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GreenWorksInspections.com



## PROPERTY INSPECTION REPORT

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**Prepared For:** John Doe  
(Name of Client)

**Concerning:** 123 Inspection Way, TX  
(Address or Other Identification of Inspected Property)

**By:** GreenWorks Inspector  
(Name and License Number of Inspector) (Date)

N/A  
(Name, License Number of Sponsoring Inspector)

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# GreenWorks Inspections

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## 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](http://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

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Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>).

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.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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

[www.GreenWorksInspections.com](http://www.GreenWorksInspections.com)

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

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

Inspection Scope: Full (All Utilities Were Turned On)

Property Inspected Was: Occupied (Viewing Restricted)

This structure is a: Condominium

Parties Present at Inspection: Buyer/Buyers Agent

Documents Provided to Inspector: N/A

Weather Conditions: Sunny

Temperature During Inspection: Arrival: 83°F Departure: 92°F

Additional Written Information Provided with this Inspection Report: Yes

Has the House Been Remodeled? Yes

Is the House New Construction? No

Have Any Additions Been Made? No

For Report Purposes House Faces: South

Year Property Was Constructed: 2006      Approximate Square Footage: 1300

Inspection Start Time at Inspection Location: 9:30 am

Inspection Finish Time at Inspection Location: 12:00 PM  
(Not Including Time Generating Report)

### **INACCESSIBLE OR OBSTRUCTED AREAS**

Behind/Under Furniture and/or Stored Items

Attic Space is Limited Viewed from Accessible Areas

Plumbing Areas - Only Visible Plumbing Inspected

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

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

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

(A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;

(B) provide an exhaustive list of indicators of possible adverse performance; or

(C) inspect retaining walls not related to foundation performance.

The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Central Texas area is known to be unstable and unpredictable. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with your builder and/or a licensed Professional Structural Engineer for further evaluation

Type of Foundation(s): Slab

The following are for Pier/Post and Beam Foundations ONLY:

Pier and Beam Crawl Space: N/A

Temperature of Crawlspace: °F      Relative Humidity of Crawlspace: %

Under Home: Not Applicable

Crawlspace Area Accessible: N/A

Foundation Perimeter: Partly Visible

Retaining walls present: No

Retaining Wall Material: N/A

Retaining Wall Damaged: N/A

Damage Type: N/A

#### Foundation Performance:

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

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

**I=Inspected**

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**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**Comments:**

Not inspected.

**Additional Comments:**

Condominium type home. Foundation is shared between owners and is not the sole responsibility of the individual owner.

Some trees may remove a few hundred gallons of water in a single day through transpiration and if they are allowed to grow too close to the structure could cause foundation problems. Soil movement, settlement, or upheaval is directly transmitted to the foundation. It is not unusual to see a foundation in this region move in response to moisture various that normally attend seasonal changes. Settlement of a foundation that is seasonal related usually occurs during the hot and dry summer months when the soil can sometimes dry out to a depth of more than ten feet. This drying or desiccation occurs from soil surface evaporation and transpiration of water from vegetation. Large bushes such as Red Tip Photinias and River-bottom trees consume a lot of water and should not be planted near a foundation. Heaving of a foundation that is seasonally related usually occurs during the colder and wetter months. Usually the winter months are wetter, so soils in our area tend to swell and raise the foundation. Differential foundation movement is normally the result of variations in the moisture content of the soil such as: non-uniform watering of vegetation, poor drainage way from the foundation, or leaking plumbing lines. It is possible that portions of a foundation that have previously not moved can move sometime in the future. It should be noted that clay type soils have higher bearing capacity but are subject to more movement, while sandy type soils have lower bearing capacity but are subject to less movement.

If you have any concerns about the foundation life expectancy, insurability, or the potential for future problems, a structural engineer should be consulted.

