

In an effort to make the home more appealing to buyers and to streamline the repairs negotiation once under contract the seller has performed a pre-inspection on this property. Below is a list of “call outs” from the inspection report along with an explanation as to how the seller decided to address each issue. This inspection was performed by a TREC licensed real estate inspector, but the seller still encourages the buyer to get their own inspection for liability reasons. The company that did the pre-inspection can NOT be hired by the buyer to do their inspection as this would be a conflict of interest.

Please be aware that a large number of call outs in inspection reports are normal. Many call outs are cosmetic, issues that are due to changing building codes and practices, or are otherwise common for homes in the area of the age of the target property. As a result not all call outs are going to be addressed nor are they normally all addressed in a repairs negotiations. If there is a conditional issue that is disclosed and the seller has chosen not to address it please take it into consideration when settling on an offer price. If there is a conditional issue the seller has not fixed that is a requirement for you to purchase the property please write it into the sales contract.

1. ARC fault breakers are not present in the panel for the room circuits as per current TREC standards (See attached TREC form No. OP-I).23
Not addressed as this is a recent change to building code and the target property along with all other properties built before 2008 will also have this “condition”
2. Broken attic ladder safety rail 11
Not addressed as ladder is functioning
3. Built-up creosote in visible areas of the firebox and flue 19
Addressed by Seller prior to closing
4. Caulk around light and wall to prevent water penetration.....28
Addressed by Seller prior to closing
5. Caulk faucet to prevent water penetration into wall.....36
Addressed by Seller prior to closing
6. Caulking weathered and cracked at all windows around the house.....15
Addressed by Seller prior to closing
7. Chimney cap not present and spark arrestor in poor condition. 18
Addressed by Seller prior to closing
8. Clear gutters at front elevation 12
Addressed by Seller prior to closing
9. Concrete pier should not come into direct contact with wood.....5
Not addressed as this condition appears to have existed since 1970
10. Cracked coping will lead to water penetration into the stack..... 18
Addressed by Seller prior to closing
11. Crawl space does not appear to be adequately ventilated.....5
Not addressed as this condition is common among houses of this age in this area
12. Damaged shingle at rear elevation to the left of skylight9
Addressed by Seller prior to closing
13. Dangerous splicing of conductors as shown here can lead to over heating

and a fire.	24
Reviewed by Electrician and signed off on or corrected prior to closing	
14. Deficiencies in the draft diverter or draft hood.....	39
Addressed by licensed plumber	
15. Deficiencies in visible installed gutter and down-spout systems	12
Not addressed as most people do not want the gutter extensions that are recommended and therefor condition is common among all properties	
16. Door weather seal missing.....	15
Addressed by Seller prior to closing	
17. Ducting crushed and missing insulation in the crawl space.....	34
Not addressed as condition is common among properties of this age in this area	
18. Electrical Cover is not in place	28
Addressed by Seller prior to closing	
19. Evidence of previous repairs to flashing, skylights, and other roof penetrations.	10
Addressed by Seller prior to closing	
20. Exposed wiring, wiring termination and junction boxes	29
Addressed by Seller prior to closing	
21. Fittings leak or are corroded.....	39
Addressed by licensed plumber	
22. Garage door opener not operational	43
Addressed by Seller prior to closing	
23. Gas lines and ROMEX cables must not be run together but separated to prevent contact.....	25
Not addressed as condition has existed since 1970	
24. Ground fault circuit interrupter devices are not properly installed as set forth by the current edition of the National Electric Code, publication 70A of the National Fire Protection Association.....	29
Not addressed as this was not required when the circuit was installed and is common among properties of this age	
25. Inadequate combustion and draft air.....	39
Addressed by licensed plumber	
26. Insulate P trap on drain line.....	32
Not addressed as this was not required when installed and is common among properties of this age	
27. Lack of a grounding electrode conductor	23
Addressed by Seller prior to closing	
28. Lack of secure connection to the grounding electrode or grounding system	23
Same as 27	
29. Lack of single disconnects at panel.....	29
Not addressed as this was not required when installed and is common among properties of this age	
30. Leak At master bathroom vanity.....	36
Addressed by Seller prior to closing	
31. No egress from the back yard possible, a gate should be installed to allow	

escape from the rear yard in the event of a house fire.....	21
Addressed by Seller prior to closing	
32. Only metal covers should be used on switch boxes, junction boxes and outlets in an attic	26
Addressed by Seller prior to closing	
33. Only steel pipe should be used here, the metal cabinet can cut the flexible gas line leading to a gas leak and possible fire.....	31
Not addressed as this flexible line has been in place for years with no signs of wear because this line does not get moved as a regular course of its use	
34. Over heating circuits in panel	22
Reviewed by Electrician and signed off on or corrected prior to closing	
35. Pressure relief valve piping lacks gravity drainage.....	39
Not addressed as this issue is common among properties of this age	
36. Protect all ROMEX cables running over service boards.....	27
Not addressed as this issue is common among properties of this age	
37. Repair dry wall under kitchen sink.....	13
Addressed by Seller prior to closing	
38. Repair wall at window on front left elevation	14
Not addressed as this condition is cosmetic and common among properties of this age	
39. ROMEX cables must be protected from the metal cabinet with a grommet; abrasion can lead to the insulation being cut	See
Addressed by Seller prior to closing	
40. Roof jacks, flashing and counter flashing not present/not properly installed	9
Not addressed as this condition is common among all properties	
41. Seal clear out at the left elevation	38
Not addressed as it does not say what is deficient and is likely common to all properties of this age in this area	
42. Signs of water penetration at siding on left elevation	14
See 38	
43. Slow drain at guest vanity	35
Addressed by Seller prior to closing	
44. The dryer should not vent into the garage, lint is a fire hazard and can auto combust leading to a dangerous combination of gasoline and lint fire	45
Not addressed as this condition is common among all properties of this age	
45. The ducting should be suspended from floor beams and not laying on the ground.....	34
Not addressed as this condition is common among all properties of this age	
46. The range was not operational on the day of the inspection	42
Addressed by Seller prior to closing	
47. The ROMEX cable shown here is stretched and this can lead to the conductors thinning and then unable to carry their prescribed electrical load	24
Not addressed	

