



GRAHAM WARING

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Directional references based on the front of the house

THIS HOME INSPECTION REPORT HAS BEEN PREPARED EXCLUSIVELY FOR:

John and Jane Doe
213 Easy St
Fort Worth , TX 76244





INVOICE

4904 McCauley Dr
Fort Worth, TX 76244
Phone (817)437-8744
graham@home1is.com

TREC 22823

SOLD TO:

John and Jane Doe
213 Easy St
Fort Worth , TX 76244

INVOICE NUMBER Doe-213 Easy St
INVOICE DATE 01/22/2018

LOCATION 213 Easy St

REALTOR Kathy Gonzales

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$550.00	\$550.00
1/28/2018	(\$550.00)	(\$550.00)
	SUBTOTAL	\$550.00
	TAX	\$0.00
	TOTAL	\$550.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Prepared For: John and Jane Doe
(Name of Client)

Concerning: 213 Easy St, Fort Worth, TX 76244
(Address or Other Identification of Inspected Property)

By: Graham Waring, Lic #22823 01/22/2018
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Time In: 9am Time Out: 1pm Property was: **Vacant**
Weather conditions during inspection: **Windy, Cloudy Overcast**
Outside temperature during inspection: **45 to 55 Degrees**
Parties present at inspection: **Buyer**
All directional references are based as if standing and facing the front of the house



THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY; John and Jane Doe. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a limited visual survey and basic operation of the systems and components of a building using normal controls and does not require the use of specialized tools or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect parts, components, and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

1. items other than those listed herein;
2. elevators;
3. detached structures, decks, docks, fences, or waterfront structures or equipment;
4. anything buried, hidden, latent, or concealed; or
5. automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;

(B) report:

- I. past repairs that appear to be effective and workmanlike;
- II. cosmetic or aesthetic conditions; or
- III. wear and tear from ordinary use;

(C) determine:

- I. insurability, warrantability, suitability, adequacy, capacity, reliability, marketability, operating costs, recalls, counterfeit products, life expectancy, age, energy efficiency, vapor barriers, thermostatic operation, code compliance, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- II. the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- III. the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; or
- IV. types of wood or preservative treatment and fastener compatibility;

(D) anticipate future events or conditions, including but not limited to:

- I. decay, deterioration, or damage that may occur after the inspection;
- II. deficiencies from abuse, misuse or lack of use,

- III. changes in performance of any part, component, or system due to changes in use or occupancy;
- IV. the consequences of the inspection or its effects on current or future buyers and sellers;
- V. common household accidents, personal injury, or death;
- VI. the presence of water penetration(s); or
- VII. future performance of any item;
- (E) operate shut-off, safety, stop, pressure, or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) operate recirculation or sump pumps;
- (K) remedy conditions preventing inspection of any item;
- (L) apply open flame to operate any appliance;
- (M) turn on decommissioned equipment, systems, or utility services; or
- (N) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

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

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. **This report is not to be used by or for any property and/or home warranty company.**

The digital pictures and illustrations in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging. Illustrations in the report are for clarification purposes and not intended as repair instructions. .

Thermal Imaging: Thermal imaging identifies potential temperature anomalies within the imaged area at the time of the inspection only. Limited thermal imaging of the electrical panel and HVAC air supply registers is preformed. Not all of the inspections performed by the inspector will include a complete scan of the properties ceilings, walls and surfaces. The client shall inform the inspector if a complete scan or "Enhanced Inspection" is desired at an additional fee. An infrared thermal imaging scan will measure the surface temperature and the temperature differences or variations of the visible and readily accessible portions of the home. The inspector will not dismantle and/or move equipment, systems, furniture, appliances, floor coverings, finished or fastened surfaces or components, personal property or other items to conduct this inspection or otherwise to expose concealed or inaccessible conditions. The inspection will not include destructive testing of any kind. Thermal Imaging does not a guarantee or warranty that the structure inspected are defect-free, or that concealed defects do not or will not exist. Problems may exist even though signs of such may not be revealed by the inspection. Although Infrared Thermal Imaging is a far better diagnostic tool than a visual inspection, it does not guarantee 100% accuracy. Conditions may change and cause the temperature readings revealed on Thermal Images to be different at any given time.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Ground

