



INSPECT A HOME

INSPECT-A-HOME HOUSTON, PLLC
www.homeinspectionhouston.com

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Note to Realtors:

Our inspectors have Supra Keys to access properties, we are dedicated full time inspectors.
We inspect new construction, phase inspections, builder's warranty, and Commercial property.

Confidential: Property inspection report



Left

Right

**Property Inspections Performed by:
Mr. John Francis Casimiro
Professional TREC License #6570**



INSPECT A HOME

PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

(Address or Other Identification of Inspected Property)

By: Mr. John Francis Casimiro Professional TREC License # 6570

(Name and License Number of Inspector)

00/00/0000

(Date)

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.

Promulgated by the Texas Real Estate Commission (TREC) P.O.Box 12188, Austin, TX 78711-2188 (512) 936 3000

(<http://www.trec.texas.gov>). 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, bathrooms, 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; and
- lack of electrical bonding and grounding, and
- lack of bonding of 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 require 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 APPROVED 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

FOUNDATION: SLAB-ON-GRADE FREE STANDING – MONOLITHIC (POST-TENSION)

GUIDE: STORY: 2

HOUSE: RESIDENTIAL-SINGLE FAMILY DWELLING

BEDROOM: NA

GARAGE: 3 CAR ATTACHED

YEAR BUILT: 2016

SQFT: 4700+-

TIME: 11:00 AM

PRESENT: CLIENT - -

WEATHER: SUNNY

OUTSIDE TEMP: 90 DEGREES F.

UTILITIES: GAS: NA ELECTRICITY: NA WATER: NA

NOTES: PRE-SHEETROCK INSPECTION

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Comments :Good

FOUNDATION: SLAB-ON-GRADE FREE STANDING – MONOLITHIC (POST-TENSION)

Evidence found supports the opinion that the foundation performance is satisfactory, as intended by design. That evidence includes:

1. *The absence of significant cracks at visible portions of the foundation's perimeter grade facings and interior tile flooring.*
2. *The absence of significant racking at door frames.*
3. *Secure attachment of rafters at ridge board nailing points.*
4. *The absence of significant stress deflection at interior and exterior wall surfaces.*

Notes: Soil in the Houston Texas area is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made. This inspector is not responsible for defects in the slab in areas that are not visible for inspection. The inspector does not perform any engineering studies or measurements such as geological, and hydrological stability test, soils conditions reports; wave action reporting; any form of engineering analysis. Only licensed engineers can conduct such evaluations. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.

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B. Grading & Drainage – Comments :

- Notes: The grading to property at this time was not complete, high grading/unlevel slopes and standing water on the grading near the cement foundation slab should be serviced and adjusted during final phase construction.
(Photo 1, 2)



Note: Proper grading and drainage is important to maintaining proper foundation performance, preventing water penetration, avoiding wood rot and preventing conditions which are conducive to wood destroying insect intrusion and mold growth. Client is urged to keep soil levels a minimum of 6"-8" below top of slab and graded away to promote positive drainage and to prevent water from ponding around foundation. Uniformity of moisture content is the key to minimizing the effects of expansive soils on the foundation of a home. Avoid the use of metal edging or other damming devices within 5 feet of the foundation. Landscaping should not trap water against the foundation. Provide a slope in soils below landscape bedding and in the bedding away from the foundation.

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C. Roof Covering Materials – Comments :

Shingle Fasteners: Nails

Type of Roof Covering: Asphalt Composition Shingles -

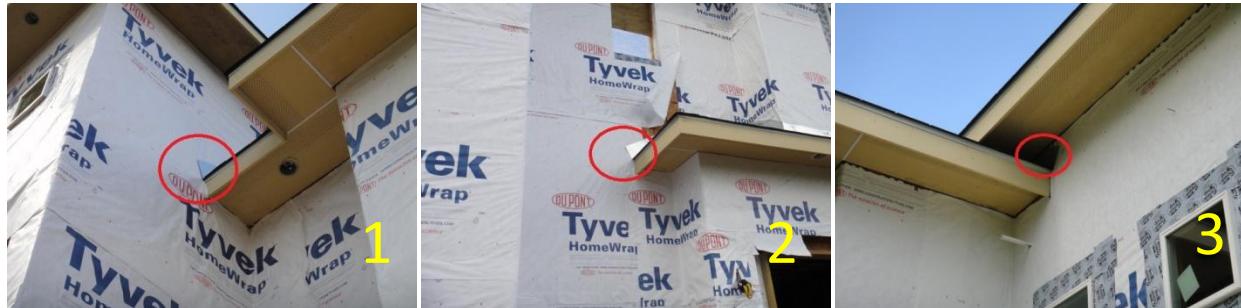
Type of Roof Decking: OSB (Oriented Strand Board) w/ Techshield -

