration in this transaction from any person other than the client. The inspector has not and will not pay any portion of the fee received herein to any participant in this real estate transaction.

The Inspector will perform a visual, non-invasive limited, non-invasive, visual inspection and prepare a written electronic report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection. The purpose of the inspection is to inform the client of visually observable major deficiencies in the condition of the inspected systems and items at the time of the inspection. The inspection is not an exhaustive report of all defects. Client is encouraged to hire structure, system, item and or component specialists for further evaluation.

What Is Inspected: In exchange for an Inspection Fee as agreed to (Services Provided), the Inspector will (a) inspect the Property. The inspection shall include a non-exhaustive evaluation of the property. The Inspector will perform an inspection of those items that are visible and safely accessible as determined by the Inspector. Areas and/or items deemed to be inaccessible and or unsafe to inspect as determined by the Inspector. The inspection will be a non-destructive and practical evaluation of the Property and as are apparent on the date of the inspection. The Inspector will not enter or climb upon unsafe areas that may potentially endanger the Inspector or the property, in his sole judgment.

What Is Not Inspected (Agreed Departures): The following specific limitations apply but should not be considered as a totally exhaustive list. Unless **expressly stated otherwise, Inspector does not inspect**, items where access is limited or prevented by furniture, personal belongings, or similar obstructions.

Unless, specifically stated, this report will not include and should not be read to indicated opinions as to the environmental conditions such as the presence of mold, radon or lead base paint, the presence of toxic or hazardous waste or substances, presence of termite or 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.

Client specifically agrees to hold Inspector harmless from any claims or liability regarding any areas that have been purposely concealed, covered, touched up or otherwise hidden on the premises and or unreported or withheld from the Sellers Disclosure documents.

The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM. This inspection does not determine whether the property is insurable.

Client agrees the sole recourse is against the responsible parties thru civil action. The inspection intends to reduce but will not eliminate risk; therefore, the standard inspection does not identify all defects or problems (visible or concealed). The Client agrees that such non-reporting does not constitute any actionable representation or omission and specifically waives any and all claims at law or in equity, in connection with any such reporting. This agreement and report will not include, and should not be read or interpreted, to determine the insurability or merchantability of any item or items inspected.

The inspector is not responsible for water, gas, or electric utilities. It is the responsibility of the Client, buyer and or agents to establish whether or not utilities will be on or off at the time and date scheduled for the home inspection. Inspector will inspect property with or without utilities. If inspected without utilities, being a gas supply, water supply or electricity, the client may request a re-inspection for an additional charge of \$175.00.

At the inspector's discretion, the inspector may or may not open gas or water valves, light pilot lights or gas appliances, activate electrical services that have been turned off, or cut locks open. All utilities must be turned on, breakers turned on, all water and fuel valves must be opened, all pilot lights lit, all rooms and crawl spaces must be unlocked, and all components such as attics and panel boxes must be accessible prior to the inspection.

The Client agrees that total liability of the Inspector for any and all damages whatsoever arising out of or in any way related to this Agreement shall not exceed the fee paid to the Inspector hereunder. The inspection will be conducted under the Standards of Practice ("SOP") promulgated by the Texas Real Estate Commission ("TREC"). A copy of this SOP can be found at www.trec.state.tx.us.

The Client hereby acknowledges that the Inspector is licensed by the state of Texas and is recognized in the industry and by the state of Texas as a Professional Inspector for the purposes of DTPA (Deceptive Trade Practice). The professional opinions of the Inspector provided in verbal or written format are considered professional opinions, therefore exempted from liability under DTPA section 17.49

The Report And Inspection Findings: The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim.

The written report including any and all photographs or digital recordings taken during the time of inspection remain the copyrighted property of the Inspector. The Client agrees distribution of the completed report shall be solely to persons involved with this transaction; including, but not limited to, real estate professionals representing the seller and/or client, attorneys of record representing the seller and/or client, the Title Inspector and/or lender representing the Client. Distribution, use of or sale of this copyrighted report to any other parties is expressly prohibited. Client specifically gives permission to the Inspector to distribute the report per the Clients direction and to discuss report findings with any and all parties related to this transaction.

Please note that the Inspector reserves the right to provide additional addendums, clarifications or modifications to the original inspection report. Any such addendums, clarifications or modifications shall be delivered to the Client no later than 48 hours from the time of the original inspection report. Oral opinions provided by the Inspector are partial in context and superseded by the written report and any addendums, clarifications or modifications forwarded to the client as agreed above.

This Agreement grants Stevens Home Inspections, PLLC and its representatives the right to take photographs and videos of the client, agents and the inspected property with or without clients or agents names for any lawful purpose, including for example such purposes as publicity, illustration, advertising, social media and Internet content. The client authorizes Stevens Home Inspections, PLLC, its assigns and transferees to copyright, use and publish the same in print and/or electronically.

The Inspection will not include an appraisal of the value or a survey. The written report is not a code compliance inspection or certification for past or present governmental codes or regulations of any kind.

Refunds: If the Company refunds the Client's inspection fees or service fees for any reason, the inspection services and inspection report are nullified. No inspection report will exist, be supported or be provided should a refund be given and accepted.

100% Money Back Guarantee: Attend your home inspection and if for any reason you're not satisfied with the "Quality" of the home inspection service, tell the inspector during the onsite review presentation and we will either make it right, or you don't pay the home inspection fee! No home inspection report will be provided if the guarantee is claimed.