48. To many Pig Tailed Connections and additional circuits added which may be overloading the panel? I recommend that the opinion of a professional electrician is sort as to the safety of the service panel22

See 13 and 34

Property Inspection Report

Prepared For: Randall Sullivan

(Name of Client)

Concerning: 10410 Ferndale Dallas TX 75238

(Address or Other Identification of Inspected Property)

By: Mark Elliott # 9222

Tuesday, February 14, 2012

(Name and License Number of Inspector)

(Date)

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.state.tx.us. 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I. This property inspection is not an 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

Report Identification 10410 Ferndale Dallas TX 75238

follow-up services to verify that proper repairs have been made. Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Yellow Hat Inspections
PO Box 303, Celina, Texas 75009
(972) 832-3460
Mark.Elliott@YellowHatInspections.com

The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against

Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim

1. ARC fault breakers are not present in the panel for the room circuits as per current TREC standards (See attached TREC form No. OP-I).23
2. Broken attic ladder safety rail 11
3. Built-up creosote in visible areas of the firebox and flue 19
4. Caulk around light and wall to prevent water penetration.....28
5. Caulk faucet to prevent water penetration into wall.....36
6. Caulking weathered and cracked at all windows around the house 15
7. Chimney cap not present and spark arrestor in poor condition. 18
8. Clear gutters at front elevation 12
9. Concrete pier should not come into direct contact with wood.....5
10. Cracked coping will lead to water penetration into the stack..... 18
11. Crawl space does not appear to be adequately ventilated5
12. Damaged shingle at rear elevation to the left of skylight9
13. Dangerous splicing of conductors as shown here can lead to over heating and a fire.24
14. Deficiencies in the draft diverter or draft hood.....39
15. Deficiencies in visible installed gutter and down-spout systems 12
16. Door weather seal missing 15
17. Ducting crushed and missing insulation in the crawl space.....34
18. Electrical Cover is not in place28
19. Evidence of previous repairs to flashing, skylights, and other roof penetrations. 10
20. Exposed wiring, wiring termination and junction boxes29
21. Fittings leak or are corroded.....39
22. Garage door opener not operational43
23. Gas lines and ROMEX cables must not be run together but separated to prevent contact.....25

24. Ground fault circuit interrupter devices are not properly installed as set forth by the current edition of the National Electric Code, publication 70A of the National Fire Protection Association.....	29
25. Inadequate combustion and draft air.....	39
26. Insulate P trap on drain line.....	32
27. Lack of a grounding electrode conductor.....	23
28. Lack of secure connection to the grounding electrode or grounding system.....	23
29. Lack of single disconnects at panel.....	29
30. Leak At master bathroom vanity.....	36
31. No egress from the back yard possible, a gate should be installed to allow escape from the rear yard in the event of a house fire.....	21
32. Only metal covers should be used on switch boxes, junction boxes and outlets in an attic.....	26
33. Only steel pipe should be used here, the metal cabinet can cut the flexible gas line leading tpo a gas leak and possible fire.....	31
34. Over heating circuits in panel.....	22
35. Pressure relief valve piping lacks gravity drainage.....	39
36. Protect all ROMEX cables running over service boards.....	27
37. Repair dry wall under kitchen sink.....	13
38. Repair wall at window on front left elevation.....	14
39. ROMEX cables must be protected from the metal cabinet with a grommet; abrasion can lead to the insulation being cut.....	See
40. Roof jacks, flashing and counter flashing not present/not property installed.....	9
41. Seal clear out at the left elevation.....	38
42. Sighs of water penetration at siding on left elevation.....	14
43. Slow drain at guest vanity.....	35
44. The dryer should not vent into the garage, lint is a fire hazard and can auto combust leading to a dangerous combination of gasoline and lint fire.....	45
45. The ducting should be suspended from floor beams and not laying ion the ground.....	34
46. The range was not operational on the day of the inspection.....	42
47. The ROMEX cable shown here is stretched and this can lead to the conductors thinning and then unable to carry their prescribe electrical load.....	24
48. To many Pig Tailed Connections and additional circuits added which may be overloading the panel? I recommend that the opinion of a professional electrician is sort as to the safety of the service panel.....	22

This inspector does not inspect for mold, fungus, etc.

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

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

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- Slab on Grade
- Post-Tension Slab
- Floating Slab
- Pier and Beam or Pier and Beam Crawl Space
- Crawl Space was Accessible
- Crawl Space was Not Accessible**
- Crawl Space Inspected from Opening
- Crawl Space Inspected from Under Home
- Crawl Space had Full Visibility
- Crawl Space had Limited Visibility

Comments:

Concrete pier should not come into direct contact with wood



- General indications of foundation movement are present and visible, such as sheet-rock cracks, brick cracks, out-of-square door frames or floor slopes.
- Post-tensioned cable ends are not protected.
- Crawl space does not appear to be adequately ventilated.**

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

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



Conditions or symptoms which may indicate the possibility of water penetration are present and visible, such as improper grading around foundation walls or plumbing leaks.