Comments

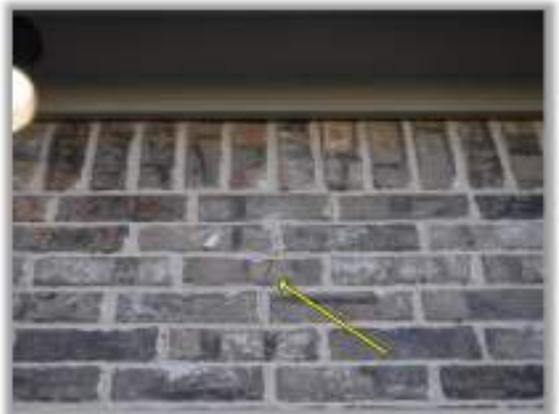


Foundation Performance Opinion:

Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance, and I perceived the foundation to contain no significant unlevel areas after walking the floors. The indicators located but are not limited to:

- Stress cracks were observed in the exterior veneer.
- Interior drywall cracks and/or stress indicators.



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I NI NP D

Additional Observations and/or Comments:

- One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop). This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, the cracks should be properly sealed.



Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

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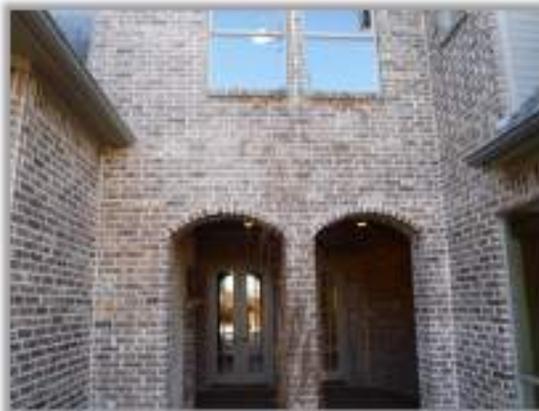
D=Deficient

I	NI	NP	D
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B. Grading and Drainage

Comments:

- Vegetation was too close to, touching, or growing on exterior walls. This condition can promote excessive damage and deterioration by movement of branches, root growth and/or attachment, can cause moisture retention, and can promote pest infestations. Recommend having vegetation trimmed or removed from affected areas, and regular homeowner monitoring and maintenance thereafter.
- Poor to negative site drainage was observed on multiple sides of the structure. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.
- Notice: There is an underground and/or surface drainage system in place. The inspector cannot and will not be able to verify the operation, sizing, efficiency or adequacy of the underground and/or surface drainage system. If there are any questions or concerns with this system or the effectiveness of the system, you should consult with the current homeowner or the appropriate specialist related to this type of system.



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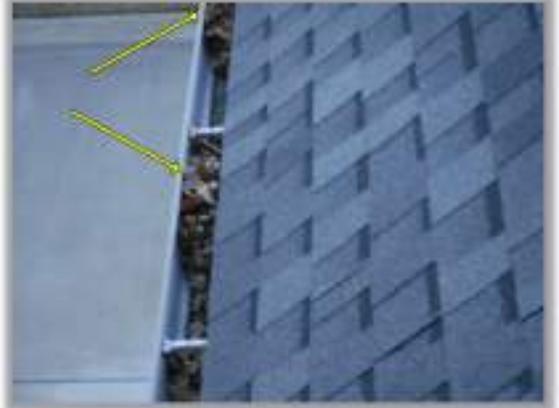
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Gutter & Downspout System

- Multiple downspout extensions are damaged around the structure. Functionality not impaired.
- Some sections of the gutters and or downspout extensions are clogged with debris and need to be cleaned.
- Downspout extension located in backyard not attached.



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C. Roof Covering Materials

Type(s) of Roof Covering: Composition

Viewed From: Inspected from drip edge with ladder

Comments:

Roof Covering

- Roof fasteners (nail or staples) were observed to be exposed and should be properly sealed at the shingles and/or flashing areas.
- Damaged shingles were observed on the left exposure of the roof structure.
- Note: The roof was not able to be walked due to limited accessibility. If any concerns exist about the roof, a qualified roofer should be consulted for further evaluation.



Flashing Details

All components were found to be performing and in satisfactory condition on the day of the inspection.