Client Responsibilities: Client agrees to carefully read the entire inspection report and any and all addendums and to confer with all recommended specialists noted in the inspection report. Failure by the client to secure the services of recommended specialists is done so at the sole risk of the Client and the Inspector shall be hereby released from any and all claims for non-disclosure that may be related or consequential to deficiencies noted in the inspection report.

It is the Clients responsibility to contact an insurance agent to confirm the property is fully insurable without reservation as the Inspector does not guarantee or certify the building and or property is insurable. It is the Clients responsibility to contact and secure the services and guidance of Legal counsel, counsel from a qualified real estate agent and counsel from contractors and repairmen in negotiating repair needs and/or satisfying that all deficiencies that exist on the property are repaired and/or negotiated to the Client satisfaction prior to closing.

Failure to seek appropriate guidance is the direct responsibility of the Client and the Inspector shall be fully released from any and all associated claims that may be charged against the Inspector as a result of the Clients failure to secure such guidance.

The Client and their Agent assume responsibility for all other persons they bring to the property such as but not limited to family, friends, contractors or repair technicians. The Client and their Agent are responsible for injury and property damage for all persons they bring to the property.

Enforceability: If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator, the remaining terms shall remain in force between the parties. Any "typos" or misspelled words are considered just a "typo" and should be considered as intended.

Subrogation Clause: The Client specifically waives all subrogation rights or interests that may be afforded to the seller, lenders, spouses, legal Partners, beneficiaries, insurance companies **or any other party that may hold an interest in the property or estate** inspected under this agreement. The Client specifically agrees to hold harmless, fully defend and satisfy any and all such claims that may arise against the Inspector out of the performance of the inspection and inspection report provided.

Claim Notice Procedure: The Client understands and agrees that any claim(s) or complaint(s) arising out of or related to any alleged act(s) or omission(s) of the Inspector, in connection with the services provided, shall be reported to the Inspector in writing and in reasonable detail within ten (10) business days of discovery. Unless there is an emergency condition, the Client agrees to allow the Inspector without hindrance a reasonable period of time to investigate the claim(s) or complaint(s) by, and among other things, a re-inspection of the condition(s) or item(s), before the Client or anyone acting on behalf of the Client, repairs, replaces, alters, or modifies the system(s) or component(s) that are the subject matter of the claim or complaint. The Client understands and agrees that Clients failure to timely notify the Inspector and allow adequate time to investigate the conditions prior to any repairs or alterations as stated above, shall constitute a complete waiver and relinquishing of any and all claims that the Client (complainant) may have against the Inspector, as relating to the alleged act(s) or omission(s), unless otherwise prohibited by law. The Client agrees that no claim, demand, or action, whether sounding in contract or in tort, may be brought to recover damages against the Inspector **more than (90) calendar days after the date of the inspection report.**

Integration Clause: This Agreement, including all terms and conditions, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State of Texas, and if that state's laws or regulations are more stringent than the forms of the agreement, the state law or rule shall govern.

Severability Clause: If any provision or provisions of this Agreement shall be held to be invalid, illegal, and unenforceable or in conflict with the law of any jurisdiction, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

Notice And Waiver Clause: Any claim arising out of or related to any act or omission of the Inspector in connection with the inspection of the property shall be made in writing and reported to the Inspector within fourteen (14) business days of discovery and to allow Inspector a reasonable opportunity to re-inspect the issue giving rise to the claim before undertaking any repairs. Client agrees that a failure to comply with the terms of this paragraph shall constitute a waiver of such claim.

Waiver Of Statute Of Limitations Clause: Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be commenced within one year of the date of the inspection, without regard to the date the breach is discovered. Any action not brought within that one-year time period shall be barred, without regard to any other limitations period set forth by law or statute.

Dispute Resolution / Binding Arbitration: All parties agree that if a dispute or claim arises from this agreement or the inspection performed by the Inspector and it cannot be amicably settled through direct communication, that any and all disputes shall be settled thru mediation under the guidelines set forth under Texas law. Both parties shall share equally in the cost of mediation. In the event mediation is unsuccessful, both parties voluntarily agree to binding arbitration by a single, conflict free, mutually agreeable arbitrator, and shall use the procedural rules, but not the administration of the American Arbitration Association per Construction Industry Arbitration. If the parties are unable to agree on the appointment of a mediator and/or arbitrator, either party, without waiving the right to enforce binding arbitration, may petition a court of general jurisdiction in Bexar County, Texas to appoint a mediator and/or arbitrator. Any arbitration proceeding shall be held in Bexar County, Texas. The Client and the Inspector shall share equally in the costs of the arbitrator, subject to the arbitrator's right to award such costs as provided below. **The Client expressly waives all rights to a trial by jury in lieu of mediation and/or arbitration to settle any and all claims.**

Fees And Costs Associated With Disputes: In the event the Client files a claim or initiates a mediation or arbitration proceeding against the Inspector, the Client agrees to pay any and all fees, including but not limited to: mediator or arbitrator fees, costs of expert witnesses, legal defense fees, deposition fees and any and all other such expenses incurred by the Inspector, if the Client is not the prevailing party in the dispute on **ALL** claims.

No Rule Of Construction: The parties acknowledge that each of them has had ample opportunity for their own counsel to participate in negotiating and drafting this Agreement. Therefore, no rule of construction shall apply to this Agreement that construes ambiguous or unclear language in favor of or against any party.

Non-Waiver Clause: The failure by one party to require performance of any provision shall not affect that party's right to require performance at any time thereafter, nor shall a waiver of any breach or default of this Contract constitute a waiver of any subsequent breach or default or a waiver of the provision itself.

