



GRAHAM WARING

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Cover Picture Removed

Directional references based on the front of the house

THIS HOME INSPECTION REPORT HAS BEEN PREPARED EXCLUSIVELY FOR:

Ima Homeowner

8675309 Jenny Ln

Fort Worth, TX 76244

January 3, 2018





INVOICE

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

TREC 22823

SOLD TO:

Ima Homeowner
8675309 Jenny Ln
fort worth, TX 76244

INVOICE NUMBER Homeowner-8675309
Jenny Ln
INVOICE DATE 01/03/2018
LOCATION 8675309 Jenny Ln
REALTOR

DESCRIPTION	PRICE	AMOUNT
Standard Inspection	\$350.00	\$350.00
Military Discount - Thank you for your service!	(\$25.00)	(\$25.00)
1/11/2018	(\$325.00)	(\$325.00)
	SUBTOTAL	\$325.00
	TAX	\$0.00
	TOTAL	\$325.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Prepared For: Ima Homeowner
(Name of Client)

Concerning: 8675309 Jenny Ln, Fort Worth, TX 76244
(Address or Other Identification of Inspected Property)

By: Graham Waring, Lic #22823 01/03/2018
(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: 10:30am Time Out: 2:30pm Property was: **Vacant / New Construction**
Weather conditions during inspection: **Sunny**
Outside temperature during inspection: **30 to 40 Degrees**
Parties present at inspection: **No other parties present during inspection.**
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; Ima Homeowner. 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:

11. items other than those listed herein;
12. elevators;
13. detached structures, decks, docks, fences, or waterfront structures or equipment;
14. anything buried, hidden, latent, or concealed; or
15. 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:

- v() decay, deterioration, or damage that may occur after the inspection;
- vi() deficiencies from abuse, misuse or lack of use,

- vii() changes in performance of any part, component, or system due to changes in use or occupancy;
 - viii() the consequences of the inspection or its effects on current or future buyers and sellers;
 - ix() common household accidents, personal injury, or death;
 - x() the presence of water penetration(s); or
 - xi() 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 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.

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Access to the main gas shut off valve is obstructed. This valve should at all times be readily accessible. Repairs should be undertaken.

Type of Foundation(s): Slab on Ground

Comments:

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.

Additional Observations and/or Comments:

- Minor vertical cracking was observed in the foundation. This type of cracking is usually the result of shrinkage of the concrete as it cures. Shrinkage cracks are very common and should not be cause for alarm.



Client 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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B. Grading and Drainage

Comments:

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

- 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.



Gutter & Downspout System

- Splash blocks should be installed at all downspout locations to prevent soil erosion near the foundation.



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C. Roof Covering Materials

Type(s) of Roof Covering: Composition

Viewed From: Walked on roof

Comments:

Roof Covering

- A few damaged shingles and leftover nails were observed on various exposures of the roof structure commonly found a newly installed roof.



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.



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D. Roof Structures and Attics

Viewed From: Attic Decked Space Only / Attic Accessibility: Partial

Insulation Type: Loose Filled, Batt or Blanket

Approximate Average Depth of Insulation: 12-14 inches

Approximate Average Thickness of Vertical Insulation: 4 inches

Ventilation Type: Static/Soffit

Comments:

Roof Structure and Decking

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

Eaves

- The primary drain needs to be sealed to prevent pest intrusion.



Attic Insulation

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

Attic Ventilation

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

Attic Ladder

All visible 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: Fiber Cement Board, Brick Veneer, Stone Masonry Veneer

Comments:

Interior Walls & Surfaces

- The right side of the fireplace is unfinished.
- There is drywall damage are various locations in the garage area.
- The fireplace needs mortar improvements in several areas.
- The master bedroom crown molding is coming apart in several areas.
- There is missing shelving in the downstairs hall bathroom closet.
- There is damage and missing baseboard at the entry from front hall to living room.



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Exterior Walls & Surfaces

- Re-caulk: Some areas of the house need re-caulking due to deteriorated or missing caulking. Recommend re-examination of all windows and vertical joints between the trim and brick veneer. All openings should be sealed/caulked to prevent water intrusion and deterioration.
- It is recommended to seal all exterior light fixtures to the veneer.
- Mortar cracks were observed in the exterior veneer at some locations around the structure. Monitor and seal as necessary.
- There is mortar missing in the corners of the front and rear patio.
- Stonework at front porch appears to have damage.



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F. Ceilings and Floors

Comments:

Ceilings

- Stress cracks were observed at the ceiling in various locations.



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Floors

- Noted possible carpet stains at the bottom of stairs and master bedroom.
- There is missing grout in master commode area.
- Note: The floors were overly dirty from contractor traffic. This limits the visual inspection of the flooring.