Roof Covering Inspected From: Ground with Binoculars -

Soffit & Fascia Material: Fiber Cement - Hardi -

Hire qualified contractor to evaluate/service/repair (but not limited to):

- Observed missing kickout flashing on roof covering/wall connections throughout, service/repair/install as needed.
(Photo 1, 2, 3, 4)



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D. Roof Structure & Attic

Comments :Good

Viewed From: Attic Crawlspace Approximate Average Depth of Insulation: N/A

Approximate Average Thickness of Vertical Insulation: N/A

Attic Access Location: Upstairs Hallway Closet

Attic insulation: N/A Type: N/A

Attic Ventilation : 1) Soffit Vents 2) Peak Ridge Vents 3) -

Attic Structure Consist Of: Rafters, Joists, and Purlins

Rafters: Size: 2x6 & 2x8

Purlins: Size: 2x6 & 2x8

Ridge Boards: Size: 2x6 & 2x8

Hip Ridge Boards: Size: 2x6 & 2x8

Ceiling Joists: (Conventional and Engineered I-Beam Joists) Size: 12" Spacing: 16" & 24"

Roof Sheathing: Thickness: 7/8" OSB

Felt, Drip Edge & Flashing Properly Located: Yes

Flashing (Counter, Step, Jack, Drip, kickouts) Properly Installed: No (Kickout flashings missing throughout)

Attic Ventilation:

Meet Building Standards: Yes

Note: (If applicable)The soffit vents are properly installed, insulation shall not block the free flow of air. A minimum of 1-inch space shall be provided between the insulation and the roof sheathing at the location of the vent: No attic floor insulation present at time of inspection.

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E. Walls (Interior & Exterior) – Comments :

Type of Wall Structure: Wood frame

Exterior Trim Material: 1) Fiber Cement Hardi 2) - 3) -

Interior Walls Covered With: 1) - 2) -

Siding Consist of: 1) Stucco (Hardcoat Type) 2) - 3) - 4) -

Anchorage: Metal Ties, Nails, and Anchor Bolts

Bottom Sill Plate: Pressure Preservative Treated

Non Bearing Walls:

Size: 2x4 / 2x6 Spacing: 16" / 24"on Center Drilling & Notching Meet Requirements: Yes

Load Bearing Walls:

Size: 2x4 / 2x6 Spacing: 16" / 24" on Center Boring & Notching Meet Requirements: Yes