Limitation Of Liability: Client understands that this is not a technically exhaustive inspection. **A technically exhaustive inspection is available that involves the hiring of specialists in each area of the inspection process.** These inspections take approximately 1-2 weeks to schedule, **do not carry any limits of liability as noted in this Agreement** and are offered at a minimum starting fee of **\$ 5,000.00 (Five thousand dollars).**

Client understands that the inspection fee paid to the Inspector for a **NON-technically exhausting** inspection is nominal given the risk of liability associated with performing inspections if such liability could not be limited. Accordingly, by signing below, Client agrees that the Inspector is not performing a technically exhaustive inspection and that the maximum liability incurred by the Inspector for any and all claims relating to damages or errors or omissions **SHALL BE LIMITED TO A REFUND OF THE ENTIRE FEE PAID TO THE INSPECTOR FOR THE INSPECTION.**

This limitation applies to any and all damages sought by Client, including actual, consequential, exemplary, special or incidental damages, attorney's fees, costs, and expenses. This limitation of liability is binding upon the Client's heirs, successors, assigns, and any other party claiming rights under this Agreement, including those claiming by, through, or under Client.

Choice Of Law: This Agreement shall be construed, governed, and enforced in accordance with the laws of the State of Texas.

ACCEPTANCE: This Agreement is solely between the Inspector and the Client for whom the inspection was performed. Due to the rapid pace that many real estate transactions occur at, it is not technically possible in some cases for Clients to always attend inspections. If the Client is not present during the inspection process, and/or fails to sign and return a fully executed copy of the last page of this Agreement prior to or at the time of inspection, the Clients acceptance of the Property Inspection Report constitutes implied acceptance of this entire Agreement in full.

The Client has read and understands the content, terms, and conditions of this Agreement, including, but not limited to, the limitations of liability, complaint procedures, arbitration clause, subrogation clause and limitation periods. The Client has the right to have this Agreement reviewed by an attorney of his/her choice prior to signing and the right to choose another Inspector if the terms and conditions of this Agreement are unsatisfactory.

The Client certifies to the Inspector to have the legal authority to enter this contract on behalf of a spouse, life partner and/or any other third party. The Client agrees to fully assume any and all obligations or legal liability to successfully defend the Inspector against any and all claims that may arise or be charged against the Inspector by such spouses, partners or other third parties that may have a legal interest in the property or this agreement.

I have read, agree with and FULLY and COMPLETELY understand the provisions of this disclaimer and that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date.

BY MY SIGNATURE BELOW AS CLIENT, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT INSPECTION AGREEMENT AND ANY ATTACHED DOCUMENTS AND AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. CLIENT HAS READ THIS ENTIRE CONTRACT AGREEMENT, UNDERSTANDS THE TERMS AND ACCEPTS THIS CONTRACT AGREEMENT AS HEREBY ACKNOWLEDGED BY CLIENT'S SIGNATURE. IF CLIENT IS MARRIED, CLIENT UNDERSTANDS THAT THIS IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

Client agrees to release reports to seller/buyer/Realtor®: ☒ Yes

Client has signed agreement and copy on file: ☒ Yes

Client Name: Joe Home Owner Date: 02/09/2021

Street Address: 123 Happy Place, Melissa. TX, 75454

Inspectors Name: Cole Stevens, Lic. #: 24371

Date: 02/09/2021

Inspection #: 20210209-01

PROPERTY INSPECTION REPORT

Prepared For: Joe Home Owner
(Name of Client)

Concerning: 123 Happy Place, Melissa, TX 75454
(Address or Other Identification of Inspected Property)

By: Cole Stevens, Lic #24371 02/09/2021
(Name and License Number of Inspector) (Date)

(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

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE EXCLUSIVELY. THIS REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT AND IS NOT TRANSFERABLE.

The inspection report provided by Stevens Home Inspections, PLLC will contain the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. **A home inspection is not an exhausting report of defects.**

Unless, specifically stated, this report will not include and should not be read to indicated opinions as to the environmental conditions such as the presence of mold, radon or lead base paint, the presence of toxic or hazardous waste or substances, presence of termite or 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. This report is good for the day of the inspection only and is not to be used for Real Estate Disclosure Documents, Home Warranties or Insurance Underwriting purposes.

There are many factors which determine the life expectancy of a system or component. It is not possible to determine these factors during a one time visual inspection. Some systems of components may perform beyond their typical life expectancy while others may require repair or replacement sooner.

A Summary Report may be provided at the end of the inspection report document. The summary lists deficiencies discovered at the subject property. The summary is not a replacement for the inspection report.

This report is prepared using a computer and infrequently a word or sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact Stevens Home Inspections, PLLC to make the necessary correction and provide you with replacement pages. If you do not understand certain comments or recommendations please call Stevens Home Inspections, PLLC prior to closing on your transaction for clarification.

All items to be inspected must be accessible at the time of the inspection. Locked and or inaccessible components will not be inspected. As stated in the inspection agreement, notices sent prior to the inspection and the current Texas Real Estate Commission Texas Standards of Practice, the inspector is to inspect listed items which are visible and accessible at the time of the inspection. A re-inspection fee will apply for return trips to inspect inaccessible items.

Whenever a defect (deficiency) of any kind is noted in a system or aspect of the house, we recommend that a qualified (licensed) technician inspect and service the entire system. Sometimes noted defects are symptoms of other, sometimes more serious, defects. It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection. All items listed in the home inspection report are inspected according to today's [Texas Standards of Practice](#) and the most current local building standards.