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are encouraged to have your Insurance Company physically inspect the roof, *prior to closing*, to fully evaluate the insurability of the roof.

Notice on Roof Leaks: Most roof leaks are not from holes in shingles, but from flashing problems. Since many portions of the various metal flashing in any structure are not visible, no comment can be made as to the condition of these hidden flashing areas. Water penetration may occur at any time. It is not possible to state that any roof is watertight or leak free. Under severe weather conditions with wind driven rain or extended periods of rainfall, any roof may develop leaks. Any significant amount of rainfall accompanied by gusts, high winds and/or flying debris may damage the roof covering.



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D. Roof Structures and Attics

Viewed From: From Interior of Attic / *Attic Accessibility:* Partial

Insulation Type: Loose Filled, Batt or Blanket

Approximate Average Depth of Insulation: 13+ inches

Approximate Average Thickness of Vertical Insulation: 4-6 inches

Ventilation Type: Soffit/Static/Turbine

Comments:

Roof Structure and Decking

All visible components were found to be performing and in satisfactory condition on the day of the inspection.

Eaves

All components were found to be performing and in satisfactory condition on the day of the inspection.

Attic Insulation

- The vertical insulation has been installed incorrectly. Repair is needed.
- Some of vertical insulation was observed to be loose at the sidewall in the attic area and should be corrected as necessary.



Attic Ventilation

All components were found to be performing and in satisfactory condition on the day of the inspection.



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E. Walls (Interior and Exterior)

Description of Exterior Cladding: Stone Masonry Veneer, Fiber Cement Board, Brick Veneer

Comments:

Interior Walls & Surfaces

- Minor drywall flaws were observed at various locations throughout the structure.
- Some damage noted to the cabinets in the master bathroom.
- One of the kitchen cabinets needs adjustment/repair.



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Exterior Walls & Surfaces

- Mortar improvements are recommended for the exterior masonry veneer on the multiple sides of the structure.



F. Ceilings and Floors

Comments:

Ceilings

- Observed minor drywall flaws at some locations throughout the structure (nail pops, tape joint loosening.)
- The cabinets in the game room have their caulking separating on right side. Repair as needed.



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Floors

- The carpet is rolled at the upstairs right rear bedroom and needs to be stretched.



G. Doors (Interior and Exterior)

Comments:

Interior Doors

All components were found to be performing and in satisfactory condition on the day of the inspection.

Exterior Doors

All components were found to be performing and in satisfactory condition on the day of the inspection.

Overhead Garage Door

- The 2-car and 1-car overhead garage door thermal barrier paneling is coming loose. Repair as needed.



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H. Windows

Comments:

- One thermal pane window in the garage was observed to have lost its seal. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and replacement may be necessary.
- The upstairs windows are missing any type of fall protection. This is an "as-built" condition.



Window Screens

- Multiple window screens were observed to be missing.
- Note: Screens appear to be stored in the attic.



Notice: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to closing.

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I. Stairways (Interior and Exterior)

Comments:

- There is no handrail in place for the front exterior stairs.



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J. Fireplaces and Chimneys

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

Notice: Due to limitations such as access to hidden components and visibility, is recommended all fireplaces and chimneys are inspected by a certified chimney sweep prior to first use.

-

K. Porches, Balconies, Decks, and Carports

Comments:

- There are multiple cracks in the pool decking; seal as necessary.



-

L. Other

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service Entrance Type: *Overhead*

Main Panel Box 1

Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: Garage

Grounding / Bonding

Location: Exterior Ground Rod/Garage Ufer



Main Panel Box 2

Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: Garage

Grounding / Bonding

Location: Exterior Ground Rod/Garage Ufer

Comments:

You are encouraged to have a licensed electrician inspect the electrical components to fully evaluate the condition of the electrical system. The observation made to support the rendering of this opinion are listed but not limited to the following:

- The bonding wire connection to the ground electrode rod has pulled loose and needs to be repaired as necessary.
- All open spaces in the electrical cabinet need to have fillers for reasons of safety.
- One or more unmarked white wires were observed to be connected to breaker(s) in the electrical cabinet. This does not meet current electrical standards. It is recommended to re-identify "hot" white wires by marking with black electrical tape or marker at all terminations.
- I was unable to locate all the electrical bond connections for the CSST gas piping back to the grounding electrode system. According to current standards, all bond connections should be accessible for inspection, repair, or replacement. This condition should be further evaluated and corrected as necessary.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets and Switches

- The laundry room receptacle(s) do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all laundry counter top receptacles within 6-feet of the wet sink should have GFCI protection.

