

2700 Double Tree St., Round Rock, TX 78681 Phone 512.762.1184 Fax 512.722.7722

Professional Inspection completed on the following property:



Property Address: 1228 Apollo Circle Report ID: 1051

PROPERTY INSPECTION REPORT

Prepared For:	Steve Baker						
	(Name of Client)						
Concerning:	1228 Apollo Circle, Round Rock, TX 78664						
_	(Address or Other Identification of Inspec	cted Property)					
By:	James Sullivan #9789	6/17/08					
-	(Name and License Number of Inspector)	(Date)					
	(Name, License Number and Signature of Sponsoring Inspe	ctor. if required)					

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property. Property conditions change with time and use. Since this report is provided for the specific benefit of the

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Time of Inspection: 9AM-12PM

Weather Conditions: Sunny

Temperature: 80-90

Electricity: On

Water: On

Gas: N/A

The terms "right" and "left" as used in this report describe the home as viewed facing the front of the home from the street.

Items in red text indicate the need to be repaired. All other items should be considered as an FYI.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

l=Insp	ected		NI=Not	t Insj	pected	NP=Not Present	R=Not Functioning or In Need of Repair
I	NI	NP	R				Inspection Item
				I.	STI	RUCTURAL SYSTEMS	
\checkmark					Α.	Foundations (If all crawl space	e areas are not inspected, provide an explanation.)
						Type of foundation: Slab-on gra	ade
						Method of inspection: Visual in <i>Note:</i> The foundation performance foundation movement or settlemen present or future concerns regardi consult with a licensed Profession	spection of exterior e opinion stated below does not in any way addresses future nt, nor does it certify floors to be level. Should you have ing the foundation's condition, you are strongly advised to al Structural Engineer for further evaluation.
						Comments (An opinion on perf	formance is mandatory.):
						In my opinion, the foundation structure based on a limited observe any evidence that we the foundation. There were foundation movement. The affects of movement and I p unevenness after walking the the conditions and circumst opinions are based on obset testing equipment and proce conditions and are not abso this inspection.	on appears to be providing adequate support for the l visible observation today. At this time I did not would indicate the presence of significant deflection in a no notable functional problems resulting from interior and exterior stress indicators showed little berceived the foundation to contain no significant he floors. This is a cursory and visual observation of ances present at the time of this inspection. These ervations made without the use of sophisticated edures. The opinions expressed are one of apparent olute fact and they are good for the date and time of
V					В.	Grading & Drainage This inspection covers the general regard to the control of surface wa interfere with the structural elemer <i>Note:</i> Proper draining is critical to should slope away from the house drainage and to prevent water from ponds at any location near the four drainage corrections should be ma <i>Note:</i> Trees and shrubs around the foundation. It is recommended that that good root barriers be installed of 4" below brick veneer siding, 6" detection of insects should they try conducive for Wood Destroying In <i>Comments:</i> The grading and drainage a performing the intended fun foundation perimeter at the	I grading and drainage characteristics of the landscape in the around the foundation, including vegetation that may hts. the future performance of the foundation. The grade a minimum 6 inches for every 10 feet to promote positive in ponding around the foundation. If for any reason water indation for any extended period of time (24 hours of more) ade. The foundation can affect soil moisture content and thus the at trees and shrubs be planted away from foundations, or d. In addition, it is important to keep soil levels a minimum below all other siding. Proper soil levels allow easier y to enter the home. High soil levels are considered sects.

	NI	NP	R		Inspection Item
\checkmark			\checkmark	C.	Roof Covering (If the roof is inaccessible, report the method used to inspect.)



Type of roof covering: Asphalt composition shingle

Method of inspection: Walked on roof

Note: This report is an opinion of the general quality and condition of the roof. If buyer has concerns about the integrity of roof structure, roof covering or other materials, cost of repairs or life expectancy of current roof, a qualified and competent roofing contractor should be consulted.

Note: Roof materials have a limited service life and may have to be spot repaired should leaks develop prior to replacement. Roof maintenance is an ongoing process and includes keeping the roof clear of tree debris, replacing any lose, damaged or missing shingles, and sealing any gaps at flashing materials

Comments:

The shingles are in good condition at the time of this inspection. Approximate age is 3 years based on the age of the home. Asphalt Composite shingles have a life expectancy of 15-30 years.