I=Inspected

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I NI NP D

**B. Grading and Drainage**

*Note: Specific Limitations.* The inspector is not required to:  
 (A) inspect flatwork or detention/retention ponds (except as related to slope and drainage);  
 (B) determine area hydrology or the presence of underground water; or  
 (C) determine the efficiency or performance of underground or surface drainage systems.  
 During heavy rains, the accumulation of water on this lot may be unavoidable. An evaluation of soil stability is beyond the scope of this inspection. **Client is advised to keep soil levels 6"-8" from top of slab** and graded away to promote positive drainage and prevent water from ponding around the foundation. High soil is a conducive condition to wood destroying insects.

Slope of Property (Side orientation is the left/right side of the house when facing the front door.):

Front of Home:	<input type="checkbox"/> Negative	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Medium	<input type="checkbox"/> Steep
Right Side of Home:	<input type="checkbox"/> Negative	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Medium	<input type="checkbox"/> Steep
Back of Home:	<input type="checkbox"/> Negative	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Medium	<input type="checkbox"/> Steep
Left Side of Home:	<input type="checkbox"/> Negative	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Medium	<input type="checkbox"/> Steep

Gutters / Rain Diverters: No

Downspouts: N/A

Debris: N/A

Ground drains away from home: N/A

Evidence of water penetration: Not Observed

Area Drains Observed: No

**Comments:**

Not inspected.

**Additional Comments:**

Condominium type home. Grading is shared between owners and is not the sole responsibility of the individual owner.

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<b>I NI NP D</b>
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<p>The strategy of a foundation is important. Expansive clay soils, which are found in this part of Texas, can be very destructive to a foundation if the moisture content of the perimeter varies. The industry standard is a grading slope of six inches within the first ten feet of a foundation. Excessive moisture forming near a structure can be destructive to a foundation. If adding soil to the perimeter to create positive drainage, remember to keep the soil level at least 4 inches from the top of the foundation. If you are able to verify that the structure is built on a clay type soil (as determined by a soil analysis testing) then that type of soil should be used to raise the soil level. Porous soils should be avoided.</p> <p>Ideally finished grade, including flower bed soil, should be 4" from the top of the foundation to help prevent conducive conditions for water penetration and/or wood destroying insects.</p> <p>It is recommended that all areas where expansive or collapsible soils are known to exist, a controlled method of water disposal from the roofs that will collect and discharge all roof drainage to the ground surface at least 5' from the foundation or to an approved drainage system.</p>
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I	NI	NP	D
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**C. Roof Covering Materials**

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

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

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

Weather: Sunny

Wind: Calm

Roof Observed from: Not Observed

Type of Roof Covering: Not Observed

Exposed Fasteners N/A

**Comments:**  
Not inspected.

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I NI NP D</b>
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**Additional Comments:**

Condominium type home. Roof covering is shared between owners and is not the sole responsibility of the individual owner.

I=Inspected

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D=Deficient

I	NI	NP	D
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**D. Roof Structures and Attics**

Note: Specific Limitations. The inspector is not required to:  
 (A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;  
 (B) operate powered ventilators; or  
 (C) provide an exhaustive list of locations of deficiencies and water penetrations.  
 The inspector cannot enter an attic with less than 5' (feet) of vertical clearance, or where he reasonably determines that conditions or materials may be unsafe. Insulation covering structural, mechanical, or electrical components may preclude inspection of these items. The inspector will report his/her attic inspection point.  
 Insulation improvements may be cost effective depending on the anticipated term of ownership. For your information the Department of Energy currently recommends an insulation value of R-49 for the attic area. The R-Value is determined by the depth of the insulation, type of insulation used (bats, rolls, loose-fill, etc.) and the material the insulation is made of (fiberglass, rock wool, cellulose, etc.)

Framing Type: Not Observed

Decking Type: Not Observed

Ventilation: Not Observed

Attic ventilation: N/A

Attic Entry Point: N/A

Attic Inspected: No

Attic Insulated: Yes

Insulation Type: Not Observed

Approximate Depth of Insulation At Attic Floor: Not Observed

Approximate R-Value of Insulation: R-

Approximate Average Thickness of Vertical Insulation: Not Observed

Approximate R-Value of Vertical Insulation:

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**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**Comments:**

Not inspected.