Fixtures and Distribution Wiring

- Noted multiple inoperative lights; if the bulbs are not blown or missing, the fixtures/circuits should be investigated.

Smoke Alarms and Carbon Monoxide Detectors

- The smoke detectors in the upstairs right back bedroom and above the stairs did not operate as intended. Further evaluation needed.
- Note: One or more of the carbon monoxide detectors are plug-in wall mounted devices. These devices may be removed when the house is vacated. New alarms should be installed if the current devices are removed.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Unit #1: Central

Heating System

Energy Source: Gas

Brand Name: Rheem

Location: Attic / Temp Out: 110-120°

Unit #2: Central

Heating System

Energy Source: Gas

Brand Name: Rheem

Location: Attic / Temp Out: 110-120°

Unit #3: Central

Heating System

Energy Source: Gas

Brand Name: Rheem

Location: Attic / Temp Out: 110-120°

Comments:

These components appear to be performing adequately at the time of this inspection. They are achieving an operation, function, or configuration consistent with accepted industry practices for their age.



B. Cooling Equipment

Unit #1: Central - Air Conditioner Cooling System

Brand Name: Rheem

Approximate System Age: 2007

Approximate System SEER: Unable To Determine

Approximate System Size: 4 ton

Temperature Differential (Delta-T): 18°

Unit #2: Central - Air Conditioner Cooling System

Brand Name: Rheem

Approximate System Age: 2007

Approximate System SEER: Unable To Determine

Approximate System Size: 4 ton

Temperature Differential (Delta-T): 18°

Unit #3: Central - Air Conditioner Cooling System

Brand Name: Rheem

Approximate System Age: 2007

Approximate System SEER: Unable To Determine

Approximate System Size: 4 ton

Temperature Differential (Delta-T): 18°



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D=Deficient

I NI NP D

Comments:

The operation of the cooling system was not checked due to the outside ambient temperature being below 60 Degrees. If any concerns exist about the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment. At this time, a limited visual survey will be performed and if any defects are found they will be listed in this section.

- The auxiliary/secondary drain pan under the coil housing has rust build-up. This would indicate that the pan has held water in the past. Due to the low ambient temperature, it was not possible to test for blockages in the primary condensate drain line or leaks at the evaporator housing.



Notice: Since the cooling system is older I am not aware of the service history of the HVAC system, a routine servicing of the HVAC system and related components is recommended by a qualified licensed HVAC specialist.

C. Duct Systems, Chases, and Vents

Filter Location: At Attic Unit / Clean

Filter Size: 16 x 25

Ductwork Type: Insulated Flexible Type

Comments:

All visible components were found to be performing and in satisfactory condition on the day of the inspection.

I=Inspected

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D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Within 5-feet of Front Curb

Location of main water supply valve: Unable to Locate a Main Supply Valve

Static water pressure reading: 60 to 70 psi

*Number of Bathrooms:*5

Comments:

- The water meter box was filled with muddy water at the time of the inspection. The meter could not be inspected.



Kitchen:

- The sink backsplash grout/caulk is deteriorated or missing at the countertop.



Master Bathroom:

All components were found to be performing and in satisfactory condition on the day of the inspection.

Downstairs, Left Bathroom:

All components were found to be performing and in satisfactory condition on the day of the inspection.

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I NI NP D

Downstairs, Right Bathroom:

All components were performing and in satisfactory condition at the time of inspection.

Upstairs Hall Bathroom:

All components were performing and in satisfactory condition at the time of inspection.

Upstairs Right Bathroom:

- Deteriorated bathtub enclosure grout and caulking should be repaired as necessary.

Laundry Connections:

All components were found to be performing and in satisfactory condition on the day of the inspection.

Exterior Faucets/Fixtures:

All components were found to be performing and in satisfactory condition on the day of the inspection.

B. Drains, Wastes, and Vents

Comments:

All visual components were found to be performing and in satisfactory condition on the day of the inspection.