NOTE: When repairs are made by certified, licensed specialists, sometimes additional defects and repair needs are discovered that were beyond the scope of a home inspection.

This report contains technical information. You are encouraged to read and understand the entire inspection report. If you do not understand or are unclear about any of the information in the report, please call Stevens Home Inspections, PLLC for a verbal consultation and report review.

INACCESSIBLE OR OBSTRUCTED AREAS

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

- **MOLD/MILDEW** investigations are NOT included with this report; it is beyond the scope of this inspection. Any reference of water intrusion is recommended that a professional investigation be obtained.
 - If the property has been **RENOVATED OR REMODELED**, you should request documentation that should include permits and any warranties or guarantees that might be applicable, latent defects could exist.
 - **IF ADDITIONS** have been made to this property, you should request documentation that should include permits and any warranties or guarantees that might be applicable. Latent defects could exist.
 - **SELLERS DISCLOSURE.** The client is encouraged to obtain as much information about the property as possible from the Sellers Disclosure, other documents or warranties prior to closing.
 - When **D (D= Deficiency)** is marked it is recommended that the system be repaired as needed and fully evaluated by a certified, licensed specialist prior to closing.
 - Repair technicians may find additional defects that were not included in this report. A Home Inspection is not an exhaustive list of repair needs, local building standards or deficiencies. Repair technicians may disassemble equipment or components outside the home inspectors scope as required by the Texas Standards of Practice.
 - Repair technicians and their associated companies are responsible for all performance, defects, compliance with local building standards and warranties for repaired systems, appliances and components. The buyer is encouraged to obtain receipts and written transferable warranties from all repair companies prior to closing.
- ☐ This report was prepared for a buyer, seller or property owner in accordance with the client's requirements. The report addresses a single system, component or thermal imaging and is not intended as a substitute for a complete standard inspection of the property. Standard inspections performed by a license holder and reported on a Texas Real Estate Commission promulgated report form may contain additional information a buyer should consider in making a decision to purchase.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

A. Foundations

Comments:

Foundation Type: Slab on Grade

Future performance of the structure cannot be predicted or warranted. This inspection is one of first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions are based on general apparent conditions and not of absolute fact and are only good for the date and time of this inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a Structural Engineer or your choice. Foundations are inspected according to today's [Texas Standards of Practice](#).

SUGGESTED FOUNDATION MAINTENANCE & CARE. Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. 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, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

PERFORMANCE OPINION:

☒ **Performance Opinion:** The foundation was performing as intended at the time of the inspection and was inspected according to today's Texas Standards of Practice. **If any concerns exist about the current or future foundation performance, the inspector recommends that a foundation specialist be consulted prior to closing.**

☒ ☐ ☐ ☒

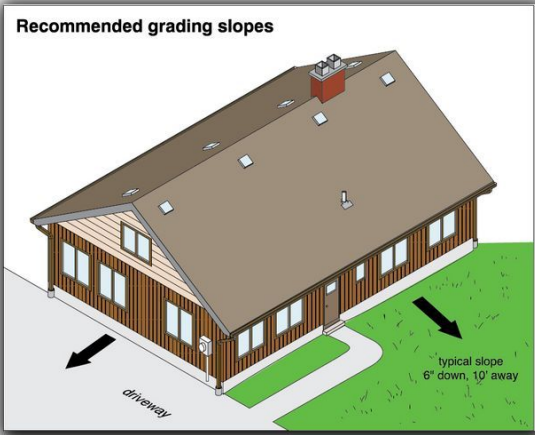
B. Grading and Drainage

Comments:

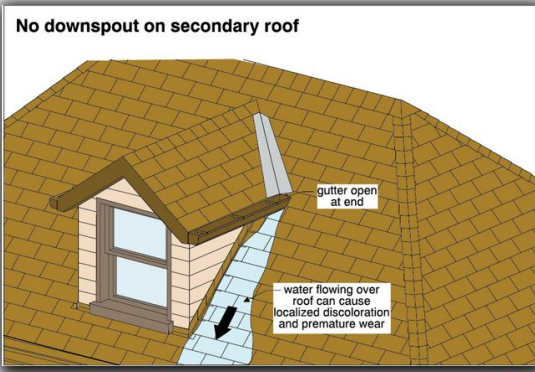
☒ Soil and lot grading and drainage conditions suggest further evaluation by the appropriate professional, i.e.. watering program, drains, landscape specialist,etc. The observations made to support this opinion are listed but not limited to the following:

☒ Inadequate grade slope away from the structure was observed. The recommended grade slope away from the structure is 6 inches per 10 feet. Improper grade slopes away from the structure create conducive conditions for water intrusion and inadequate foundation performance. Improper grade slope away from the structure is in need of repair.

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



☒ The secondary roof rain gutter lacks a downspout. Lack of a downspout at secondary roof rain gutters may allow localized deterioration and premature wear of the roof covering materials.



☒ ☐ ☐ ☐

C. Roof Covering Materials

Comments:

Type(s) of Roof Covering Materials: Composite

Viewed From: Roof Edge & From The Ground With Zoom Lens

NOTE: Life expectancy of the roofing material is not covered by this home inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance company and a roof covering specialist physically inspect the roof prior to closing to fully evaluate the condition and insurability of the roof. Roof covering materials are inspected according to current Texas Real Estate Commission Texas Standards of Practice.