**Additional Comments:**

There is no access to the attic area.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**E. Walls (Interior and Exterior)**

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

Prevalent Exterior Cladding: Stucco/ Stucco Like

Secondary Exterior Cladding: Stucco/ Stucco Like

**Comments:**

Not inspected.

**Additional Comments:**

Condominium type home. Exterior wall is shared between owners and is not the sole responsibility of the individual owner.

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I	NI	NP	D
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**Interior Finish:** Sheet Rock

**Comments:**

D - The guest bathroom shower enclosure leaks water when the shower is in use. (Picture Below)

**Additional Comments:**

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



I=Inspected

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D=Deficient

I NI NP D

**F. Ceilings and Floors**

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

**Ceilings**

**Comments:**

Performing intended function.

**Additional Comments:**

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

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I NI NP D</b>
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**Floors**

**Comments:**

Performing intended function.

**Additional Comments:**

There was carpet, tile, and wood flooring within the home.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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**G. Doors (Interior and Exterior)**

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

Entry Door Type: Wood

Overhead Garage Door Type: N/A

**Comments:**

Responded to testing.

**Additional Comments:**

The door stop was missing for the guest bedroom door.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**H. Windows**

*Note: Specific Limitations. The inspector is not required to:*  
(A) exhaustively inspect insulated windows for evidence of broken seals;  
(B) exhaustively inspect glazing for identifying labels; or  
(C) identify specific locations of damage.  
The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed. Visible signs of voided (lost thermal seal) insulated windows can fluctuate with changes in lighting, temperature and/or humidity. Only obvious seal failure (window fogging) is noted in this report. Windows can be constructed with multiple sashes and/or lites which could increase the number of actual voided glazed panels. Should this be a concern, our client should contact a glass window specialist to determine if any additional windows have broken seals. The inspector does not remove any screens or inspect windows which would require a ladder to inspect

Type and Style: Metal - Double pane insulated

Window Accessibility: Yes - Windows were accessible for inspection

**Comments:**

Responded to testing.

**Additional Comments:**

There was not any observable broken glass or voided thermal panes at time of inspection.

**I. Stairways (Interior and Exterior)**

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

**Comments:**

Not present at the home.

**J. Fireplaces and Chimneys**

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

Bedroom Fireplace

Fuel Source: Gas Logs

C-Clamp Present for Gas Logs: Not Accessible

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Damper: Not Accessible

Chimney Flue: Metal

Firestop Observed: N/A

**Comments:**

Responded to testing.

**Additional Comments:**

The fireplace has an enclosed glass front wall and the switch to the control the fireplace is located on the wall.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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**K. Porches, Balconies, Decks, and Carports**

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

**Comments:**

Not present at the home.

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**L. Other**

**Comments:**

Not Present.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

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

- (A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system;
- (B) test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment;
- (C) conduct voltage drop calculations;
- (D) determine the accuracy of overcurrent device labeling;
- (E) remove covers where hazardous as judged by the inspector;
- (F) verify the effectiveness of overcurrent devices; or
- (G) operate overcurrent devices.

The inspector is not required to determine the insurability of the property. The inspector will inspect the service entrance cables and report any deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weather heads.

Service Entrance: Not Determined

Main Panel Location: Bedroom

Main Panel Brand: Square D

Main Service Conductor: Copper

Breakers labeled: Yes

Approx. Amperage Main Panel (Per label or main shutoff) Not Observed - Approximate Amperage of Main Panel Could Not be Determined

System Voltage:  110 / 120  
 220 / 240

Main Disconnect Appears to Be 6 Throws: Yes

Main Panel Over Current Protection: Breakers

Sub-Panel(s) Observed At: Not Present

Grounding Connection Observed At: Unknown

**Comments:**

Responded to testing.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**B. Branch Circuits, Connected Devices, and Fixtures**

*Note: Specific Limitations.* The inspector is not required to:  
(F) verify that smoke alarms are suitable for the hearing-impaired;  
(G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.  
The inspector will report as in need of repair the lack of ground fault circuit protection where required.  
\*\*Homes built prior to 1974 could have aluminum wiring present in the branch circuits.  
Inspector observes branch circuit wiring type within the service panel. Hidden wiring that is not present within the panel could not be observed by inspector.