There were exposed nail heads on the vent flashing, roof jacks and cap shingles. Water can leak in around the nail holes, resulting in damage to the structure below. These need to be sealed (roofing caulk).

While not mandatory, installing gutters around the entire house will help prevent soil erosion around the foundation. Be sure to direct downspouts appropriately to help move water runoff from the roof away from the foundation. Recommend improvement.

D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)

Method of inspection: Entered attic and performed a visual inspection

Approximate depth of insulation: 8 inches, blown fiberglass, R25-R30 *Note:* Insulation covered some structural, electrical and mechanical components in the attic. This precluded an inspection of these components.

Comments:

Attic was entered and visually inspected from the accessible areas of the attic. The condition of all visible elements appears to be generally adequate, no leaks or structural issues were observed at the time of this inspection.

Attic Access:

Location: Inhallway I upstairs hall I Garage I Master Bath Closet

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E. Walls (Interior & Exterior)

Note: This company does not test for the presence of lead based paint. If Client has questions or concerns as to whether any of the interior or exterior surfaces contain lead based paint, it is recommended they consult a qualified environmental testing company to perform test to identify the presence of any lead based paint.

Note: The condition of the hidden wood or wood structural members and other components in the wall cavities is unknown to this inspector. No opinion as to the condition of the wood or wood structural members or other components in hidden areas is either intended or implied by this inspection and written report.

Note: If the home is still occupied, some of the interior walls will not be visible for inspection due to heavy storage or furniture.

Comments:

I NI NP R	Inspection Item
	INTERIOR WALLS
3	Damage to the interior finish was observed in many rooms, the most obvious in the hallway off the garage man door. This condition is considered cosmetic, not structural. Recommend repairs.
	BATHROOM WALLS
	The towel rod located in the 2 nd bathroom on the wall is loose. Recommend repairs.
	EXTERIOR WALLS
and the second second	Siding Consist of: ଔBrick Veneer ଔFiber Cement (Hardiplank) ÜVinyl □Composition wood □Wood □Stucco □EIFS □Rock
	Type of Wall Structure: ଔWood Frame ☐Metal Frame ☐Concrete Block Exterior trim: ☐Wood ☑Fiber Cement ☐Covered with Vinyl/Aluminum
	Caulking improvements are recommended in the following areas to help prevent pest infiltration and possible water damage:

- Around all the windows.
- Expansion joint on right side of house
- Around exterior door trim/glazing.
- Wood trim/ends of siding.
- □ Wood and brick/rock intersection.



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F. Ceilings & Floors

Note: The condition of the hidden wood or wood structural members and other components in the ceiling and floor cavities, under the attic space insulation materials, under wood flooring and other floor coverings including the sub flooring (and in other areas not readily observable) is unknown to this inspector. No opinion as to the condition of the wood or wood structural members or the other components in these hidden areas is either intended or implied by this inspection and written report.



Comments:

CEILINGS

Damage to the interior finish was observed in some of the rooms. This condition is considered cosmetic, not structural. Recommend repairs.

FLOORS

Stains were noted on the carpet in all the bedrooms, hallways and living area. These are primarily cosmetic in nature. Recommend steam cleaning to attempt to improve, replacement is discretionary.

I	NI	NP	R		Inspection Item
V			V	G.	Doors (Interior & Exterior) Comments: INTERIOR DOORS
				ce. 17. 2004	Some doors are not closing/latching properly (closet doors in all bedrooms). These doors and/or associated hardware should be trimmed or adjusted as necessary. Replacement of missing hardware in these and on the laundry room folding doors is recommended. EXTERIOR DOORS All of the exterior doors could use improvements to the weather-stripping to improve overall heating/cooling efficiency.
				H.	Windows Note: Failed thermal paned seals in insulated glass windows are not always detectable. In some instances I may not be able to disclose this condition, particularly if the windows are dirty or it is raining during inspection. The visible moisture between panes in a failed seal situation may be apparent or not, due to variations in atmospheric conditions. Windows are reported as they are observed at the time of the inspection only. No warranty is implied. If you have present or future concerns regarding the integrity of thermal pane seals, it is strongly suggested that you consult with a Professional Fenestration Specialist for further evaluation. Comments: Material: ☑Aluminum □Wood □Vinyl Type: □Single Paned ☑Double Paned All windows were performing as intended at the time of this inspection.
		V		I.	Fireplace/Chimney Comments:
Ø				J.	Porches, Decks and Carports (Attached) Comments: No issues were found with the front porch at the time of this inspection. Crack observed between porch and steps. This is a common condition. Recommend fill with masonry caulk to prevent water infiltration.
Ø			Ø	II. ELI A.	ECTRICAL SYSTEMS Service Entrance and Panels Main Panel Location: Right Service Conductor: Aluminum, 3-wire Main Panel Branch Circuit Conductors: Copper Box/Main Disconnect Rating: 225A box / 200A main disconnect. Sub Panel Location: Garage Service Conductor: Copper