Conditions are present and visible which may adversely affect foundation performance, such as erosion or water ponding.

This inspector is not a structural engineer. The client should have an engineer give an evaluation if any concern exists about the potential for future foundation movement.

Slab Foundations Description

Slab foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built, or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. Regardless, many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are

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

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

generally not regarded as being significant. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if it is surcharged by a hill or slope, or if downs-pouts discharge adjacent to the slab.

At the time of the inspection the foundation appeared to be performing its function.

There are cracks or un-square openings within and around the residence that are indicative of movement and which could be attributable to common settling.

However, inasmuch as structures can move more or less continuously in the presence of expansive soils, and we cannot rule this out, you should be aware that only a geologist or geo-technical engineer can predict further movement. We can elaborate on this issue if you wish, but you should consult with a specialist.

B. Grading and Drainage

Comments:

Foundation Maintenance Program

Soils of the North Texas area contain highly active clays which exhibit a high degree of expansion when wet and shrinkage when dry. This situation can result in severe vertical and/or lateral displacement of supported structures. Repeated variations in soil moisture content cause differential movement and undue stress to structural elements of a building, resulting in broken and unlevel floors, masonry cracking and misalignment of doors and windows. Consistent soil moisture content is key to controlling these problems.

Drainage

Maintain soil gradients around perimeter areas with a proper slope away from the foundation for a distance of three to four feet. Soil should be a predominantly clay material which is capable of shedding surface water. Sandy loam or other porous material should not be used.

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

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

A swale or drainage channel is normally included between structures. This feature should never be altered by addition of fill material or blocked by construction of landscaping beds, structures, etc.

Soil levels against the concrete perimeter gradebeam should not be less than two inches from the brick ledge for a slab type foundation. With a pier and beam foundation, soils should be approximately halfway up the side of this beam.

While not always absolutely necessary, gutters and down-spouts can help in implementing a moisture control program. Down-spouts should have extensions and splash blocks to reduce erosion and should discharge onto the ground at least two feet away from the structure.

Flower bed edging or curbs near the foundation may trap water. These beds should be filled with soil to prevent ponding or in some cases area drains may be necessary to prevent ponding.

Watering

Large trees or shrubs can consume tremendous amounts of water and should not be planted next to the foundation. When planting these items, be careful that roots of mature trees do not extend beneath the foundation.

Whenever cracking of soil occurs or soil is noted to be pulling away from the foundation, it is an immediate signal that soil moisture levels are too low. Water should be added in a slow, systematic manner using an automated sprinkler system or a soaker hose placed 18 in. from the foundation with holes facing downward. Water should be applied until runoff is observed. During hot weather, this process should be repeated four to five times weekly - less during winter months. In summary, remember that a consistent moisture control program will minimize soil movements, resulting in less stress and longer service life of the structure.

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

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

C. Roof Covering Materials

Type of Roof Covering: Wood Tile Composition Metal

Viewed From: Roof Ladder Ground
Unable to make close observation due to

Comments:

Damaged shingle at rear elevation to the left of skylight



Roof Condition: Good/New Average Aged

- Roof covering is not appropriate for the slope of the roof.
- It was not possible to determine the nail pattern for the shingles
- Fasteners not present/not appropriate.
- Roof jacks, flashing and counter flashing not present/not property installed.**

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

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



Evidence of previous repairs to flashing, skylights, and other roof penetrations.

Inadequate attic space ventilation.

Deficiencies in the roof covering, structure and sheathing.

This inspector does not inspect roofs for insurance company insurability.

Hail damage is common in North Texas and you should ask the seller if they have had a recent insurance claim for damage.

Composite Roofs

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. These roofs are warranted by the manufacturer to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear is when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does

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

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

not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you should ask about its history and then schedule a regular maintenance service.

D. Roof Structure & Attic

Attic viewed from: Attic Attic access opening No Access

Approximate Average Depth of Insulation:

5 inches 10 inches 15 inches 20 inches

Approximate Average Thickness of Vertical Insulation:

5 inches 10 inches 15 inches 20 inches

Comments:

Broken attic ladder safety rail



Attic Ventilation

Soffit vents

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

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

- Exhaust ports
- Gable vents
- Ridge vents
- Wind turbine(s)
- Power turbine(s)
- None evident

- Evidence of moisture penetration.
- Inappropriate installation of components -- purlins struts
 collar ties rafter ties. (
- Excessive deflections or depressions in the roof's surface relating to the performance of the framing and the roof deck.
- Deficiencies in visible installed gutter and down-spout systems.**



Clear gutters at front elevation

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

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



- Deficiencies in the power vents operation and installation of the unit, including the wiring and mounting of the thermostat control, if so equipped and accessible.
- Unusual sounds or speed and vibration levels.
- Deficiencies in visible trim boards.
- Soffit vents blocked with debris or paint.

☒ ☐ ☐ ☒

E. Walls (Interior and Exterior)

Comments:

Repair dry wall under kitchen sink



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

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

Sighs of water penetration at siding on left elevation



Repair wall at window on front left elevation



- Visible cracks in brick
- Evidence of water penetration.
- Accessible doors not operating properly (excluding locks and latches).

F. Ceilings and Floors

Comments:

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

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

- Visible cracks.
- Evidence of water penetration.

G. Doors (Interior and Exterior)

Comments:

Door weather seal missing



- Deficiencies in the condition and operation of exterior doors.
- Deficiencies in the condition and operation of garage doors.
- Deficiencies in the condition and operation or door locks and latches.