Branch circuit wiring: Copper

Branch circuit wiring is: Grounded 3 wire

Smoke Detectors: Living Room/Hallways/All Bedrooms

Detectors Hardwired together: Yes

Carbon Monoxide Detectors: No - (If gas appliances are present, it is suggested that a carbon monoxide detector be installed.)

GFCI protection at:

Bathroom: Present and Tripping

Kitchen: Present and Tripping

Garage: N/A

Exterior outlets (below 5'6"): N/A

Bar Sink: N/A

Laundry Sink: N/A

Dryer Outlet Tested: No (Dryer plugged into outlet)

**Comments:**

D - The master ceiling fan wobbles when turned on high.

D - Various loose outlets in the guest bedroom and entry area.

**Additional Comments:**

The outlets that are behind or under furniture, stored items or plugged into electronics were not tested.

Recessed luminaries/light fixtures can pose a possible fire hazard if they are not I-C rated and specifically designed for installation in an insulated ceiling. Further evaluation is recommended.

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I NI NP D</b>
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Insufficient number of smoke alarms.

Smoke alarms that may be connected to an in-house security system are not inspected due to the possibility of being connected for direct call out to the local fire department, emergency services and/or the police department. For testing, it is recommended that you contact the security company that monitors the currently installed system.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

*Note: Specific Limitations*  
 The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician will be required.  
**Recommend annual cleaning and service by licensed HVAC technician.** The inspector will describe the type of heating system and its energy sources and inspect each unit.  
 \*Manufacturer numbers are provided as additional information to the client. Appliances are not researched for recalls. If buyer has further concerns regarding recalls the appliance manufacturer should be contacted.

Type and Energy Source: Electric

Units: Central (1)

Type: Forced Air - Electric/Heat Pump

Furnace is: Fully accessible

Location: Closet

Manufacturer: Lennox

Serial Number: 5807D31378

Manufacturer / Model Number: CB31MV-41-4P

Manufacture date per unit label is: 2007

The air temperature at the living room registers is approximately:87 °F.

The air temperature at the kitchen registers is approximately: 87°F.

The air temperature at the master bedroom registers is approximately: 87°F.

The air temperature at the guest bedroom registers is approximately: 87°F.

The air temperature at the dining room registers is approximately: 86°F.

The overall temperature difference per unit:  
 : 1°F  
 A difference of 10°F or less (per unit) indicates proper heating.

**Comments:**

Responded to testing.

**Additional Comments:**

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I NI NP D</b>
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The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use. That study noted that the expected life span (on average) of electric heaters is about 15-20 years. Take this into consideration when noting the manufacture date listed above for the unit at this property.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**B. Cooling Equipment**

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

The inspector does not determine the Seasonal Energy Efficiency Ratio (SEER) rating of the HVAC system. This equipment rating is published in the Air Conditioning and Refrigeration Institute ARI directory.

The inspector does not determine if an air conditioning units condensing coils and evaporating coils are "matched" according to the manufacturer's specifications. If any concerns exist about the "matching" of evaporator coils with condensing coils, a qualified HVAC technician should evaluate the complete HVAC system.

Approximate Outdoor Temperature During the Inspection: 80s

Type:  Forced Air     Electronic     Compressed Refrigerant

Units: Central (1)

**Air Conditioning Temperature Differentials**

Location	Return	Supply	Differential
Living Room	71	57	14
Kitchen	71	57	14
Dining Room	71	56	15
Master Bedroom	71	57	14
Bedrooms	71	57	14

A differential of 15 to 20°F indicates proper cooling.

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

**I NI NP D**

**Evaporative Coil**

The coils of the indoor portion of the HVAC system were not actually observed and are beyond the scope of this visual inspection. The "indoor" coils are enclosed within the actual cabinet which would require specialized tools / equipment to access. The HVAC unit's warranty could be voided if an unqualified non-Licensed HVAC technician were to cut into the plenum, damage sealant, remove support strapping mounted in the evaporator coil's access panel, remove flues and/or remove any of the ductwork. If documentation is unavailable on the maintenance history of the units or if any concerns exist about the condition of the coils, a qualified licensed HVAC technician should evaluate the complete HVAC system.