NOTE: The inspection of the roof does not preclude the possibility of leakage or water damage. Leakage or water damage can occur at any time and may depend on rain intensity, wind velocity and direction and other environmental factors. The entire underside of the roof sheathing is not visible or accessible and can not be inspected for indications of leaks.

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

☒ The roof covering materials were performing as intended at the time of the inspection. The roof covering materials were inspected according to today's Texas Standards of Practice. Roof coverings should be closely monitored over time for wear and weather damage. **If the buyer has any remaining concerns about the roof covering materials, the inspector recommends that a roof covering specialist be consulted.**
NOTE: The roof covering materials should be professionally inspected annually and after storms as part of a routine maintenance plan.

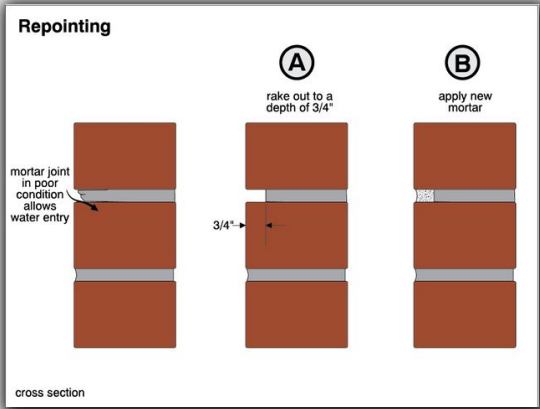
☒ ☐ ☐ ☐ **D. Roof Structures and Attics**
Comments:

Attic Space Viewed From: Entered the Attic
Approximate Visible Attic Space: 40-60 Percent Visible
Average Depth of Insulation: 9-12 Inches
Description of Roof Structure: Rafter Assembly

☒ The visible areas of the roof structure and attic were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**
Comments:

Exterior Walls:
Siding Materials: Brick, Cement Board
☒ Mortar is damaged, separated or missing in one or more areas. Missing, separated or damaged exterior masonry mortar may allow moisture penetration and should be repaired (repointing). Mortar improvements are recommended for the exterior masonry veneer.



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NP=Not Present

D=Deficient

I	NI	NP	D
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Interior Walls:

☒ The interior walls were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

☒ ☐ ☐ ☐

F. Ceilings and Floors

Comments:

Ceilings:

☒ The ceilings were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

Floors:

☒ The floors were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

☒ ☐ ☐ ☒

G. Doors (Interior and Exterior)

Comments:

Interior Doors:

☒ The interior doors were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

Exterior Doors:

NOTE: Repairs or improvements are needed at the exterior doors including but not limited to the following:

☒ Deficient hardware at exterior doors was observed and should be repaired or replaced.



Garage Entry Door:

☒ Garage entry doors should have installed self closing hinges according to today's Texas Standards of Practice - This may be an "*as-built*" condition and was an accepted building practice at the time this home was constructed. Per Texas Standards of Practice we are required to report this condition as a deficiency because it is no longer an excepted building standard.

I=Inspected

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D=Deficient

I	NI	NP	D
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Garage Door:

☒ The garage door was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.

☒ **NOTE:** See Garage Door Operators.

☒ ☐ ☐ ☐

H. Windows

Comments:

☒ The windows were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

☐ ☒ ☒ ☐

I. Stairways (Interior and Exterior)

Comments:

☐ ☒ ☒ ☐

J. Fireplaces and Chimneys

Comments:

NOTE: The National Fire Protection Association (nfpa.org) recommends that fireplaces and chimneys be professionally inspected (Level 2 Inspection) with each change of ownership. The chimney should also be inspected by a qualified chimney sweep certified by the Chimney Safety Institute of America (csia.org)

NOTE: If the fireplace is equipped with a gas log or gas lighter with the pilot light turned off, the Texas Standards of Practice prevents the inspector from lighting and operating these fixtures. It is recommended that the pilot be lit and the fireplace operation be verified with the current owner prior to closing to ensure proper operation.

☒ ☐ ☐ ☐

K. Porches, Balconies, Decks, and Carports

Comments:

☒ The porches, poured concrete, sidewalks, patios, decks, balconies and carports were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

☐ ☒ ☐ ☐

L. Other

Comments:

☒ Fencing is not inspected and is outside the scope of this home inspection. However, there may be fencing deficiencies mentioned in other sections if fencing defects may affect the structure.

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

A. Service Entrance and Panels

Comments:

Location: Garage

Rating: 200 amps

☒ The electric service panel cabinet cover plate or dead-front appeared to be miss aligned and should be repaired or replaced.

I=Inspected

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D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Type(s) of Branch Circuit Conductors: Copper

NOTE: Electrical components concealed behind finished surfaces or under insulation are not inspected. The inspection does not include remote control devices, alarm systems, low voltage wiring, ancillary wiring or intercoms.

Electrical Receptacles:

☒ Reversed polarity connections (i.e. it is wired backwards) were observed at electrical receptacles. Reversed polarity at electrical receptacles is a SAFETY HAZARD and may cause damage to modern electric appliances. The cause of reversed polarity at electrical receptacles should be determined and repaired or replaced as needed by a certified, licensed electrical specialist.

