



**GRAHAM WARING**

817-437-8744

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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:**

Eleven Month Warranty  
54321 Earth Belowers Ln  
Fort Worth , TX 76244





# INVOICE

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

TREC 22823

**SOLD TO:**

Eleven Month Warranty  
54321 Earth Belowers Ln  
Fort Worth , TX 76244

**INVOICE NUMBER** | Warranty-54321 Earth  
Belowers Ln  
**INVOICE DATE** | 02/08/2018  
**LOCATION** | 54321 Earth Belowers Ln  
**REALTOR** | Jeff Updike

DESCRIPTION	PRICE	AMOUNT
Standard Inspection	\$350.00	\$350.00
2/8/2018	(\$350.00)	(\$350.00)
SUBTOTAL		\$350.00
TAX		\$0.00
TOTAL		\$350.00
BALANCE DUE		<b>\$0.00</b>

**THANK YOU FOR YOUR BUSINESS!**

## PROPERTY INSPECTION REPORT

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**Prepared For:** Eleven Month Warranty  
(Name of Client)

**Concerning:** 54321 Earth Belowers Ln, Fort Worth , TX 76244  
(Address or Other Identification of Inspected Property)

**By:** Graham Waring, Lic #22823 02/08/2018  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

or future reports.

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

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

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

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

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

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

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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Inspection Time In: 12pm Time Out: 2pm  
Property was:  **Occupied**  **Vacant**  
Weather conditions during inspection: **Sunny**  
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; Eleven Month Warranty. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.**

**THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.**

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**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. .

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D=Deficient

I NI NP D

### I. STRUCTURAL SYSTEMS

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#### A. Foundations

Type of Foundation(s):  Slab on grade  Pier and Beam

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. Townhome & condominium foundations are exempt from Texas State Real Estate Inspections. This rule was implemented because the foundation is not accessible in its entirety. However, I do inspect as much of the foundation as is accessible to me. There is no visible evidence that the foundation is damaged beyond cosmetics. This determination is based on the conditions of the interior and exterior walls, the floor level, the ceiling, and the attic and roof structure at the time of inspection.

*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:* Condominiums and Townhomes often have common areas that are maintained by a homeowners' association or by a property manager. All of these common areas may not be known and may not be inspected. Recommend contacting the homeowners' association or property manager to determine how the common areas are maintained and how much your costs will be for maintenance.

#### **Gutter & Downspout System**

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



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**C. Roof Covering Materials**

Type(s) of Roof Covering: Composition

Viewed From: Inspected from ground level with binoculars and roof level hatch.

Comments:

**Roof Covering**

- One or of the roof structure static vents is damaged.



**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.

**D. Roof Structures and Attics**

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

Insulation Type: Loose Filled

Approximate Average Depth of Insulation: 12-14 inches

Approximate Average Thickness of Vertical Insulation: Unable to Determine

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.



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**Eaves**

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

**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(s)**

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

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

*Description of Exterior Cladding:*  Wood Type Veneer  Brick Veneer  Stone Masonry Veneer  
 Fiber Cement Board  Vinyl Siding,  Metal Siding,  Hard Coat Stucco  EIFS Stucco  Metal  
*Comments:*

**Interior Walls & Surfaces**

- There are exposed drywall screws in the garage.
- Drywall damaged noted in the garage area.
- Evidence of prior repairs noted in the garage.
- The baseboard in downstairs bathroom is cracked and in need of grout repairs.
- Many of the seams in cabinets/shelving/trim in the home have separated. Repair as needed.



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I	NI	NP	D
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**Exterior Walls & Surfaces**

- Mortar improvements are recommended for the exterior masonry veneer on the front side window area of the structure.
- Appears the front left column is missing a weephole.
- The roof extension supports need to be sealed.
- The trim is separating on the top right above the garage door. Repair as needed.



**F. Ceilings and Floors**

*Comments:*

**Ceilings**

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

**Floors**

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



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**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**

- The front door needs weather stripping improvement.



**Overhead Garage Door**

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

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**H. Windows**

*Comments:*

- The window lock(s) do not appear to be latching properly in the master bedroom.



**Window Screens**

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

*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 stairwell. For improved safety, it is recommended that a handrail be installed.