Notice: This inspection does not include observation of the main waste line to the street or septic system or the main water supply line from the source. Filling and draining each tub and sink and monitoring for proper, adequate drainage was performed. It is possible that restrictions in the main waste line can exist that were not evident during the inspection. the ONLY way to confirm the condition of underground drain lines is to perform a sewer scope test which is beyond the scope of this inspection. Unless otherwise noted there was no evidence of the main waste line having been replaced and no evidence of restricted drainage. Testing and full evaluation of the drain for the washing machine is beyond the scope of this inspection as well.

C. Water Heating Equipment

Unit #1 :

Energy Source: Gas

Location: Attic

Approximate Capacity: 50 Gallons

Brand Name: Rheem

Age: 2007

Unit #2 :

Energy Source: Gas

Location: Attic

Approximate Capacity: 50 Gallons

Brand Name: Rheem

Age: 2007

Comments:

- According to current standards, sediment traps are required at gas water heaters. No sediment trap(s) were found at the appropriate location(s). Common building codes and manufacturers require the presence to protect automatic equipment for proper operation and safety. Note: This is an "as-built" condition.



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I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

E. Other

Comments:



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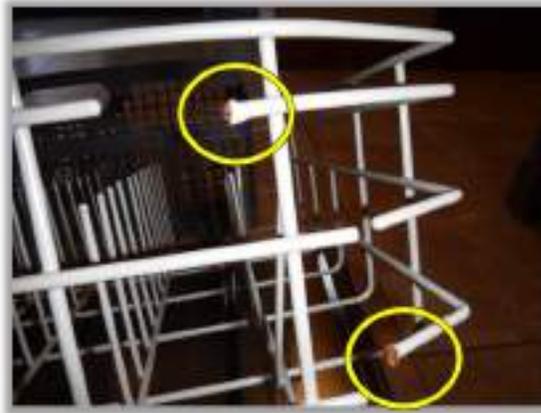
I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

- Some rusting of the dishwasher interior components was observed.
- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or high drain loop be installed in the drain line.



B. Food Waste Disposers

Comments:

These components appear to be performing adequately at the time of this inspection.

C. Range Hood and Exhaust Systems

Exhaust Type: Vented

Comments:

This component appears to be performing adequately at the time of this inspection.

D. Ranges, Cooktops, and Ovens

Comments:

These components appear to be performing adequately at the time of this inspection.

E. Microwave Ovens

Comments:

This component appears to be performing adequately at the time of this inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

These components appear to be performing adequately at the time of this inspection.

G. Garage Door Operators

Comments:

These components appear to be performing adequately at the time of this inspection.

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I	NI	NP	D
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H. Dryer Exhaust Systems

Vent Location: Roof

Comments:

All visible components were found to be performing and in satisfactory condition on the day of the inspection.

I. Other

Comments:

Refrigerator

- The ice machine was not functioning at time of inspection. Appears ice in unit has melted causing blockage.
- The refrigerator in the game room needs to be secured.



Outdoor Grill Area

- I was only able to get the left burner on grill to light. Repair as needed.
- The left side of grill has damage and staining to granite counter.



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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Sprinkler System and Associated Components

Control Panel

Location: Garage Wall

Total Number of Zones Wired: 15

Location of Backflow Prevention Device: By Street

Comments:

- Adjustments and/or leveling are needed at random heads for proper coverage or to prevent spraying of walls, fences, and/or concrete.
- The conduit that is protecting the sprinkler system wires by the control panel is loose and needs to be secured to wall. Repair as needed.
- Sprinkler head in Zone 4 sprays strait up and needs adjustment or repair.
- There is a head is Zone 7 located under a downspout that needs adjustments.
- Note: The sprinkler system control panel was in the OFF position upon arrival and returned to the OFF position after testing.



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

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D=Deficient

I NI NP D

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

Comments:

- I was unable to locate the lights switch for the lighting equipment. The owner should be consulted on the whereabouts of the switch location.
- Missing and/or failing mastic (Deck-O-Seal) was observed between the deck and coping. The mastic requires improvement at this time.
- Both skimmer baskets are full of debris and need cleaning.
- Damaged, deteriorated and/or missing tile grout/mortar should be repaired or replaced as necessary.
- All pedestrian access gates should open outward away from the pool and should be self-closing and have a self-latching device. The right side gate open into the pool area.
- Note: Due to windy conditions and a cloudy pool, the inspection of pool surface was able to be fully inspected. If any concerns of pool exist recommend following up with a pool specialist.