Manufacturer: Lennox

Serial Number: 5807D31378

Manufacturer / Model Number: CB31MV-41-4P

Manufacture date per unit label is: 2007

The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use. That study noted that the expected life span (on average) of air conditioners is about 10-15 years. Take this into consideration when noting the manufacture date listed above for the unit at this property. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such. The complete system will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical equipment is virtually impossible.

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**Condensing Unit**

Manufacturer: Lennox

Serial Number: 5807D170\*\*\*\*\*

Manufacturer / Model Number: 13ACD\*\*\*\*\*

Manufacture date per unit label is: 2007

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

**Comments:**

Responded to testing.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**C. Duct Systems, Chases, and Vents**

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

Filter(s) – Type: Disposable

Clean: Yes

Filter Location: Hallway Wall

Number of Filters Observed: 1

Filter size: 20X20X1

Ducts & Vents – Location: Fur Down

**Comments:**

Responded to testing.

**Additional Comments:**

Air filters are recommended to be changed monthly for 1” filters and every 3-6 months for 4” filters.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

#### IV. PLUMBING SYSTEMS

##### A. Plumbing Supply, Distribution Systems and Fixtures

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

Location of Water Meter: Curb

Location of Main Water Supply Valve: Undetermined

Prevalent Waste Piping – PVC

Prevalent Drain Piping at Sinks - PVC

##### Exterior Faucets:

Not Present.

##### Kitchen Sink:

Responded to testing.

##### Bathroom Sinks:

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

##### Bathtubs:

Responded to testing.

##### Showers (Free –Standing):

D –Low water pressure is noted at the master shower.

##### Commodes:

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

##### Utility Connections – (Drain Not Tested):

The occupant's washing machine was installed at time time of inspection. This prevented an evaluation of the hose bibbs for possible leakage, proper function of the drain line, possible damage to the wall behind the washing machine or possible damage to the floor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Gas Supply System Comments:**

Pressure testing gas lines or determining the condition of inaccessible or buried gas lines is beyond the scope of the inspection. This service is best provided by a licensed plumber. All gas lines within the structure and/or buried under ground were not inspected for condition and/or possible leakage. Only readily accessible gas line connections at the individual mechanical equipment are inspected for possible gas leakage. A Combustible Gas Leak Detector was used to check possible gas leaks at connections to any gas ranges, gas water heaters and gas central furnaces that might be present at the time of the inspection. If any concerns exist about possible gas line failure and/or deficiencies, it is recommended that the complete gas system be evaluated by the local controlling gas supplier and/or a licensed plumber. The gas utility company routinely performs gas leak tests as a part of establishing service.

Gas Supply Systems Present:  Yes  No

Prevalent Gas Supply Piping:  Black Iron  CSST

Areas of Rusting/Damage Present:  Yes  No

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

Yes  No

**Additional Comments:**

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

**B. Drains, Wastes, and Vents**

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

**Comments:**

See above comments.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**C. Water Heating Equipment**

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

Type and Energy Source: Electric

Tank size: 50

Location: Laundry Room

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

T & P Material: CPVC

T & P Terminates within 6 inches from ground: Not Observed / Located

T & P Gravity Drains: Yes

Safety Pan and Drain Installed: Yes

Garage Unit(s): N/A

Manufacturer: State Industries Inc.

Serial Number:D07J042596

Manufacturer / Model Number: ES650DOLS

Manufacture date per unit label is: 2007

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**Comments:**

Responded to testing.

**Additional Comments:**

Expansion tanks and recirculating pumps are not inspected.

Hot water is tested at the fixtures to determine presence only. The hot water is not run for an extended period of time.