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G. Doors (Interior and Exterior)

Comments:

Interior Doors

- Multiple doors have damaged and/or missing catch plates for spring latches.
- The door to closet under the stairs is loose.



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Exterior Doors

- Noted missing screw from garage left side door hardware and has been painted over.
- The door hardware is loose to the front entry door.
- There is missing weather stripping to the garage left exit door.
- The front door is difficult to open and close. Adjustments are needed to either sweep or threshold.
- Visible daylight was observed at several exterior doors throughout the house. Weather stripping improvements are needed to prevent heating /cooling loss and water / pest intrusion.



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Overhead Garage Door

- The garage door is allowing visible sunlight through the right and left side of door. Adjustments are needed.
- Note: It is recommended to disable the manual lock when an operator is in place for the overhead door.



H. Windows

Comments:

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

Window Screens

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

I. Stairways (Interior and Exterior)

Comments:

- Noted damage to the 2nd story railing.



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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.

K. Porches, Balconies, Decks, and Carports

Comments:

- The rear patio support post was observed to be damaged. Further evaluation is needed.



L. Other

Comments:



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service Entrance

Type: Underground

Main Panel Box

Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: Garage

Grounding / Bonding

Location: Garage Ufer/Interconnecting Bond Bar

Comments:

- I was unable to locate the electrical bond connection for the 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.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets and Switches

- The 3-way switch for the stairs overhead light is not functioning properly. Further evaluation is needed.

Fixtures and Distribution Wiring

- An open junction box was observed in the pantry. A junction box cover should be installed for reasons of safety.
- Noted multiple inoperative lights; if the bulbs are not blown or missing, the fixtures/circuits should be investigated.



Smoke Alarms and Carbon Monoxide Detectors

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



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Unit #1: Central-Zoned Heating System

Energy Source: Gas

Brand Name: Lennox

Location: Attic / *Temp Out:* 110-120°

Filter Location: At Attic Unit / Clean

Filter Size: 20 x 25 x 5

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.



B. Cooling Equipment

Unit #1: Zoned Cooling System

Brand Name: Lennox

Approximate System Age: 2017

Approximate System SEER: 14

Approximate System Size: 5 ton

Temperature Differential (Delta-T): 0

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.

C. Duct Systems, Chases, and Vents

Ductwork Type: Insulated Flexible Type

Comments:

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



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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: 50 to 60 psi

*Number of Bathrooms:*3

Comments:

Kitchen:

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

Master Bathroom:

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

Downstairs Hall Bathroom:

- The sweep for the shower door is missing.



Upstairs Hall Bathroom:

- The supply hardware should be completely sealed to the bathtub enclosure.



Laundry Connections:

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



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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:

- A leak was observed at the waste plumbing under the upstairs bathroom bathroom sink.
- The plumbing is loose under most bathroom sinks. The plumbing needs to be properly secured to prevent leakage. Further evaluation is needed.



Notice: Testing and full evaluation of the drain for the washing machine is beyond the scope of this inspection.
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C. Water Heating Equipment

Unit #1 :

Energy Source: **Gas**

Location: **Garage**

Approximate Capacity: **50 Gallons**

Brand Name: **Ruud**

Age: **2017**

Comments:

- The vent pipe collar is loose at the ceiling.
- The temperature and pressure relief (TPR) valve serving the water heater is cracked and needs repair and or replacement.



-

D. Hydro-Massage Therapy Equipment

Comments:

-

E. Other

Comments:

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V. APPLIANCES

A. Dishwashers

Comments:

- The trim piece at the side of the dishwasher is not attached.

B. Food Waste Disposers

Comments:

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

- Note: There is a switch under kitchen sink for disposal operation.

C. Range Hood and Exhaust Systems

Exhaust Type: Vented

Comments:

- The finish out for the range hood has not been completed.



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D. Ranges, Cooktops, and Ovens

Comments:

- The oven was inoperative at the time of this inspection. The power was off to the unit and the front has not been installed.



E. Microwave Ovens

Comments:

- Note: The power was off to the microwave and unable to test unit.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The mechanical exhaust vent fan appears to be inoperative in the upstairs hall bathroom.

G. Garage Door Operators

Comments:

- The garage door opener did not automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.

H. Dryer Exhaust Systems

Vent Location: Left Exterior Wall

Comments:

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

I. Other

Comments:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Sprinkler System and Associated Components

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

Control Panel

Location: Garage Wall

Total Number of Zones Wired: 12

Location of Backflow Prevention Device: Not Located

Comments:

- The conduit that is protecting the sprinkler system wires by the control panel needs to be sealed to brick to prevent water intrusion.
- Due to near or below freezing temperatures the sprinkler system could not be safely inspected.