H. Windows

Comments:

- Caulking weathered and cracked at all windows around the house

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

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



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

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



- Install weep holes over windows with steel lintels
- Damaged glazing in windows and exterior doors.
- Insulated windows fogged or displaying other evidence of broken seals.
- Absence of safety glass in hazardous locations.
- Missing or damaged window and door screens.

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

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

I. Stairways (Interior and Exterior)

Comments:

- Stairs
- Spacing between intermediate balusters, spindles, or rails that permit passage of an object greater than four inches in diameter.

J. Fireplace/Chimney

Comments:

Cracked coping will lead to water penetration into the stack



Type of Fireplace: Masonry Metal Insert Wood Stove/Insert

Type of Chimney: Tile Brick Metal Other _____

Chimney observed from: Ground Roof

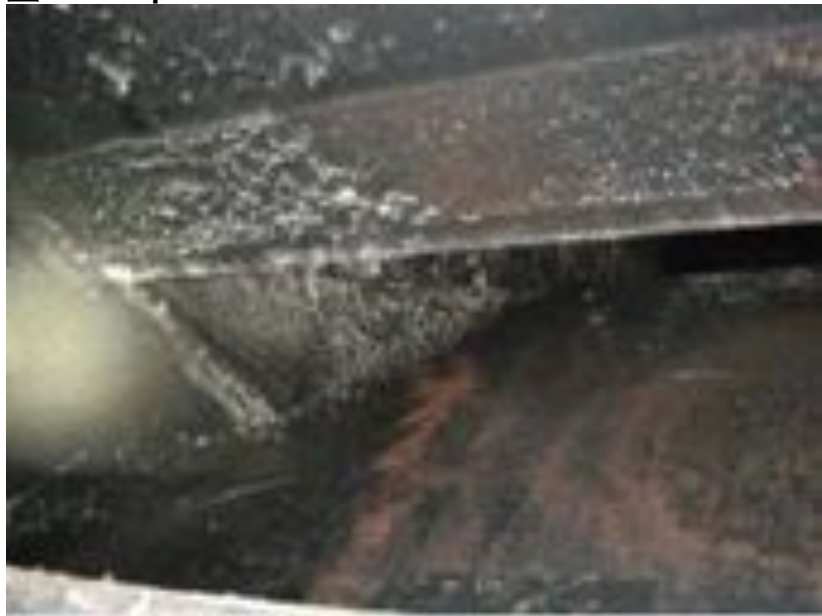
- Attic Firestop accessible.
- Attic Firestop not accessible.
- Chimney cap present.
- Chimney cap not present and spark arrestor in poor condition.**

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

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



- Combustion air vent present.
- Combustion air vent not present.
- Gas valve/logs present
- No damper block present as required by current standards for units equipped with gas logs
- Gas valve/logs not present.
- Deficiencies in the visible components and structure of the chimney and fireplace.
- Deficiencies in the firebox and visible flue area.
- Built-up creosote in visible areas of the firebox and flue.**



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

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

- Damper does not operate.
- Presence of non-combustible hearth extension.
- Deficiencies in the lintel, hearth, and material surrounding the fireplace.
- Clearances from combustible materials.
- Fire-stopping at the attic penetration of the chimney flue, where accessible.
- Gas log lighter valves leak gas or do not function
- Circulating fan does not operate.
- Deficiencies in combustion air vent.
- Deficiencies in chimney coping or crown, caps or spark arrester - inspected from ground level at a minimum.

Chimney Overview and Description

There are a wide variety of chimneys, which represent an even wider variety of interrelated components that comprise them. However, there are three basic types: single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them is that of a generalist, not a specialist, and meets industry standards. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity and recommend that they be video-scanned before the close of escrow.

Chimney flues need to be cleaned periodically, to prevent the possibility of chimney fires. However, the complex variety of deposits that form within chimney flues as a result of incomplete combustion, and which contribute to such fires, are complicated and not easily understood. They range from soot, or pure carbon, that does not burn, to tars that can ignite. All of these deposits are commonly described as creosote, but creosote has many forms, ranging from crusty carbon deposits that can be easily brushed away, to a tar-glazed creosote that requires chemical cleaning. These deposits must be identified and treated by a specialist. However, cleaning a chimney is not a guarantee against a fire. Studies have proven that a significant percentage of chimney fires have resulted within one month of

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

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

the chimney being cleaned, and many more have resulted within a six-month period.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

K. Porches, Balconies, Decks, and Carports

Comments:

- Deficiencies in porches.
- Deficiencies in balconies and railings.
- Deficiencies in decks.
- Deck over 30" higher than adjacent grade.
- Deficiencies in spacing between intermediate balusters, spindles, or rails that permit passage of an object greater than four inches in diameter.
- Deficiencies in carports.
- Deficiencies in railings and attachment points.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

L. Other

Comments:

No egress from the back yard possible, a gate should be installed to allow escape from the rear yard in the event of a house fire



II. ELECTRICAL SYSTEMS

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

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

A. Service Entrance and Panels

Comments:

Main Panel Amps = 200 Volts = 240/120

Wire Type(s) found in Main and Sub Panels:

Copper Aluminum Other

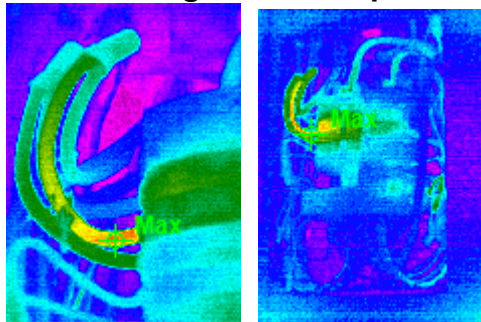
Appropriate Connections: Present Not Present

Approved Copper/Aluminum Devices

To many Pig Tailed Connections and additional circuits added which may be overloading the panel? I recommend that the opinion of a professional electrician is sort as to the safety of the service panel



Over heating circuits in panel



Crimp Connections

Other _____

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

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

ARC fault breakers are not present in the panel for the room circuits as per current TREC standards (See attached TREC form No. OP-I).