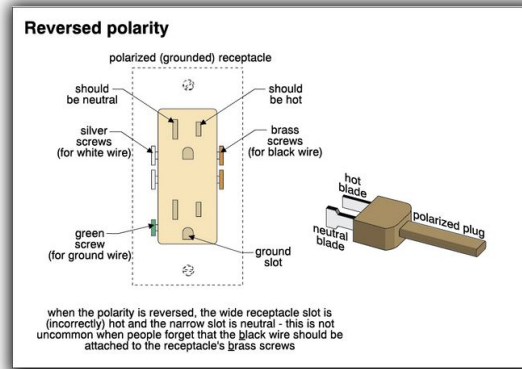
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Smoke and Fire Alarms:

☑ **NOTE:** It is recommended to replace smoke and fire alarm batteries with each change of ownership and once annually for reasons of safety. Replacement of smoke and fire alarms older than 10 years is recommended.

Carbon Monoxide Detectors:

☑ **NOTE:** Current building standards state that homes with gas fired appliances and or an attached vehicle storage area (garage) should have installed carbon monoxide detectors outside of all sleeping areas and at each story. Lack of a carbon monoxide detector in required locations is a SAFETY HAZARD. Replacement of carbon monoxide detectors older than 10 years is recommended.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑

A. Heating Equipment

Comments:

Type of Heating System: Central

Heating Energy Source: Electric

☑ The heating equipment was inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

NOTE: The objective of our limited visual heating and cooling system inspection is to determine if the HVAC and related equipment may benefit from a more thorough inspection by a qualified HVAC specialist. The scope of our inspection includes but is not limited to a visual inspection of the HVAC electrical system, fan, compressors, coils, gas burners, filters and thermostats (if accessible without opening a protected cabinet or shroud). We do not dismantle components such as heat exchangers or coils. We do not test for refrigerant leaks or adequate pressure. No guarantee is made regarding coolant charge or line integrity. The condition of the evaporator coil in the plenum is outside the scope of a home inspection. No guarantee can be made regarding evaporator coils, cooling lines or component life expectancy. No guarantee can be made on the cooling coils life expectancy. Inspection of the heat exchanger is not possible without disassembly of the unit in most heating equipment systems. Inspection of the heat exchanger is beyond the scope of a home inspection. No guarantee can be made on the heat exchangers life expectancy. If concerns exist, it is highly recommended that a qualified contractor further evaluate the HVAC system prior to closing.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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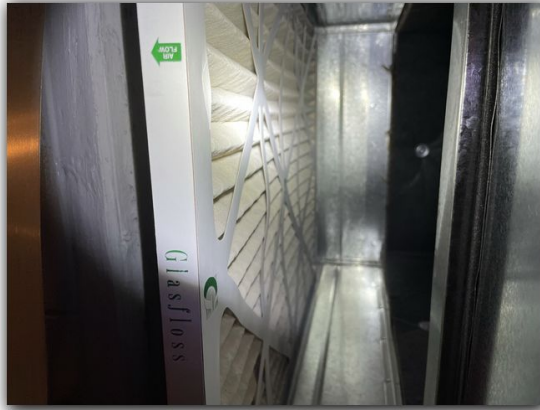
Heating Equipment Performance:

☒ Unit 1: Attic

☒ Within Normal Range ☐ Inadequate - In need of service, repair or replacement

The heating equipment temperature output reading: _____ °F

☒ Dirty or damaged heating equipment air filters may not perform as intended and should be replaced as needed or per manufacturer instructions. Dirty or damaged heating equipment air filters may result in damage to the heating equipment.



☐ ☒ ☐ ☐

B. Cooling Equipment

Comments:

Cooling Equipment Type: Central - Air Conditioner

NOTE: The objective of our limited visual heating and cooling system inspection is to determine if the HVAC and related equipment may benefit from a more thorough inspection by a qualified HVAC specialist. The scope of our inspection includes but is not limited to a visual inspection of the HVAC electrical system, fan, compressor, coils, gas burners, filters and thermostats (if accessible without opening a protected cabinet or shroud). We do not dismantle components such as heat exchangers or coils. We do not test for refrigerant leaks or adequate pressure. No guarantee is made regarding coolant charge or line integrity. The condition of the evaporator coil in the plenum is outside the scope of a home inspection. No guarantee can be made regarding evaporator coils, cooling lines or component life expectancy. No guarantee can be made on the cooling coils life expectancy. If concerns exist, it is highly recommended that a qualified contractor further evaluate the HVAC system prior to closing.

☒ The cooling equipment could not be operated or properly inspected for performance due to outside air temperature being less than 65 degrees Fahrenheit at the time of inspection. Operation at or below 65 degrees could cause damage to the unit. Inspection of the cooling equipment was limited to visual observation.

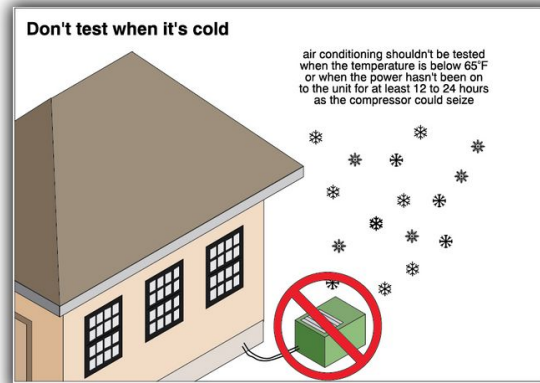
I=Inspected

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NP=Not Present

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I	NI	NP	D
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☒ Debris was observed in the cooling equipment condensation drain pan. Debris should be removed from the cooling equipment condensation drain pan to prevent clogging of the drain and or drain plumbing. Clogged cooling equipment condensation drain pans or plumbing may result in water damage or other defects.