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 the office to arrange for a verbal consultation with your inspector prior to the expiration of any time limitations such as option periods.

Structural Systems

Foundations

- Minor vertical cracking was observed in the foundation. This type of cracking is usually the result of shrinkage of the concrete as it cures.

Grading and Drainage

- Splash blocks should be installed at all downspout locations to prevent soil erosion near the foundation.

Roof Covering Materials

- A few damaged shingles and leftover nails were observed on various exposures of the roof structure commonly found a newly installed roof.

Roof Structures and Attics

- The primary drain needs to be sealed to prevent pest intrusion.

Walls (Interior and Exterior)

- There is drywall damage at various locations in the garage area.
- The fireplace needs mortar improvements in several areas.
- The master bedroom crown molding is coming apart in several areas.
- There is missing shelving in the downstairs hall bathroom closet.
- There is damage and missing baseboard at the entry from front hall to living room.
- Re-caulk: Some areas of the house need re-caulking due to deteriorated or missing caulking.
- It is recommended to seal all exterior light fixtures to the veneer.
- Mortar cracks were observed in the exterior veneer at some locations around the structure. Monitor and seal as necessary.
- There is mortar missing in the corners of the front and rear patio.
- Stonework at front porch appears to have damage.

Ceilings and Floors

- Stress cracks were observed at the ceiling in various locations.
- Noted possible carpet stains at the bottom of stairs and master bedroom.
- There is missing grout in master commode area.

Doors (Interior and Exterior)

- Multiple doors have damaged and/or missing catch plates for spring latches.
- The door to closet under the stairs is loose.
- Noted missing screw from garage left side door hardware and has been painted over.
- The door hardware is loose to the front entry door.
- There is missing weather stripping to the garage left exit door.
- The front door is difficult to open and close. Adjustments are needed to either sweep or threshold.
- Visible daylight was observed at several exterior doors throughout the house. Weather stripping improvements are needed to prevent heating /cooling loss and water / pest intrusion.
- The garage door is allowing visible sunlight through the right and left side of door. Adjustments are needed.

Stairways (Interior and Exterior)

- Noted damage to the 2nd story railing.

Porches, Balconies, Decks, and Carports

- The rear patio support post was observed to be damaged.

Electrical Systems

Service Entrance and Panels

- I was unable to locate the electrical bond connection for the gas piping back to the grounding electrode system. According to current standards, all bond connections should be accessible for inspection, repair, or replacement.

Branch Circuits, Connected Devices, and Fixtures

- The 3-way switch for the stairs overhead light is not functioning properly
- An open junction box was observed in the pantry. A junction box cover should be installed for reasons of safety.
- Noted multiple inoperative lights; if the bulbs are not blown or missing, the fixtures/circuits should be investigated.
- Noted multiple inoperative lights; if the bulbs are not blown or missing, the fixtures/circuits should be investigated.

Plumbing Systems

Plumbing Supply, Distribution Systems and Fixtures

- The sweep for the shower door is missing.
- The supply hardware should be completely sealed to the bathtub enclosure.

Drains, Wastes, and Vents

- A leak was observed at the waste plumbing under the upstairs bathroom sink.
- The plumbing is loose under most bathroom sinks. The plumbing needs to be properly secured to prevent leakage.

Water Heating Equipment

- The vent pipe collar is loose at the ceiling.
- The temperature and pressure relief (TPR) valve serving the water heater is cracked and needs repair and or replacement.

Appliances

Range Hood and Exhaust Systems

- The finish out for the range hood has not been completed.

Ranges, Cooktops, and Ovens

- The oven was inoperative at the time of this inspection. The power was off to the unit and the front has not been installed.

Mechanical Exhaust Vents and Bathroom Heaters

- The mechanical exhaust vent fan appears to be inoperative in the upstairs hall bathroom.

Garage Door Operators

- The garage door opener did not automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.

Optional Systems

Landscape Irrigation (Sprinkler) Systems

- The conduit that is protecting the sprinkler system wires by the control panel needs to be sealed to brick to prevent water intrusion



Inspection Agreement

This INSPECTION AGREEMENT (hereinafter "Agreement") is entered into on this January 3, 2018 between Home 1 Inspection Service LLC/Graham Waring TREC Lic #22823 (hereinafter "Inspector") and Ima Homeowner (hereinafter "Client"). The Property to be inspected is (hereinafter Property): 8675309 Jenny Ln Fort Worth, TX 76244.

Date of Inspection: January 3, 2018 Inspection fee: \$325.00.

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; 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.

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:** _____