Notice: Inspection of the pool/spa is optional and no fee was charged. A cursory, visual inspection was performed. For a full and thorough evaluation of the system and associated components, a qualified well specialist should be consulted.

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Company Disclaimer Related to Pools & Spas

Based on what we were able to observe and our experience with swimming pool, spa and hot tub technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residence.

For further assistance and inspections, we recommend contacting a licensed pool contractor or ask the seller if you may discuss the pool or spa with the maintenance company that the seller has used to clean and service the pool or spa.

The Inspector shall inspect and report deficiencies in the condition of all associated above ground and accessible components. This inspection does not include evaluations of freeze guard controls and/or devices or pool, spa or hot tub bodies / shells below the water line and does not insure, guarantee or warrant against structure or sub-surfaces water leaks, either expressed or implied.

Specific limitations for swimming pools, spas, hot tubs, and equipment.

The inspector is not required to:

- dismantle or otherwise open any components or lines;
- operate valves;
- uncover or excavate any lines or concealed components of the system or determine the presence of sub-surface leaks;
- fill the pool, spa, or hot tub with water;
- inspect any system that has been winterized, shut down, or otherwise secured;
- determine the presence of sub-surface water tables; or
- inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.



REPORT SUMMARY

The "Report Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. **THIS IS NOT A LIST OF MANDATORY REPAIRS.**

The Report Summary is intended to follow the flow of the main body of the Property Inspection Report and **IS NOT** a suggested priority repair list. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable.

You should read and understand the entire Property Inspection Report prior to completing any repair request. This report contains technical information; if you do not understand or are unclear about some of the information contained in the body of this report, please call your inspector prior to the expiration of any time limitations such as option periods.

Structural Systems

Foundations

- Stress cracks were observed in the exterior veneer.
- Interior drywall cracks and/or stress indicators.
- One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop). This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, the cracks should be properly sealed.

Grading and Drainage

- Vegetation was too close to, touching, or growing on exterior walls. This condition can promote excessive damage and deterioration by movement of branches, root growth and/or attachment, can cause moisture retention, and can promote pest infestations. Recommend having vegetation trimmed or removed from affected areas, and regular homeowner monitoring and maintenance thereafter.
- Poor to negative site drainage was observed on multiple sides of the structure. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.
- Multiple downspout extensions are damaged around the structure
- Some sections of the gutters and or downspout extensions are clogged with debris and need to be cleaned.

Roof Covering Materials

- Roof fasteners (nail or staples) were observed to be exposed and should be properly sealed at the shingles and/or flashing areas.
- Damaged shingles were observed on the left exposure of the roof structure.

Roof Structures and Attics

- The vertical insulation has been installed incorrectly. Repair is needed.
- Some of vertical insulation was observed to be loose at the sidewall in the attic area and should be corrected as necessary.

Walls (Interior and Exterior)

- Minor drywall flaws were observed at various locations throughout the structure.
- Some damage noted to the cabinets in the master bathroom.
- One of the kitchen cabinets needs adjustment/repair.
- Mortar improvements are recommended for the exterior masonry veneer on the multiple sides of the structure.

Ceilings and Floors

- Observed minor drywall flaws at some locations throughout the structure (nail pops, tape joint loosening.)
- The cabinets in the game room have their caulking separating on right side. Repair as needed.
- The carpet is rolled at the upstairs right rear bedroom and needs to be stretched.

Doors (Interior and Exterior)

- The 2-car and 1-car overhead garage door thermal barrier paneling is coming loose. Repair as needed.

Windows

- One thermal pane window in the garage was observed to have lost its seal. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and replacement may be necessary.
- The upstairs windows are missing any type of fall protection. This is an "as-built" condition.

- Multiple window screens were observed to be missing.

Stairways (Interior and Exterior)

- There is no handrail in place for the front exterior stairs.

Porches, Balconies, Decks, and Carports

- There are multiple cracks in the pool decking; seal as necessary.