Deficiencies in the integrity of insulation, drip loop, separation of conductors at weather-head and clearances.

Weather-head or mast not fastened securely.

Lack of a grounding electrode conductor.



Lack of secure connection to the grounding electrode or grounding system.

Accessible main or sub-panels not secured to the structure or not appropriate for their location (weather-tight if exposed to weather, appropriate clearances and accessibility.)

Missing inside covers - dead fronts.

Conductors not protected from the edges of metal panel boxes.

Trip ties not installed on labeled 240 volt circuits.

Improper fasteners.

Knockouts not filled.

Deficiencies in the type and condition of the wiring in the panels.

Compatibility of over-current protectors for the size of conductor being used.

Sizing of listed equipment of over-current protection and conductors.

Panel is installed in a hazardous location.

Electrical supply to the washer dryer is not inspected in a TREC inspection. If you have concerns about the electrical systems in a

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

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

house you should consult with a Certified Electrician with the specialist knowledge and equipment needed to carry out a full electrical evaluation.

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper Aluminum

Comments:

Dangerous splicing of conductors as shown here can lead to over heating and a fire.



The ROMEX cable shown here is stretched and this can lead to the conductors thinning and then unable to carry their prescribe electrical load

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

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



Gas lines and ROMEX cables must not be run together but separated to prevent contact



ROMEX cables must be protected from the metal cabinet with a grommet; abrasion can lead to the insulation being cut

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

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



Only metal covers should be used on switch boxes, junction boxes and outlets in an attic

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

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



Protect all ROMEX cables running over service boards



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

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

Caulk around light and wall to prevent water penetration



Branch circuit wiring: Grounded 3 wire Ungrounded 2 wire

GFCI protection:

- Kitchen Bar Bathroom Laundry Whirlpool
- Garage - NOT for freezer use Exterior outlets (below 5' 6")
- Pool/Spa lights
- Power is not present.
- Polarity is incorrect.
- Unit is not grounded, if applicable.
- Evidence of arcing or excessive heat.
- Unit is not secured to the wall.
- Electrical Cover is not in place.**

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

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



Ground fault circuit interrupter devices are not properly installed as set forth by the current edition of the National Electric Code, publication 70A of the National Fire Protection Association.

- Does not operate properly as shown by use of a separate testing device.
- Inoperable wall or appliance switches.
- Exposed outlets are not equipped with water tight "when in use" type enclosures as per current TREC standards.
- Switch/outlet displays evidence of arcing or excessive heat.
- Not fastened securely with cover in place.
- Deficiencies in lighting devices.
- Deficiencies in ceiling fans.
- Missing electrical fixtures.
- Exposed wiring, wiring termination and junction boxes.**
- Absence of conduit in appropriate locations.
- Conduit is not terminated securely.
- Appliances and electrical gutters do not have proper bonding.
- Sub-panels are not properly bonded and grounded.
- Lack of single disconnects at panel.**
- Improper use of extension cords.
- Smoke or fire detectors are not connected to the central alarm system.

Note: Lights and equipment activated by photocell switches were not checked. Landscape and/or exterior low-voltage ground lighting is not included in this inspection.

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

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

Note: Smoke detectors are not checked when a security system is in place.

Note: electrical outlets are randomly sampled during for inspection and should you have any concerns over the wiring you should consult with a certified electrician.

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

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

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System Warm Air

Energy Source: Electric Gas Other

Gas Shut Off Valve:

Present Accessible Not Present/or Observable

Branch Line: Iron/Flex Copper Other _____

Comments:

Only steel pipe should be used here, the metal cabinet can cut the flexible gas line leading tpo a gas leak and possible fire.



Regular maintenance will certainly extend the life of any furnace, and will usually avert most problems that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against the service life or the design of the system including the ducts and plenum. For such a guarantee, you would need to have a professional heating and ventilating engineer perform an inspection and service. However, the sellers or the occupants will generally have the most

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

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

intimate knowledge of the furnace, and you should ask them about the history and then schedule a regular maintenance service.

B. Cooling Equipment

Type of System Split

Energy Source: Electric Gas Other

Comments:

Insulate P trap on drain line



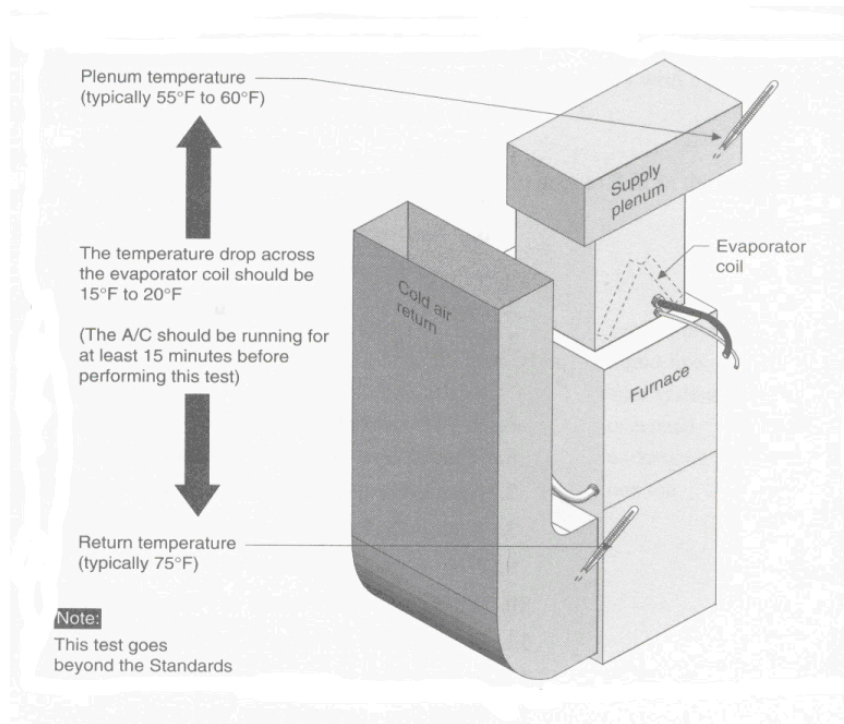
Regular maintenance will certainly extend the life of any AC Unit, and will usually avert most problems that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against the service life or the design of the system including the ducts or plenum. For such a guarantee, you would need to have a professional heating and ventilating engineer perform an inspection and service. However, the sellers or the occupants will generally have the most intimate knowledge of the AC unit, and you should ask them about its history and then schedule a regular maintenance service.

- Deficiencies in drainage.
- Deficiencies in condensate drain line.
- Deficiencies in secondary drain line.
- Inadequate material.

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

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

- Primary drain pipe terminates in a sewer vent.
- Termination is not visible.
- Safety pan is not appropriately sized for the evaporator coil.
- Safety pan contains water or debris.
- Return chase and plenum are not free of improper and hazardous conditions, such as gas pipes, sewer vents, refrigerant piping or electrical wiring.
- Lack of insulation on refrigerant pipes and the primary condensate drain pipe.
- Condensing unit does not have adequate clearances.
- Condensing unit does not have adequate air circulation.
- Deficiencies in the condition of fins.
- Deficiencies in the location, levelness and elevation above ground surfaces.
- The conductor and over-current protective devices are not appropriately sized for the unit.



Average Drop = Not tested as the ambient temperature outside was below 60F

☒ ☐ ☐ ☒

C. Duct System, Chases and Vents

Comments:

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

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

The ducting should be suspended from floor beams and not laying on the ground.



Ducting crushed and missing insulation in the crawl space



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

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



IV. PLUMBING SYSTEMS

-
-
-
-

A. Water Supply System and Fixtures

Location of water meter: Curb

Location of main water supply valve: Curb

Static water pressure reading: 50psi

Type of Supply Lines:

- Copper
- Galvanized Iron
- PVC/CPVC
- Polybutylene
- Other

Comments:

Slow drain at guest vanity

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

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



Caulk faucet to prevent water penetration into wall

Leak at master bathroom vanity



Anti-Siphon/Back Flow/Air Gaps: Present Not Present

Plumbing Overview and Description

We evaluate plumbing systems and their components in accordance with state or industry standards, which include testing for pressure and

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

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

functional flow. Plumbing systems have common components but they are not uniform. In addition to fixtures, components typically consist of gas pipes, potable water pipes, drain and vent pipes, shut-off valves that we do not test, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond to the inside of galvanized pipes and gradually reduce their inner diameter and restrict the volume of water. A water softener will remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good, high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, and commonly when the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

We attempt to evaluate drain pipes by flushing every drain that has an active fixture. We observe its draw and watch for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line will confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, which are usually relatively inexpensive.

B. Drains, Wastes, and Vents

Comments:

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

I NI NP D

Seal clear out at the left elevation



Type of waste lines:

PVC Iron Tile Other _____

This inspection does not include a clothes washer drain inspection.

C. Water Heating Equipment

Energy Source: Gas

Capacity 50 gals

Comments:

- T&P Valve operated.
- T&P Valve NOT operated due to _____.
- Safety pan and drain not installed.
- Gas shut off valve is present and accessible.
- Gas shut off valve is not present, or accessible.

Branch Line:

Iron/Flex Copper Other _____

Type of Observable Vent Pipe:

Double Wall Single Wall Cement/Asbestos Other

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

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

Garage Unit(s) Physically Protected: Yes No

18 inch Floor Clearance: Yes No

- Fittings leak or are corroded.**
- Pressure relief valve piping lacks gravity drainage.**
- Improperly sized (no smaller than the outlet fittings.)
- Deficiencies in material.
- Lacks correct termination.
- Temperature and pressure relief valve does not operate.
- Temperature and pressure relief valve is broken or has missing parts, cover or controls.
- Deficiencies in the burner, flame and burner compartment.
- Heating elements do not operate.
- Deficiencies in the condition of the wiring.
- Deficiencies in materials used for the gas branch line and the connection to the appliance.
- Absence of a gas shut-off valve.
- Gas shut-off valve is not properly located or inaccessible.
- Gas shut-of valve leaks.
- Deficiencies in the vent pipe.
- Deficiencies in the draft diverter or draft hood.**
- Deficiencies in draft diverter proximity to combustibles and vent termination point.
- Inadequate combustion and draft air.**

Regular maintenance will certainly extend the life of any water heater, and will usually avert most problems that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against the service life or the design of the system including the plumbing. For such a guarantee, you would need to have a professional plumber perform an inspection and service. However, the sellers or the occupants will generally have the most intimate knowledge of the water heater, and you should ask them about its history and then schedule a regular maintenance service.

The Temperature Pressure Relief Valve (TPRV) sometimes leaks after testing.

The Watts Regulator Company (the most popular manufacturer) recommends that the Temperature Pressure Relief Valve (TPRV) be tested at least once a year to assure an unobstructed waterway. In Texas, the Standards of Practice require testing TPRVs unless there is a visible defect in its drain piping.