☒ ☐ ☐ ☐

C. Duct Systems, Chases, and Vents

Comments:

☒ The visible duct systems, chases and vents were inspected according to today's Texas Standards of Practice and or local code and were performing as intended at the time of the inspection.

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☐

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

Location of Water Meter: Within 5-feet of Front Curb

Location of Main Water Valve: Garage Wall

Static Water Pressure: 40-50 psi

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ The visible water supply system (plumbing) was inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection. Portions of the plumbing system that were concealed by finishes, stored items, below grade or in or under the foundation were not visible and were not inspected.

NOTE: Slab construction prevents visual inspection of plumbing located in or below concrete slabs. Plumbing concealed in foundations, below grade, under flatwork, under decks, inside walls, in attics, between ceilings, insulated, in crawl spaces or concealed by other finishes are outside the scope of a home inspection.

NOTE: Structural movement, settlement or previous foundation repairs can lead to latent plumbing defects that may not be revealed during a home inspection. If any plumbing defects, structural movement, settlement or previous foundation repairs have been reported, the buyer is encouraged to have the plumbing systems further evaluated and a hydrostatic water pressure test performed by a certified, licensed plumbing specialist.

Water Supply System:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ The visible water supply system plumbing was inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

Exterior Plumbing:

☒ The visible exterior plumbing was inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

Toilets:

☒ The toilets were inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

Tubs & Showers:

☒ The bathtubs and showers were inspected according to today's Texas Standards of Practice and or local code and were performing as intended at the time of the inspection.

Lavatories:

☒ The lavatories were inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

Kitchen Sink:

☒ The kitchen sink was inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

Refrigerator Plumbing:

☒ The refrigerator plumbing connections were inspected according to today's Texas Standards of Practice and local code and was performing as intended at the time of the inspection.

Utility Room Plumbing:

☒ The visible washing machine plumbing connections were inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

☒ ☐ ☐ ☐

B. Drains, Wastes, and Vents

Comments:

☒ The visible drains, wastes and vents were inspected according to today's Texas Standards of Practice and or local code and were performing as intended at the time of the inspection. Based on the inspection industry's definition of recommended water test for "functional drainage" in a plumbing system, the plumbing drainage pipes appeared to be operational at the time of inspection.

NOTE: Only a video scan of the interior of drain pipes and drain lines can fully confirm their actual condition. When the house has been vacant, the plumbing system is older, there are prior known drain problems or large trees on the grounds, it would be prudent to have the drain lines "video scanned" prior to closing.

NOTE: Buried or concealed sewer and waste drain components are not inspected. Water and waste drain leaks cannot be detected below grade or in concealed locations.

NOTE: Structural movement, settlement or previous foundation repairs can lead to latent waste drain defects that may not be revealed during a home inspection. If any waste drain defects, structural movement, settlement or previous foundation repairs have been reported, the buyer is encouraged to have the waste drain plumbing further evaluated by a certified, licensed plumbing specialist.

NOTE: Waste Drain Clean Out Location:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Comments:

Energy Source: Electric

Capacity: Tankless Water Heater

Location: Garage

Expansion Tank Present: No

Heated Water Temperature (126°F):

☒ Heated water temperature was observed to be greater than 120 degrees Fahrenheit F and was a SAFETY HAZARD. Adequate and safe heated water temperatures are considered to be between 100 degrees and less than 120 degrees Fahrenheit. The cause of improper heated water temperature should be determined and should be corrected as needed. The water heater thermostats may be turned up too high or there may be other defects in the water heating equipment.



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Hydro-Massage Therapy Equipment

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Other

Comments:

☒ **NOTE:** If a fire suppression system is installed, fire suppression systems are outside the permitted license of inspection for a home inspector. Fire suppression systems, inspection, repair and evaluation should be performed by a certified, licensed Texas Fire Marshall or Texas certified, licensed fire suppression system specialist.

☒ **NOTE:** If a water treatment or water softening system installed, the adequacy and performance of water treatment and water softening systems is outside the scope of this home inspection. Water treatment or water softening systems are not inspected. Furthermore:

- The water treatment discharge point was not located or inspected. The buyer is encouraged to have all water treatment or water softening system equipment further evaluated by a certified, licensed water treatment system specialist.
- The buyer should have any/all water treatment system filters replaced prior to closing to prevent contamination, illness, decease or other defects.

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Dishwashers

Comments:

☒ The dishwasher was inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Food Waste Disposers

Comments:

☒ The food waste disposer was inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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C. Range Hood and Exhaust Systems

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Ranges, Cooktops, and Ovens

Comments:

Oven Energy Source: Electric

Cooktop Energy Source: Electric

☒ The range, cooktop and ovens were inspected according to today's Texas Standards of Practice and or local code and were performing as intended at the time of the inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Ovens

Comments:

☒ The microwave oven was inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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G. Garage Door Operators

Comments:

☒ The garage door operators were inspected according to today's Texas Standards of Practice and or local code and were performing as intended at the time of the inspection.

NOTE: The automatic garage door opener remote controls may not be present. The automatic garage door opener was checked using only the manual control.

☒ ☐ ☐ ☐

H. Dryer Exhaust Systems

Comments:

☒ The dryer vent was inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.

NOTE: The National Fire Protection Association (NFPA) recommends that all dryer vent ducts be made from straight metal dryer ducts rather than plastic or flexible metal for improved safety.