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**J. Fireplaces and Chimneys**

*Comments:*

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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

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

- 

**L. Other**

*Comments:*

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## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

**Service Entrance Type:**  Upper  Lateral

**Main Panel Box**

*Box Rating and/or Main Disconnect Rating:* 200 amps

*Box Location:* Garage

**Grounding / Bonding**

*Location:* Exterior Ground Rod/Interconnecting Bond Bar/Garage Ufer

**Gas Bonding**

*Location:* At meter

**Comments:**

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

- Note: The connection to the ground electrode rod is below finished grade. The connection should be made above finished grade or with an approved clamp listed for burial. The connector in place is inaccessible and cannot be determined for proper use at the time of this inspection.



B. Branch Circuits, Connected Devices, and Fixtures

**Type of Wiring:**  Copper  Aluminum

**Comments:**

**Receptacle Outlets and Switches**

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

**Fixtures and Distribution Wiring**

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

**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:* Armstrong Air

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

*Comments:*

The heating unit needs to be checked and serviced by a licensed HVAC Company. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The heat for upstairs zone was not operating as intended. Further evaluation is needed.



#### B. Cooling Equipment

##### **Unit #1: Central-Zoned Cooling System**

*Brand Name:* Armstrong Air

*Approximate System Age:* 2016

*Approximate System SEER:* 16

*Approximate System Size:* 2 ton

*Temperature Differential (Delta-T):* Unable to check

*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.

- Per owner the upstairs zoning is not functioning as intended.

*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:* 20 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.



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#### IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter:* Within 5-feet of Back Alley

*Location of main water supply valve:* Not Located

*Static water pressure reading:* 60 to 70 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.

**Upstairs Hall Bathroom:**

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

**Half Bathroom:**

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

**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.



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

*Comments:*

- The plumbing is loose under the master bathroom left sink. The plumbing needs to be properly secured to prevent leakage. Further evaluation is needed.



*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.

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**C. Water Heating Equipment**

**Unit #1** : Energy Source: **Gas**

Location: **Garage**

Approximate Capacity: **50 Gallons**

Brand Name: **Bradford White**

Age: **2016**

*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.

*Notice:* The TPR (Temperature and Pressure Relief) valve was not operated/tested. Due to the apparent age of the water heater and the lack of a maintenance log, operating the valve may prevent the valve from reseating properly, and a continuous leak could occur. See manufacturer regarding testing recommendations, and/or have evaluated by a licensed plumber.

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**D. Hydro-Massage Therapy Equipment**

*Comments:*

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**E. Other**

*Comments:*





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## V. APPLIANCES

### A. Dishwashers

*Comments:*

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



### B. Food Waste Disposers

*Comments:*

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

### C. Range Hood and Exhaust Systems

*Exhaust Type:*  Recirculating  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:*

- 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:* Roof

*Comments:*

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

### I. Other

*Comments:*

## 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**

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#### Roof Covering Materials

- One or of the roof structure static vents is damaged.

#### Walls (Interior and Exterior)

- There are exposed drywall screws in the garage.
- Drywall damaged noted in the garage area.
- Evidence of prior repairs noted in the garage.
- The baseboard in downstairs bathroom is cracked and in need of grout repairs.
- Many of the seams in cabinets/shelving/trim in the home have separated. Repair as needed.
- Mortar improvements are recommended for the exterior masonry veneer on the front side window area of the structure.
- Appears the front left column is missing a weephole.
- The roof extension supports need to be sealed.
- The trim is seperating on the top right above the garage door. Repair as needed.

#### Doors (Interior and Exterior)

- The front door needs weather stripping improvement.

#### Windows

- The window lock(s) do not appear to be latching properly in the master bedroom.

#### Stairways (Interior and Exterior)

- There is no handrail in place for the stairwell. For improved safety, it is recommended that a handrail be installed.

### **Heating, Ventilation and Air Conditioning Systems**

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#### Heating Equipment

- The heat for upstairs zone was not operating as intended. Further evaluation is needed.

### **Plumbing Systems**

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#### Drains, Wastes, and Vents

- The plumbing is loose under the master bathroom left sink. The plumbing needs to be properly secured to prevent leakage. Further evaluation is needed.

### **Appliances**

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#### 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.



## Inspection Agreement

This INSPECTION AGREEMENT (hereinafter “Agreement”) is entered into on this February 8, 2018 between Home 1 Inspection Service LLC/Graham Waring TREC Lic #22823 (hereinafter “Inspector”) and Eleven Month Warranty (hereinafter “Client”). The Property to be inspected is (hereinafter Property”): 54321 Earth Belowers Ln Fort Worth , TX 76244.

**Date of Inspection: February 8, 2018 Inspection fee: \$350.00.**

### 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:** \_\_\_\_\_