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

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

The reason a TPRV is required in a storage tank water heater is to act as a backup in case the primary thermostat fails. On either a gas or electric water heater, thermostat failure can cause the water in the tank to become superheated and lead to heat rupture of the tank. Superheated water flashes to steam with explosive force, and will expand to 1,600 times the original volume in the tank. The result is a water heater that becomes an unguided missile. A water heater that is part of an "open system" might balance its pressure back through the utility meter, but the high temperature and stored energy in the tank still causes an explosive condition.

The water temperature in a tank is hotter near the top, and TPRVs must be installed with their thermostat extending into the water in the upper six inches of the tank. Sometimes a TPRV is installed through a "T" fitting on the top of the tank, and might need a longer thermostat. TPRVs are available with either four-inch or eight-inch thermostats. In the most common system, the TPRV will open when the pressure exceeds 150 PSI or the water temperature exceeds 210 degrees F. The TPRV must have drain piping so there is no dangerous flash of scalding water and to drain the water to a location where it will not cause damage. Building codes require the TPRV drain to run continuously level or downhill, and to end outside the building or in another approved location. The end of the drain may not have threads, and must be within six inches of the floor or grade (6 - 24 inches if the UPC is the applicable plumbing code). The drain piping should be an approved material, such as any of the types of water distribution piping allowed inside the building.

Several things could cause the TPRV to periodically drip a small amount of water. It could be the result of fluctuating pressure, water hammer in the building, high incoming pressure; which you may have in your home, or thermal expansion in a "closed" system (one with a pressure regulator or check valve). Expansion tanks are supposed to solve the problem of thermal expansion. The most frequent cause of TPRV failure is "liming up" in the valve as a result of hard water. Deposits become lodged in the valve, and once the valve is tested, they can move and prevent it from re-seating properly. The result is a dripping valve that was "OK" prior to the inspection.

Your safety is of paramount importance to us, and for that reason we test the valve, if it does leak it is due to a preexisting condition that has a huge potential for disaster. In addition, TREC requires that we test the valve and for this reason we do not accept any liability for any resulting leaks or consequential damage that results from this State required test.

Regular maintenance will certainly extend the life of any water heater, and will usually avert most problems that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against the service life or the design of the system including the plumbing.

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

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

For such a guarantee, you would need to have a professional plumber perform an inspection and service. However, the sellers or the occupants will generally have the most intimate knowledge of the water heater, and you should ask them about its history and then schedule a regular maintenance service.

D. Hydro-Massage Therapy Equipment

Comments:

GFCI: Present Not Present

Access Cover: Available Accessible Not Available or Accessible

- Unit does not operate.
- Unit leaks.
- Unit is inaccessible.
- Unit lacks a ground fault circuit interrupter.
- The ground fault circuit interrupter does not operate
- Switches are not in a safe location.
- Switches do not operate.
- The cover is missing or inaccessible.

V. APPLIANCES

A. Dishwasher

Comments:

- Deficiencies in the door gasket.
- Deficiencies in control knobs.
- Deficiencies in dish tray.
- Deficiencies in rollers.
- Deficiencies in spray arms.
- Deficiencies in soap dispenser.
- Interior signs of rust.
- Door spring does not operate properly.
- Deficiencies in discharge hose.
- Deficiencies in piping.
- Lack of back flow prevention.
- Unit is not securely mounted.
- Water leaks.

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

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

B. Food Waste Disposer

Comments:

- Deficiencies in the splash guard.
- Deficiencies in grinding components.
- Deficiencies in the wiring and exterior.
- Unit is not securely mounted.
- Unit produces an unusual noise.
- The vibration level is too high.
- There are signs of water leaks.

C. Range Exhaust Vent

Comments:

- Deficiencies in the filter.
- Deficiencies in the vent pipe.
- Deficiencies in the light and switch.
- Unusual sounds or vibration levels.
- Blower does not operate on all speeds.
- Vent pipe does not terminate outside the structure when the unit is not recirculating type or configuration.
- Vent pipe is of inadequate material.
- Absence of a range exhaust vent.

D. Ranges, Cooktops, and Ovens

Comments:

The range was not operational on the day of the inspection

Type of Range or Cooktop Electric Gas

Type of Oven(s): Electric Gas

Gas Shut Off Valve:

Present Accessible Not Present and/or Observable

Branch Line: Iron/Flex Copper Other _____

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

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

Temperature when set at 350° _____

Actual Temperature = 347/357

Temperature is within 0 +/- 25° Yes No

- Broken or missing knobs.
- Broken or missing elements.
- Broken or missing drip pans or other parts.
- Inadequate clearance from combustible material.
- Absence of an anti-tip device.
- Signal lights and elements or burners do not operate at low settings.
- Signal lights and elements or burners do not operate at high settings.
- Improper materials are used for the gas branch line and the connection to the appliance.
- Absence of a gas shut-off valve.
- Gas shut-off valve is improperly located or inaccessible.
- Gas shut-off valve leaks.

E. Microwave Oven

Comments:

- Broken or missing knobs.
- Broken or missing handles.
- Broken or missing glass panels.
- Unit is not securely mounted.

F. Trash Compactor

Comments:

G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

H. Garage Door Operator(s)

Comments:

Garage door opener not operational

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

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

- Deficiencies in the installation.
- Door does not automatically reverse during closing cycle.
- Electronic sensors are not operable.
- Sensors are installed at an improper height above the garage floor.
- Door locks or side ropes have not been removed or disabled.