The inspector did not operate the Temperature and Pressure Relief (TPR) Valve due to one or more of the following issues: the apparent age of the valve, concerns about the "actual" path or termination point of the drain line, improper installation of the Temperature and Pressure Relief (TPR) Valve, inappropriate drain line materials and/or the possibility of the valve not reseating.

The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use. That study noted that the expected life span of electric water heaters (on average) is about 11 years. Take this into consideration when noting the manufacture date listed above for the unit at this property.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**D. Hydro-Massage Therapy Equipment**

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

GFCI: N/A

Access Cover: N/A

**NOTE:** Accessible means the cover can be opened without damaging building materials, including caulk, paint, or other forms of sealant.

**Comments:**

Not present at the home.

- 

**E. Other**

**Comments:**

Not Present.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### V. APPLIANCES

\*Manufacturer numbers are provided as additional information to the client. Appliances are not researched for recalls. If buyer has further concerns regarding recalls the appliance manufacturer should be contacted.

#### A. Dishwashers

Back flow prevention: Visible

Runs through cycle: Yes

Evidence of leaks: No

Manufacturer: Kitchen Aid

Serial Number: FU2613500

Manufacturer / Model Number: GU2455XTSS2

**Comments:**

Responded to testing.

#### B. Food Waste Disposers

Manufacturer: Insinkerator Brand

Serial Number: 07051755140

Manufacturer / Model Number: 5-81A

**Comments:**

Responded to testing.

**Additional Comments:**

Rust was noted on the hammers and cutting plate.

#### C. Range Hood and Exhaust Systems

Vent: Vents to Exterior

Manufacturer: Kitchen Aid

Serial Number: FJU0702092

Manufacturer / Model Number: KWCU205HSS-1

**Comments:**

D – Dirty filter at time of inspection. (Picture Below)

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**D. Ranges, Cooktops, and Ovens**

**Type of Range:** Electric

Lighting off Pilot: N/A

Loose/Missing/Damaged Knobs: Responded to Testing

Gas line accessible: N/A

**Type of Oven:** Electric

Anti-tip device installed: N/A

Oven light works: Yes

Oven temp within 25 degrees when set at 350: Yes

Range

Manufacturer: Kitchen Aid

Serial Number: Not Visible.

Manufacturer / Model Number: Not Visible.

Oven

Manufacturer: Kitchen Aid

Serial Number: XU2901584

Manufacturer / Model Number: KEBK101SSS00

**Comments:**

Responded to testing.

**Additional Comments:**

The oven heats to 354 degrees when set at 350 degrees. This unit is heating properly.

**E. Microwave Ovens**

Heats cup of water: Yes

Manufacturer: Kitchen Aid

Serial Number: FGU2714949

Manufacturer / Model Number: KCMS1555RSS-2

**Comments:**

D - Unit did not respond to testing at time of inspection.

**Additional Comments:**

Microwave ran one 10 second cycle. After that, would not respond to testing. (Picture Below)

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

Exhaust Fans Present In All Bathrooms: Yes

Exhaust Fan in Laundry Area: No

Exhaust fan vents to outside: Yes

**Comments:**

D – Exhaust fan in the guest room sounds loud and labored when in use.

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

**G. Garage Door Operators**

**Comments:**

Not Present.

**H. Dryer Exhaust Systems**

Vent Termination Point: Outside the structure

**Comments:**

D – The dryer vent flap is stuck in the open position. (Picture Below)



**I. Other**

**Warming Drawer**

Manufacturer: Kitchen Aid

Serial Number: Not Visible.

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Manufacturer / Model Number: Not Visible.

**Wine Cooler**

Manufacturer: Kitchen Aid

Serial Number: EKU2301944

Manufacturer / Model Number: KUWS24RSBS01

**Comments:**

Responded to testing.

**Miscellaneous:**

A thermal scan of the home was taken using a digital infrared camera to look for hidden water penetration, electrical overheating and missing insulation. Inspector scanned all accessible areas in the home and found no evidence of these conditions.

There were wasps and wasp nests observed at the exterior of the home.



Refrigerators Are Not Inspected.

Expansion tanks and recirculating pumps are not inspected.

Water filtration or softening systems are not inspected.