I	NI	NP	R	Inspection Item
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Main Panel Branch Circuit Conductors: Copper

Box / Main Disconnect Rating: 125A box/ 60A disconnect in main panel. *Note:* With the exception of the main breaker panel, a condenser disconnect box and wall receptacles, no other equipment or component covers are removed or opened to check electrical wiring. Attic insulation and shrouds/covers are not removed to determine if fans are correctly installed. Only visible electrical components, which are interior to or attached to the exterior walls of the home, were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the home, 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. Discrepancies related to the electrical system should be considered safety hazards.

Comments:

Noted circuit contained oversized circuit breaker in the main panel (outside) for the AC/Heat Pump. Oversized breakers will not shut off electricity when the current levels become dangerous. Fire and electrical shock are possible. Recommend replacement with proper sized circuit breaker. 30A installed, 25A recommended by manufacturer as max breaker size.

- Image: Sector of the lack of ground fault circuit protection where required.):

 Type of branch circuit wiring: Copper
 - All kitchen countertop outlets GFCI protected: Yes, 2 separate circuits
 - All bathroom outlets GFCI protected: Yes, same circuit located in 1/2 bath
 - All garage outlets GFCI protected: Yes
 - All outdoor outlets GFCI protected: Yes, tied to garage
 - AFCI protection in all bedrooms: Yes

Smoke detectors in hallways, bedrooms & stairwells: Yes

Note – Testing of 220V outlets is beyond the scope of this inspection.

Note – If the home is still occupied, some of the receptacles in the home will not be accessible for inspection due to heavy storage or furniture.

Note: The National Fire Protection Association (NFPA) recommends one smoke alarm on every floor, in every sleeping area, and in every bedroom. For additional coverage, it is recommended that a smoke alarm be installed in all rooms, halls, storage areas, and finished

attics, where temperatures remain between 40 and 100 degrees F. *FYI:* The built in test button (when present) only verifies proper battery and alarm function, but does not test the smoke sensor. We recommend that the units be tested with real or simulated smoke at move-in and that fresh batteries be installed as required and tested monthly as recommended by the Consumer Product Safety Commission.

Comments:

One outlet has a broken cover plate (living area). This condition is unsafe as wires are exposed, creating a shock hazard. Recommend replacing cover plate. One switch had a broken cover plate (bedroom). This condition is unsafe as wires are exposed, creating a shock hazard. Recommend replacing cover plate.







Ι	NI	NP	R	Inspection Item
	_	_	_	III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS
\checkmark				A. Heating Equipment
				Type And Energy Source.
				Epergy source: Electricity
				Make: Carrier
				Date of manufacture: April 2005
				BTU Rating: 24,000 Location: Rear of home, hallway closet near garage
				Supply Temperature: 85
				Return Temperature: 100
				Cannot operate if outside temp above 60
				<i>Note</i> - Furnaces and A/C units can and do go out without warning, especially older units. As a homebuyer, you should be proactive and upgrade any units older than 10 to 12 years old or
				units with bent/damaged/loose fitting panels. As this is only a limited visual inspection of
				these systems, any furnace or A/C unit 10 to 12 years old or older should be thoroughly evaluated by a licensed HVAC contractor prior to closing. Regardless of the decision to
				upgrade, have the furnace(s) cleaned, serviced and adjusted for peak operation prior to
				Cosing and then annually prior to the first use.
				Cannot operate heat pumps in normal heating cycle if outside temperature is
				above 60 degrees. This could cause damage to the unit. In theory, if the heat
				checked was the emergency backup heat only (electric coil used in case outside unit fails, also for quick heat up if unit has been off).
\checkmark			\checkmark	B. Cooling Equipment
				Type And Energy Source:
				Eperav source: Electricity
				Make: Carrier
				Date of manufacture: April 2005
				Location: Left rear of nome Approximate capacity: 2 Ton
				Maximum fuse rating: 25A
				Supply Temperature: 61.5
				Delta Temperature: 16.5
				<i>Note:</i> The delta temperature should be in a range of 19 +/- 5 degrees.
				Note: I recommend having the air conditioner(s) cleaned, serviced and adjusted for peak
				operation prior to closing and then annually prior to the first use. This includes having the
				lead to expensive repairs, high cooling bills or replacement of the system. I also recommend
				upgrading any unit older than 10 - 12 years old or one that has bent/damaged/loose fitting panels. This will reduce your cooling cost by having modern and efficient equipment
				<i>Note:</i> The evaporator coil could not be accessed for inspection. Evaporator coils are
				enclosed in a sealed housing and should only be dismantled by a qualified & licensed HVAC contractor.
				<i>FYI:</i> The primary A/C drain lines normally terminate at the bathroom sink drain, some outside near the AC Condenser Unit.