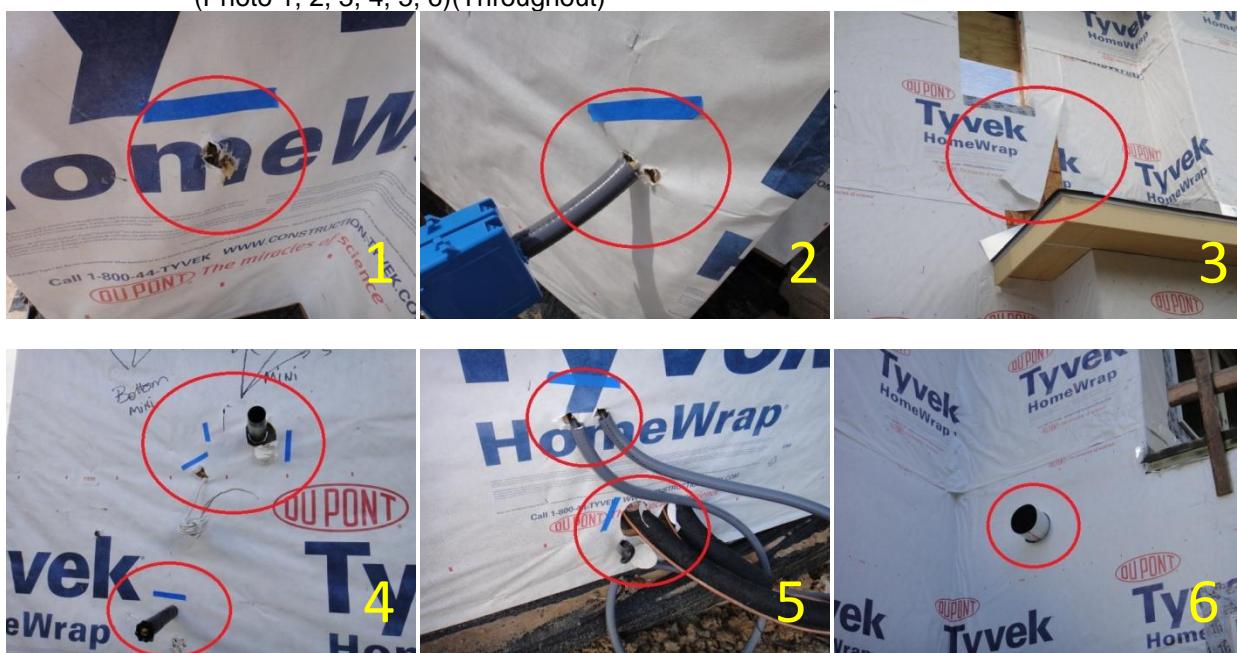
Exterior Wall Sheathing:

Structural Sheathing (4x8 sheathing at center walls and corner): Yes

Exterior Masonry: No

Hire qualified contractor to evaluate/service/repair (but not limited to):

- Exterior building wrap / sheathing with unsuitable installation (tears, holes, water entry points, inadequate tape, missing tape, loose tape etc.) Hire qualified contractor to service/repair as needed (but not limited to):
(Photo 1, 2, 3, 4, 5, 6)(Throughout)



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E. Walls (Interior & Exterior) – Comments : Cont'd...

- Anchor bolts require tightening and or torque, install missing hardware (spacers and nuts) as needed. (Photo 7)(Throughout)
- Fire blocking missing to garage wall framing connections at: Electrical, vent pipes, ducts, gas lines, waterlines, plumbing, etc. (Photo 8)
- Support beams to rear porch and rear balcony appear to be not resting or sitting on top of wood columns/improperly supported, recommend installing joist hangers/L brackets/extra support as needed, client may consult structural specialist or engineer to evaluate structural integrity. (Photo 9, 10)
- Provide adequate support to roof ridge board braces on load bearing wall structures throughout, double the studs to wall framing beneath the roof braces to adequately support loads. (Photo 11-15)



7



8



9



10



Near attic access



12

Upstairs hallway



13



14



15

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F. Ceilings & Floors – Comments :

- Seal / fire block all penetrations through wood floor and ceiling connections (ducts, electrical, plumbing). (Photo 1, 2, 3)



G. Doors (Interior & Exterior) – Comments :Not Present

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H. Windows –
Material: Vinyl/PVC Type: Double Pane

Comments :Good

I. Stairways (Interior & Exterior) – Comments :Good

J. Fireplaces and Chimneys
Unit #1: Type: Gas Log -

-- Comments :Good

K. Porches, Balconies, Decks, and Carports – Comments :Good

Type: N/A

L. Garage Doors – Comments :Not Present
Tested: N/A

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

-Comments :Not Present

Location: N/A
Main Amp Rated: N/A
Labeled: N/A

Brand: N/A
Ground Clamp/Rod:N/A Knockouts: N/A
Type: Underground Service Lateral 110/220V

Hire qualified contractor to evaluate/service/repair (but not limited to):

Note: Items included but not limited to underground/overhead services and clearances, weatherheads, grounding electrode & connection panels, sub-panels and breakers. This inspection does not determine the service capacity, amperage or voltage. The capacity of the electrical system relative to any present or future use, the insurability of the system or property, the existence of any voltage drop that may or may not be present or the insulating quality or capacity of any wire coverings. Only visible electrical components which are interior to or attached to the exterior walls of the home were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the Inspector and are excluded from this inspection. Discrepancies related to the electrical system should be considered as safety hazards.