Instant hot water dispensers are not inspected.

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

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

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

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

## **IMPORTANT AGREEMENTS AND LIMITATIONS**

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

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

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

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

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

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

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

**For more information visit us at [www.greenworksinspections.com](http://www.greenworksinspections.com)**

**Thank you for using Green Works Inspections!**

## Summary

\*Below items are a summary of deficiencies only, per TREC standards. The below deficiencies were observed at the inspected address at the time of inspection. Above report should be referred to for any additional information, recommendations, or pictures.

### GRADING AND DRAINAGE

Not inspected.

### WALLS (INTERIOR AND EXTERIOR)

D - The guest bathroom shower enclosure leaks water when the shower is in use.

### BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

D - The master ceiling fan wobbles when turned on high.

D - Various loose outlets in the guest bedroom and entry area.

### PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

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

D - Low water pressure is noted at the master shower.

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

### RANGE HOOD AND EXHAUST SYSTEMS

D - Dirty filter at time of inspection.

### MICROWAVE OVENS

D - Unit did not respond to testing at time of inspection.

### MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

D - Exhaust fan in the guest room sounds loud and labored when in use.

D - An exhaust fan or operable window was not installed in the laundry room area.

### DRYER EXHAUST SYSTEMS

D - The dryer vent flap is stuck in the open position.

123 Inspection Way
Inspected Address

City

Zip Code

SCOPE OF INSPECTION

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

1A. GreenWorks Inspections Name of Inspection Company 1B. 0761253 SPCS Business License Number

1C. 1910 Pacific Ave. #16800 Address of Inspection Company Dallas City TX State 75201 Zip 855-349-6757 Telephone No.

1D. SANJAY CHANDRAHAS 0558401 Name of Inspector (Please Print) 1E. Certified Applicator [checked] Technician [ ] (check one)

2. Case Number (VA/FHA/Other) 3. Thursday, June 21, 2018 Inspection Date

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

4B. Unknown Owner/Seller

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

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

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

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

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

- Attic  Insulated area of attic  Plumbing Areas  Planter box abutting structure 
Deck  Sub Floors  Slab Joints  Crawl Space 
Soil Grade Too High  Heavy Foliage  Eaves  Weepholes 
Other  Specify: \_\_\_\_\_

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

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

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

8. Inspection Reveals Visible Evidence in or on the structure:

Table with 4 columns: Insect Type, Active Infestation (Yes/No), Previous Infestation (Yes/No), Previous Treatment (Yes/No). Rows include Subterranean Termites, Drywood Termites, Formosan Termites, Carpenter Ants, and Other Wood Destroying Insects.

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

8G. Visible evidence of: \_\_\_\_\_ has been observed in the following areas: \_\_\_\_\_
If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

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

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

If "Yes", specify corrections: N/A

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H and I, Scope of Inspection) Yes  No

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes  No

Specify reason: \_\_\_\_\_
Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: N/A

If treating for subterranean termites, the treatment was: Partial  Spot  Bait  Other 
If treating for drywood termites or related insets, the treatment was: Full  Limited

10B. Date of Treatment by Inspecting Company \_\_\_\_\_ Common Name of Insect \_\_\_\_\_ Name of Pesticide, Bait or Other Method \_\_\_\_\_
This company has a contract or warranty in effect for control of the following wood destroying insects:
Yes  No  List Insects: \_\_\_\_\_
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

**Diagram of Structure(s) Inspected**

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



Additional Comments No active termite activity was observed at the home.

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

Signatures:

Notice of Inspection Was Posted At or Near



11A. \_\_\_\_\_  
Inspector

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

Approved:

11B. **SANJAY CHANDRAHAS 0558401**  
Certified Applicator and Certified Applicator License Number

12B. Date Posted Thursday, June 21, 2018  
Date

**Statement of Purchaser**

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

If additional information is attached, list number of pages: \_\_\_\_\_

Signature of Purchaser of Property or their Designee  
\_\_\_\_\_  
\_\_\_\_\_

Date  
\_\_\_\_\_  
\_\_\_\_\_