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	NI	NP	R		Inspection Item
					<i>FYI:</i> The secondary A/C drain lines normally terminate under the eaves in a visible location from inside the house. Any water coming out of these lines indicates a problem.
					Comments:
					As mentioned in the electrical section, the Circuit Breaker is oversized for this unit. 30A installed, should be a 25A. Oversized breakers can be a fire hazard. Recommend replacing CB with proper size.
					Recommend extending condensate drain away (12 in minimum) from foundation to prevent any potential settling issues in the future. An alternative is to plant flowers or garden in this location to help soak up the water.
V				C.	Ducts and Vents Note: I recommend having the duct system pressure tested for leakage. This is beyond the scope of this inspection; however, many older duct systems leak (especially metal duct systems). Note: I recommend that all dirty filters be replaced before moving in and at regular monthly intervals or as needed thereafter. Any register/diffuser with signs of dirt around it may indicate a dirty system or a system that was dirty at one time.
					Comments:
					Adequate airflow was present at all the registers in the house. This is ideal condition, likely means HVAC systems is well balanced.
					The air filter(s) is extremely dirty and needs to be replaced. Dirty air filters restrict airflow, reduce comfort, increase costs, ice up the AC evaporator coil and overheat the furnace heat exchanger. Recommend replacement now and at regular intervals (monthly).

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Water main location: Rear right corner of lawn near street Measured water pressure: 55psi



Note - Normal water pressure should be between 40psi to 80psi.

Note: Only visible plumbing components, which are interior to or attached to the exterior walls of the home, were inspected. Unless otherwise stated below, tubs and sinks are filled and then drained for inspection of leaks at visible plumbing. Plumbing and all associated plumbing components underground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by this Inspector and are excluded from this inspection. A qualified plumbing contractor should perform all plumbing repairs.

Note: Water filtration systems and water softener systems are outside the scope of this inspection and are not inspected. We recommend you have a qualified contractor and/or the Seller to demonstrate the proper use and verify proper function of these systems before closing.

Comments:

Noted the main supply valve handle is buried. This will prevent shutting off water in case of an emergency, such as a flood in the home. This condition should be improved by digging out the handle.

Both toilets run on after flushing (see water running into the bowl). This does not create an immediate problem, but does waste water. Likely cause it either the

I	NI	NP	R		Inspection Item
		30	1	ce.17.2008	float is set too high pushing water into the overflow tube, or the flapper seal is worn/leaking. Improvements to the tank mechanism(s) are recommended. The drain stopper for the tub was inoperable (didn't work or poor seal) and should be repaired to allow full use of the bathtub. Noted exterior faucet not anchored properly on the rear of the house. Loose water pipes will weaken joints/connections, eventually creating a leak. This pipe needs to be better secured to the house/wall. Recommend improvements.
				В.	Drains, Wastes, Vents Note: While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. 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 bring this to a qualified and licensed plumbers attention immediately. Comments: Visible drain line material: □ABS Plastic □PVC plastic □Cast Iron □Other All accessible drain, waste and vent piping appears to be in good condition and is performing as intended at the time of this inspection.
				C.	Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.) Energy Source: Energy source: Electricity Make: AO Smith Date of Manufacture: Nov 2004 Location: Garage Capacity: 55gallon <i>Note:</i> Recommend draining and flushing unit at least once a year to reduce deposits/noise and extend life. Water heaters have a typical life expectancy of 7 to 12 years. One cannot predict with certainty when replacement will become necessary. <i>Note:</i> The TPR valve (temperature/pressure relief valve) is a safety device that releases water from the tank if the temperature of the water, or the pressure in the tank, reaches certain preset levels. The TPR valve should be tripped regularly and replaced every 3 years per manufacturers instruction by a qualified plumber. <i>Comments:</i> Water heater appears functional with no leaks noted at this time. Water heaters typically have a life span of 8-12 years in this area. Recommend monitoring occasionally to watch for any change in present condition.
		V		D.	Hydro-Therapy Equipment Comments:

Ι	NI	NP	R		Inspection Item
V			V	AP A	PLIANCES Dishwasher Comments: The dishwasher is inoperative and should be repaired or replaced. Water will not fill the tub to begin the cycle.
V				В.	Food Waste Disposer Comments: The food waste disposer is functioning as intended at the time of this inspection.
V				C.	Range Hood Comments: The range hood fan/light is functioning as intended at the time of this inspection.
Ŋ				D.	Ranges/Ovens/Cooktops Comments: The range is functioning as intended at the time of this inspection. All burners were operating as intended. The oven was set to 350 degrees (350 +/- 25 is spec). Temperature measured: 360 degrees. Recommend cleaning burners, replacing drip pans.
				E.	Microwave Cooking Equipment Note: Portable units are not inspected. Comments:
				F.	Trash Compactor Comments:
				G.	Bathroom Exhaust Fans and/or Heaters Comments: The bathroom exhaust fan (front bath and laundry) should be repaired so as to discharge to the building exterior. They are at the vent but routed into the roof decking which is blocking them from exhausting properly.



Report Identification: 1051

I	NI	NP	R		Inspection Item
		Ø		н.	Whole House Vacuum Systems Comments:
		Ø		I.	Garage Door Operators Comments:
V				J.	Door Bell and Chimes <i>Comments:</i> The front door chime is functioning as intended at the time of this inspection.
Ŋ				K.	Dryer Vents Note: The dryer duct and vent hood should be cleaned every 6 months or sooner (based on usage). Dirty ducts and lint buildup will reduce the efficiency of your dryer, and will eventually become fire hazards. Comments: The dryer vent appeared functional at the time of this inspection. Recommend cleaning of vent prior to installing dryer.

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Inspection Item

Addendum: Report Overview

THE HOUSE IN PERSPECTIVE

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Summary of home inspection

As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

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Inspection Item

Addendum: Pre-Inspection Agreement

Important Limitations, Departures and Disclaimers

I, hereby request <u>Final Inspexion, Inc.</u>, herein after known as the Inspector, to conduct a limited visual inspection of this property for the purpose of informing me of major deficiencies in the condition of the inspected property. I will hold the Inspector harmless of any and all defects of the non-requested items (See Optional Inspection at an Addition Fee). I understand the written report is the property of the Inspector and the Client and Clients Representative and shall not be used by or transferred to any other person or company without both the Inspector's and the Client's written consent. This report is not to be used by any property or home warranty company. I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report, when I receive it, and promptly call and consult with the Inspector any questions I may have.

Scope of Inspections: The inspection will be performed in accordance with the Texas Real Estate Commissions Standards of Practice regulating Home Inspectors. The report used by the Inspector is the Texas Real Estate Commissions mandated inspection report. The inspector will observe, render an opinion and report which of the parts, components and systems present in the property have or have not been inspected. All mechanical and electrical equipment, systems and appliances are operated in normal modes and operating range at the time of the inspector may provide a higher level of inspection performance than required by the Texas Real Estate Inspectors Standards of Practice and may inspect parts, components and systems in addition to those described by the Texas Real Estate Inspectors Standards of Practice. In the event of conflict between a specific provision and a general provision, the specific shall control.

Structural and Mechanical Inspection: The Inspector will report on accessible and visible deficiencies related to the Property's Structural Systems; Electrical Systems; Heating, Ventilation and Air Conditioning Systems; Plumbing Systems and Appliances. (Optional Systems can be request at an Additional Fee). Conditions beyond the scope of this inspection will be identified in this service contract or in the body of your inspection report. No engineering services are offered or provided. The Inspector is not a structural engineer. This inspection is not an engineering report and should not be considered one. If any cause of concern is noted on this report, or if you want further evaluation, you should consider consulting with an engineer.