NOTE: Some clothes dryer vent duct installations are longer than normal. This may be an "As-built Condition" designed by the builder. It is important to determine if the dryer that will be in this location has a high enough CFM (Fan Speed & Air Flow) to push lint and moisture over the required distance. The buyer is encouraged to learn more about this installation from the seller, builder and clothes dryer manufacturer.

☐ ☒ ☐ ☐

I. Other

Comments:

☒ Refrigerators, ice makers, wine coolers, trash compactors, washing machines, clothes dryers, elevators, lifts, automatic gate openers and whole house vacuums are outside the scope of this home inspection and if present, these appliances were not inspected. The buyer is encouraged to have these items inspected by those specializing in these appliances.

REPORT SUMMARY

The "Report Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED. The Report Summary is intended to follow the flow of the main body of the Property Inspection Report. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as "Deficient". There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable. You should read and understand the entire Home Inspection Report prior to completing any repair request. This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the expiration of any time limitations such as option periods.

Items Needing Further Evaluation

- ☒ Soil and lot grading and drainage conditions suggest further evaluation by the appropriate professional, i.e.. watering program, drains, landscape specialist,etc.

Home Safety

- ☒ Reversed polarity connections (i.e. it is wired backwards) were observed at electrical receptacles. Reversed polarity at electrical receptacles is a SAFETY HAZARD and may cause damage to modern electric appliances. The cause of reversed polarity at electrical receptacles should be determined and repaired or replaced as needed by a certified, licensed electrical specialist.
- ☒ Heated water temperature was observed to be greater than 120 degrees Fahrenheit F and was a SAFETY HAZARD. Adequate and safe heated water temperatures are considered to be between 100 degrees and less than 120 degrees Fahrenheit. The cause of improper heated water temperature should be determined and should be corrected as needed. The water heater thermostats may be turned up too high or there may be other defects in the water heating equipment.

Repair & Maintenance Items

- ☒ Inadequate grade slope away from the structure was observed. The recommended grade slope away from the structure is 6 inches per 10 feet. Improper grade slopes away from the structure create conducive conditions for water intrusion and inadequate foundation performance. Improper grade slope away from the structure is in need of repair.
- ☒ Mortar is damaged, separated or missing in one or more areas. Missing, separated or damaged exterior masonry mortar may allow moisture penetration and should be repaired (repointing). Mortar improvements are recommended for the exterior masonry veneer.
- ☒ Deficient hardware at exterior doors was observed and should be repaired or replaced.
- ☒ Dirty or damaged heating equipment air filters may not perform as intended and should be replaced as needed or per manufacturer instructions. Dirty or damaged heating equipment air filters may result in damage to the heating equipment.
- ☒ Debris was observed in the cooling equipment condensation drain pan. Debris should be removed from the cooling equipment condensation drain pan to prevent clogging of the drain and or drain plumbing. Clogged cooling equipment condensation drain pans or plumbing may result in water damage or other defects.

Improvement & "As Built Condition" Items

- ☒ The secondary roof rain gutter lacks a downspout. Lack of a downspout at secondary roof rain gutters may allow localized deterioration and premature wear of the roof covering materials.
- ☒ Garage entry doors should have installed self closing hinges according to today's Texas Standards of Practice - This may be an "as-built" condition and was an accepted building practice at the time this home was constructed.
- ☒ The electric service panel cabinet cover plate or dead-front appeared to be miss aligned and should be repaired or replaced.

If Something Goes Wrong

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent Or Concealed Problems:

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

No Clues:

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is often impossible for us to foresee a future problem.

We Sometimes Miss Minor Things:

During our inspection we often discover minor problems while we are looking for the more significant problems. While we try to note as many of the minor problems as we can, we concentrate on finding the more significant problems. These are the ones that affect people's decisions to purchase.

Contractor's Advice:

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. You may have more than one roofing contractor say that the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

Last Man In Theory:

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

Most Recent Advice Is Best:

There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we find ourselves in the position of first man in and consequently it is our advice that is often forgotten.

Why Didn't We See It?

You may have a contractor say, I can't believe you had this house inspected, and the inspector didn't find this problem. There are several reasons for these **apparent** oversights:

A contractor may not know what is within the scope of a Home Inspection. The scope of a Home Inspection is very specific, and all of our inspections are conducted in accordance with the Texas Standards of Practice for Home Inspectors. The Standards of Practice are very specific as to what is included and excluded from a home inspection.

Conditions During The Inspection: The conditions during the inspection are often very different than those when the contractor is present. It is often difficult for homeowners to remember the circumstances in the house at the time of the inspection. Weather conditions, temperature and time of day can drastically affect the way many of the home systems perform, leading to different results from the time of the inspection to the time the contractor is present in the home. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom Of Hindsight: When a problem manifests itself, it is very easy to have 20/20 hindsight, and wonder why the inspector was not able to predict a particular problem. As inspectors, we have been trained to look at all of the evidence available at the time of the inspection and give the most accurate prediction we can with the knowledge we have.

A Limited Look: We typically spent 3-4 hours to conduct a Home Inspection. During that limited amount of time, we cannot completely disassemble components or examine every hidden component location.

We're Generalists: We are generalists; we are not specialists. HVAC contractors, roofers, electricians, plumbers, etc may all indeed have more expertise than we do in their specific field. As inspectors, we are trained in all of the home systems and components, and look for general conditions that may indicate the need for further evaluation by a specialist.

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

Not Insurance:

In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". It is not designed to eliminate all risk. For that reason, a home inspection should not be considered a written guarantee or an insurance policy.