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

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

I. Doorbell and Chimes

Comments:

J. Dryer Vents

Comments:

The dryer should not vent into the garage, lint is a fire hazard and can auto combust leading to a dangerous combination of gasoline and lint fire



VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems

Comments:

The inspector does not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or backflow preventers.

Number of Zones: _____

Areas of non coverage: _____

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

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

- Deficiencies in water flow or pressure at the circuit heads.
- Surface water leaks.
- Absence or improper installation of anti-siphon valves.
- Absence or improper installation of backflow prevention.
- Absence of shut-off valves.
- Deficiencies in the condition and mounting of the control box and visible wiring.
- Deficiencies in the operation of zones.

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

Type of construction:

Gunite Fiberglass Vinyl Other _____

Comments:

Unit is a: Swimming Pool Spa Pool/Spa Combination

GFCI on Pool / Spa Light Yes No

Type of Heater: Electric Gas None

Gas Shut Off Valve:

Present Accessible Not Present/and or Observable

Branch Line:

Iron/Flex Copper Other _____

Fence/Enclosure Yes No

Comments:

- Deficiencies in pool tiles.
- Deficiencies in copings.
- Deficiencies in decks.
- Deficiencies in slides.
- Deficiencies in steps.
- Deficiencies in diving boards.
- Deficiencies in drains.
- Deficiencies in valves.
- Pool lights missing or not functioning.
- Lacks ground fault circuit interrupter protection.

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

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

- Deficiencies in pump motors.
- Deficiencies in pump motor controls.
- Pool sweep does not function properly.
- Lacks proper wiring and circuit protection.
- Gas heaters use improper materials for the branch line and the connection to the appliance.
- Gas unit has no shut-off valve.
- Shut-off valve is inaccessible or leaks.
- Deficiencies in the pump motor.
- Deficiencies in the blower or other electrical equipment.
- Lacks external grounding.
- Evidence of water leaks.
- Deficiencies in filter tank.
- Deficiencies in pressure gauge.
- Deficiencies in fences, gates, or enclosures.
- Deficiencies in door alarms.

Swimming Pool Alarms and Gates

All doors leading into the pool area must be equipped with an alarm. The alarm sounds continuously for at least thirty (30) seconds or until the alarm is manually reset (if the door closes within the 30 second period, the alarm is manually reset). The alarm is capable of being heard throughout the house during normal household activities. The alarm should automatically reset under all conditions.

All doors leading from the house into the pool area are to be equipped with self-closing and self-latching devices. The latch is at least fifty-four (54) inches above the floor.

<http://poolfencetexas.com/watersafety.html>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

C. Outbuildings

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

D. Outdoor Cooking Equipment

Energy Source: _____

Comments:

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

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

E. Gas Supply Systems

Comments:

F. Private Water Wells

Comments:

A coliform analysis is recommended.

Type of Pump: _____

Type of Storage Equipment: _____

Comments:

G. Private Sewage Disposal; (Septic) System

Type of System: _____

Location of Drain Field: _____

Comments:

H. Whole-House Vacuum Systems

Comments:

I. Other Built-In Appliances

Comments:

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

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

J. Fire Protection Equipment

Type of fire detection sensors: Smoke Heat Ionization

Location of Units: _____

Comments:

K. Security Systems

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

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

IMPORTANT LIMITATIONS AND DISCLAIMERS

This Inspection Report reports only on the items listed and only on the condition of those items at the time of inspection. This Inspection Report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection. Operable means that the item is observed to serve the purpose for which it is ordinarily intended. This Report reflects only those items that are reasonably observed at the time of inspection. No representation or comment is made concerning any later defect or defects not reasonably observable at the time of the inspection or of items, which require the removal of major or permanent coverings. The inspection of swimming pools and spas is limited to the above ground accessible equipment and plumbing. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage, which is not reasonably observable by the inspector and no representation, or comment can be made. No representation is made concerning any other condition or the future performance of any item. No representation is made as to items not specifically commented upon. All warranties, expressed or implied, not specifically stated herein are excluded and disclaimed. If a comment is made concerning the condition of any item, the Buyer is urged to contact a qualified specialist to make further inspections or evaluations of that item. Buyer must notify Yellow Hat Inspections in writing of any complaints within seven (7) days of inspection and must thereafter allow prompt re-inspection of the item complained of; otherwise, all claims for damages arising out of such complaints are waived by Buyer. If Buyer institutes any legal action concerning this inspection, and fails to prevail on all of the causes of action alleged, Buyer shall be liable to Yellow Hat Inspections for all legal fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. Buyer, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, District, or County Attorney, or your personal attorney of choice.

If a dispute arises out of or relative to the independent inspector's performance and, if said dispute cannot be settled between the parties to this inspection by state standards, the parties hereto agree to settle the dispute through binding arbitration according to the Commercial Arbitration Rules of the Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. All requests for arbitration shall be submitted to the Dallas Office of the American Arbitration Association and all arbitration administration costs shall be borne equally by all the parties to the dispute. Any event of waiver by this company of any right herein shall not constitute a continuing waiver or subsequent waiver of other rights. This Report constitutes the sole and only agreement of parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the subject matter within. I fully and completely understand that this inspection is not a warranty or a guarantee. This inspection is essentially visual, it is not exhaustive, and it does not imply that every defect will be discovered. It is only a statement of operation and/or condition as of and on the date of inspection.

INSPECTOR-----Mark Elliott

Yellow Hat Inspections

PO Box 303 Celina, Texas, 75009 (972) 832-3460

mark.elliott@yellowhatinspections.com

www.yellowhatinspection.com

Report Identification 10410 Ferndale Dallas TX 75238_

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

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