The following are Optional Inspections at an Additional Fee:

Sprinkler System: The Inspector will operate all zones of the sprinkler system in the manual setting only and will report on above finish grade (above ground) visible deficiencies in the operation of each zone and associated valves, spray head patterns and areas of non-coverage within the zone. Pool and/or Spa Inspection: The Inspector will operate the pool equipment in the manual setting only and will report on above finish grade (above ground) visible and accessible deficiencies in the pools pump(s), heater (excluding heat exchanger), filter, electrical, blower and visible plumbing connections. The Inspector will report on visible deficiencies in the pools surrounding decking, coping and tile. The Inspector will make no evaluation on pool/spa structural bodies, underground piping and electrical bonding.

Gas Line Inspection: The Inspector will inspect all accessible and visible gas piping and test the gas lines using a local and/or industry accepted procedure. The Inspector will use a combustible gas leak detector on all the accessible gas lines, joints, unions and connectors and report as in need of repair, any deficiencies found at the time and date of the inspection. The Inspector does not and will not perform a pressure test on the gas lines. The Inspector cannot detect gas leaks below the finished grade (under ground) or between the walls or behind fireplace hearths.

Lake Side Pier and/or Boat House: The Inspector will inspect all accessible and visible piers and/or boat house components above water level and report any deficiencies in the Structural Systems, Mechanical Systems and Electrical Systems. The inspection will not cover sea walls, retainer walls and below water level components.

Wood Destroying Insect Report (WDIR): You are strongly encouraged to read and understand the WDIR Scope of Inspection.

Visual Inspection Agreement

The building, its components and equipment are to be ready and accessible for inspection on the date and time agreed upon. All utilities and pilot lights must be on and all equipment operational so the total inspection may be completed on the agreed date and time. If re-inspections are needed to complete the inspection process, there will be additional fees accessed. The Inspector is not obligated to change light bulbs, light pilots, move furniture, obstructions or floor coverings, or removed panels to inspect any part of the building or its equipment. The pool/spa must be full, clean and operational. The Central Cooling System(s) shall not be checked in temperatures below 60 degrees (damage risk to compressor). The Central Heating System(s) shall not be checked in temperatures above 90 degrees. Per Texas Real Estate Commission Inspectors Standards of Practice "Full evaluation of the integrity of the heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection".

The written report will not substitute for client's personal presence during the inspection. The Client is further urged to make his/her own physical inspection of the dwelling. To personally operate all electrical, mechanical, plumbing fixtures, equipment and systems. Become familiar with their proper use and maintenance requirements, and to obtain all operating manuals and warranties with respect there-to. Make inquiries as to any previous maintenance problems, repairs and/or replacements of the structural components, equipment and systems of the dwelling, including the roof, foundation, walls and partitions.

The inspection report is not a repair list and is made for the sole purpose of assisting the purchaser to determine feasibility of purchasing and in no way meant to influence his/her decision to purchase. The scope of this inspection is limited strictly to those items requested and checked in the report. The inspection is intended to be a practical, nondestructive examination of the function of the building, its components and equipment. The examination is limited to visual, audible and operational techniques.

THIS INSPECTION IS NOT intended to be technically exhaustive nor is it considered to be A GUARANTEE, HOME WARRANTY OR INSURANCE POLICY OF THE FUTURE LIFE OR FAILURE OF THE ITEMS INSPECTED, EXPRESSED OR IMPLIED. The inspector shall not be held responsible or liable for any repairs or replacements with regard to the property, systems, components, or its contents therein. The Inspector is neither a guarantor nor insurer.

The Inspector will have no liability for latent defects or items intentionally covered, concealed or hidden that cannot be observed by a normal visual inspection, or cannot be determined by normal equipment operation at the time of the inspection. Therefore, the Inspectors liability is specifically limited

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1	NI	NP	ĸ	Inspection item

to those situations where it can be conclusively shown that the mechanical device or structural component inspected was inoperable, in immediate major need of repair or not performing the function for which it was intended at the time of inspection.

THE INSPECTOR IS A HOME INSPECTION GENERALIST AND IS NOT ACTING OR REPRESENTING HIMSELF AS A LICENSED STRUCTURAL ENGINEER, MECHANICAL ENGINEER OR EXPERT IN ANY CRAFT OR TRADE. The Client is urged, *prior to closing*, to have an expert in the appropriate field examine any and all items noted <u>*R* – Not Functioning or In Need of Repair</u>, in the inspection report so to determine the full extent of the condition and effect on the value of the property. It is recommended that all repairs be completed by, or under the direction of, a qualified specialist, certified, licensed and bonded in the field of the reported item.