Electrical Systems

Service Entrance and Panels

- The bonding wire connection to the ground electrode rod has pulled loose and needs to be repaired as necessary.
- All open spaces in the electrical cabinet need to have fillers for reasons of safety.
- One or more unmarked white wires were observed to be connected to breaker(s) in the electrical cabinet. This does not meet current electrical standards. It is recommended to re-identify "hot" white wires by marking with black electrical tape or marker at all terminations.
- I was unable to locate all the electrical bond connections for the CSST gas piping back to the grounding electrode system. According to current standards, all bond connections should be accessible for inspection, repair, or replacement. This condition should be further evaluated and corrected as necessary.

Branch Circuits, Connected Devices, and Fixtures

- The laundry room receptacle(s) do not appear to be connected to a ground fault circuit interrupter (GFCI) device.
- Noted multiple inoperative lights; if the bulbs are not blown or missing, the fixtures/circuits should be investigated.
- The smoke detectors in the upstairs right back bedroom and above the stairs did not operate as intended. Further evaluation needed.

Heating, Ventilation and Air Conditioning Systems

Cooling Equipment

- The auxiliary/secondary drain pan under the coil housing has rust build-up. This would indicate that the pan has held water in the past. Due to the low ambient temperature, it was not possible to test for blockages in the primary condensate drain line or leaks at the evaporator housing.

Plumbing Systems

Plumbing Supply, Distribution Systems and Fixtures

- The sink backsplash grout/caulk is deteriorated or missing at the countertop.
- Deteriorated bathtub enclosure grout and caulking should be repaired as necessary.

Appliances

Dishwashers

- Some rusting of the dishwasher interior components was observed.
- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or high drain loop be installed in the drain line.

Other

- The ice machine was not functioning at time of inspection. Appears ice in unit has melted causing blockage.
- The refrigerator in the game room needs to be secured.
- I was only able to get the left burner on grill to light. Repair as needed.
- The left side of grill has damage and staining to granite counter.

Optional Systems

Landscape Irrigation (Sprinkler) Systems

- The conduit that is protecting the sprinkler system wires by the control panel is loose and needs to be secured to wall. Repair as needed.

Swimming Pools, Spas, Hot Tubs, and Equipment

- I was unable to locate the lights switch for the lighting equipment. The owner should be consulted on the whereabouts of the switch location.
- Missing and/or failing mastic (Deck-O-Seal) was observed between the deck and coping. The mastic requires improvement at this time.
- Both skimmer baskets are full of debris and need cleaning.

- Damaged, deteriorated and/or missing tile grout/mortar should be repaired or replaced as necessary.
- All pedestrian access gates should open outward away from the pool and should be self-closing and have a self-latching device. The right side gate open into the pool area.
- Note: Due to windy conditions and a cloudy pool, the inspection of pool surface was able to be fully inspected. If any concerns of pool exist recommend following up with a pool specialist.



Inspection Agreement

This INSPECTION AGREEMENT (hereinafter “Agreement”) is entered into on this January 22, 2018 between Home 1 Inspection Service LLC/Graham Waring TREC Lic #22823 (hereinafter “Inspector”) and John and Jane Doe (hereinafter “Client”). The Property to be inspected is (hereinafter Property”): 213 Easy St Fort Worth , TX 76244.

Date of Inspection: January 22, 2018 Inspection fee: \$550.00.

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. Scope of Services

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

II. Inspection Report

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. The parties agree that the services provided are professional services, the essence of which is the providing of advice, judgment, opinion or similar professional skill. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes

or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected. Specifically, presents or condition of mold, asbestos, lead paint, and air and soil quality are not part of this inspection.

B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and/or market value of the Property.

C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. Disclaimer of Warranties

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

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

IV. LIMITATION OF LIABILITY

By signing this Agreement, Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

V. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to re inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector's expense) to re- inspect the property, or both. These are conditions precedent to bring any cause of action.

In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association (“AAA”) pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA, the arbitrator shall apply the laws of the State of Texas in forming his or her opinion in this dispute. The arbitration shall occur in Tarrant County, Texas.

VI. Attorney's Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing

party's reasonable and necessary attorneys' fees and costs incurred by that party.

VII. Exclusivity

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

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THE ATTACHED DOCUMENTS, IF ANY; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

CLIENT: _____ **DATE:** _____