Outside the scope of the inspection: The Inspector does not take responsibility for reporting noncompliance with any homeowner associations, building, electrical, mechanical or plumbing codes established by municipal ordinances on any existing structure. The inspection and report does not address the possible presence of hazardous gasses, toxic wastes, substances or danger for asbestos, radon gas, lead paints, bacteria's, mold, mildews or fungi, urea formaldehyde, soil contamination and other indoor and outdoor substances. The Client is urged to contact a competent specialist if information, identification or testing of the above is desired.

The inspection does not include any destructive testing or dismantling. Any area(s) which are not exposed to view, is concealed, or is inaccessible because of soil, construction, walls, partitions, floors, carpet, ceilings, furnishings and any other condition, item, system or component which by the nature of their locations are concealed or otherwise difficult to inspect or which the Inspector cannot visually examine. The Client agrees to assume all risk for all conditions which are concealed from view at the time of the inspection.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- Items buried or normally covered by construction.
- In or below slab and/or sewer leaks.
- Past/present or future roof leaks, layers of roofing material.
- Detached structures, decks, docks, fences, sheds.
- Latent defects, hidden conditions, flat concrete work.
- Exterior / Interior painting, paneling and trim.
- Floor and wall coverings, window treatments.
- Cabinets, counter tops and back splashes.
- Presence of termites or other wood-destroying insects, organisms, pest or rodent infestation.
- Outside lighting, outside grills.
- Central Heating / HVAC heat exchangers, electrical heat strips, humidifiers, electrical filters, damper motors.
- Self-cleaning items, solar devices, alarm systems, antennas, ice makers, central vacuum systems, refrigerators and laundry equipment.
- Pool or spa bodies and underground piping, Private water or private sewer systems.
- Water softeners / purifiers systems or solar heating systems.
- Adequacy or efficiency of any system or component
- Checking for pool, hot tub, spa, sauna, or sprinkler below finished grade water leaks.

MICROBIAL INSPECTION DISCLAIMER: No intrusive, moisture and/or Indoor Air Quality (IAQ) tests were performed as they were beyond the scope of this inspection performed on this date. It should be also noted that various fungi, molds and mildews flourish in such an environment provided by moist and/or water damage conditions. A growing concern of many to date included the adverse affect on Indoor Quality and potential for inherent health hazards with some immunocompromised individuals.

Professionals in this field of study, such as one with certifications as CIAQP, CIAQT, CMRS or CIH, continue to prove the direct relation of microbial growth with conditions, which are the result of damage due to interior water intrusion. After water enters the fibers of most building materials such as wood, drywall and especially fiberglass or cellulose insulation, the time frame for numerous species of microbial growth may start in as little as four hours. Thus, the reasoning and logic for immediate and proper remediation is absolutely critical for deterring microbial growth if its existence is proven. Due to concerns regarding observations made at the time of the inspection, as specifically noted in the aforementioned section, immediate investigation is recommended by only qualified, competent IAQ professionals who have specific training and education in the Building Sciences studies.

DISPUTES: Client understands and agrees that any claim concerning the interpretation of this agreement or for failure to accurately report any visually discernible conditions at the Subject Property, as limited hereinabove, shall be made in writing and reported to the inspector within (10) ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client and or Client's agent, employees or independent contractors will make no alterations, modifications or repairs to the claim discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized association. Except that the parties shall select an arbitrator whom is familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.

ATTORNEY'S FEES: If a lawsuit is filed by the Client against the Inspector and the Inspector successfully defends the claim of the Client, the Client agrees to pay the inspector reasonable attorney's fees, court cost and any other cost incurred in the defending against such claims.

LIMITATION ON LIABILITY: Inspector's liability for mistakes or omissions in this inspection report are limited to a refund of the fee paid for the inspection report. The liability of the inspector's principals, agents and employees is also limited to the fee paid. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of mistakes or omissions in this inspection report. This liability limitation is binding on client and client's spouse, heirs, principals, assigns and anyone else who may otherwise claim through client. Client assumes the risk of all losses greater than the inspection fee paid for the inspection. Client agrees to immediately accept a refund of the fee as full settlement of any and all claims that may ever arise from this inspection.

I hereby acknowledge that I have read, understood and accept the Visual Inspection Agreement and authorize the inspection of the Property. Signed copy of document on file with Inspector R

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Addendum: Maintenance Advice

Upon Taking Ownership

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

- Change the locks on all exterior entrances for improved security. You never know who has a copy of the key to your new home.
- □ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration should also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector inside and outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- □ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- □ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems.

Regular Maintenance

Monthly

- Check the fire and smoke alarms are working. Replace batteries if necessary.
- Check that fire extinguishers(s) are fully charged. Re-charge if necessary.
- Check the Carbon monoxide alarm is working properly. Check the reading.
- Examine heating/cooling air filters and replace or clean as necessary.
- Check condensate drain is flowing properly on your AC.
- □ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage. Clear drains of hair and debris.
- □ Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.
- Uverify the auto reverse safety feature works on garage door opener.
- Check salt level in water conditioner (if equipped).

Spring and Fall

- □ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- **□** Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- □ Check the condition of paint and caulk on the exterior walls.
- □ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- □ Verify proper operation of AC early in the spring, operation of furnace early in the fall.

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Spring and Fall (cont.)

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- Inspect all driveways, walkways, decks, porches and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows (glass and inside/outside frames) and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- □ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- □ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- □ Replace or clean exhaust hood filters.
- Clean, inspect and / or service all appliances as per the manufacturer's recommendations.
- Clean lint from clothes dryer ducts and from unit per manufacturer's instructions.
- □ Remove/flush sediment from water heater tank.
- □ Verify sprinkler operation. Service system as required.
- □ Clean and seal (if needed) porches and decks.
- □ Keep bushes and plant material trimmed back from AC Unit (3 ft).

Annually

- □ Replace smoke detector batteries.
- □ Have the heating, cooling and water heater systems cleaned and serviced.
- □ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticking.
- □ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.
- Check flexible connection on all gas appliances to ensure no damage has occurred.
- □ Review all utility shutoffs with your family for emergencies water, electric, gas, etc.
- Check for damaged electrical cords, plugs or outlets. Eliminate the use of extension cords when possible.

Remember, prevention is the best approach. Preventive maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value when the time comes.

Please feel free to contact the office should you have any question regarding the operation or maintenance of your home. **Enjoy your home!**

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ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

STRUCTURAL

- There were exposed nail heads on the vent flashing, roof jacks and cap shingles. Water can leak in around the nail holes, resulting in damage to the structure below. These need to be sealed (roofing caulk).
- Damage to the interior finish was observed in many rooms, the most obvious in the hallway off the garage man door. This condition is considered cosmetic, not structural. Recommend repairs.
- Some doors are not closing/latching properly (closet doors in all bedrooms). These doors and/or associated hardware should be trimmed or adjusted as necessary. Replacement of missing hardware in these and on the laundry room folding doors is recommended.

ELECTRICAL

- Noted circuit contained oversized circuit breaker in the main panel for the AC/Heat Pump. Oversized breakers will not shut off electricity when the current levels become dangerous. Fire and electrical shock are possible. Recommend replacement with proper sized circuit breaker. 30A installed, 25A recommended by manufacturer as max breaker size.
- One outlet has a broken cover plate (living area). This condition is unsafe as wires are exposed, creating a shock hazard. Recommend replacing cover plate.
- One switch had a broken cover plate (bedroom). This condition is unsafe as wires are exposed, creating a shock hazard. Recommend replacing cover plate.

PLUMBING

- Noted the main supply valve handle is buried. This will prevent shutting off water in case of an emergency, such as a flood in the home. This condition should be improved by digging out the handle.
- Both toilets run on after flushing (see water running into the bowl). This does not create an immediate problem, but does waste water. Likely cause it either the float is set too high pushing water into the overflow tube, or the flapper seal is worn/leaking. Improvements to the tank mechanism(s) are recommended.
- The drain stopper for the tub was inoperable (didn't work or poor seal) and should be repaired to allow full use of the bathtub.
- Noted exterior faucet not anchored properly on the rear of the house. Loose water pipes will weaken joints/connections, eventually creating a leak. This pipe needs to be better secured to the house/wall. Recommend improvements.

APPLIANCES

- The dishwasher is inoperative and should be repaired or replaced. Water will not fill the tub to begin the cycle.
- The bathroom exhaust fan (front bath and laundry) should be repaired so as to discharge to the building exterior. They are at the vent but routed into the roof decking which is blocking them from exhausting properly.