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

Type of Wiring: Copper/Romex 3-prong

Hire qualified contractor to evaluate/service/repair (but not limited to):

- 110V electrical branch wiring to fireplace was not present/missing.
(Photo 1)



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS **A. Heating Equipments-**

Comments :

<i>Unit # 1: Type of System: Forced Air Pilots: Electronic Disconnect: Present</i>	<i>Energy Source: Gas Temperature readings: N/A Degrees F Brand: Year: -</i>
<i>Unit # 2: Type of System: Forced Air Pilots: Electronic Disconnect: Present</i>	<i>Energy Source: Gas Temperature readings: N/A Degrees F Brand: Year: -</i>

Hire qualified contractor to evaluate/service/repair (but not limited to):

- Service/repair/secure the detached exhaust flue vent pipe to gas heating furnace.
(Photo 1)
- Gas branch lines to heating furnaces were incomplete and require repair.
(Photo 2)

 **B. Cooling Equipment,**

Comments :Not Inspected

<i>Type of Systems: Electric</i>	<i>Evaporative Cooler: Horizontal Unit</i>		
<i>Unit #1: Condensing Unit Ton: N/A</i>	<i>Year: NA</i>	<i>Brand: Max Fuse:</i>	
<i>Evaporative Unit Ton: N/A</i>	<i>Year: NA</i>	<i>Brand:</i>	
<i>Type of Systems: Electric</i>			<i>Evaporative Cooler: Horizontal Unit</i>
<i>Unit #2: Condensing Unit Ton: N/A</i>	<i>Year: NA</i>	<i>Brand: Max Fuse:</i>	
<i>Evaporative Unit Ton: N/A</i>	<i>Year: NA</i>	<i>Brand:</i>	

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C. Duct System, Chases, and Vents – Comments :

- Provide proper clearances between duct surfaces to prevent moisture build up between duct surfaces. (Photo 1, 2, 3)
- Observed return air register within kitchen (above refrigerator dock), current standards prohibit installing the return air register within kitchen area, service/relocate the return air register at this time. (Photo 4)



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IV. PLUMBING SYSTEM **A. Plumbing Supply, Distribution Systems and Fixtures - Comments :***Location of water meter: Yard**Location of main water supply valve: N/A**Static water pressure reading: NA**Visible plumbing supply material: PEX - - -*

- Provide/install nail guards or nail plates to wall framing where water supply or plumbing lines pass through the framing, these nail guards protect the water supply or plumbing lines from driven screws or fasteners.
(Photo 1-9)



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B. Drains, Wastes, and Vents – Comments :Good

Visible drain line material: Plastic

Notes: While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. There may be partial blockage of the sanitary drain lines buried in the yard, from broken pipes or tree roots. Examination of such partial blockage is beyond the scope of this inspection. If drain stoppages occur, you should bring this to a qualified and licensed plumber's attention immediately.

Notes: Only visible plumbing components which are interior to or attached to the exterior walls of the home was inspected. Plumbing and all associated plumbing components underground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by this Inspector and are excluded from this inspection. All plumbing repairs noted under "Plumbing System" should be performed by a qualified and licensed plumbing contractor.

C. Water Heating Equipment (2 Units) – Comments :Not Present

Energy Source: Electric	Location: Attic Attic	Year: -
TPR: Not operated	Draft Diverter: N/A	Discharge Line: PVC
Drip pan: N/A	Elevated: N/A	Brand: Brand #2:
Flue Vent: N/A	Capacity: Gallons	

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D. Hydro-Massage Therapy Equipment (Jet Tub)—Comments :Not Present

Note: GFCI reset location: -

E. Other --Comments :Not Present

V. APPLIANCES

A Dishwasher – Comments :Not Present

Brand:

B. Food Waste Disposer – Comments :Not Present

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C. Range Exhaust Vent - Comments :Not Inspected

Type: Vented to exterior Filter: Good Light: Good

D. Ranges, Cooktops, and Ovens – Comments :Not Present

Cooktop Brand: Unit #2: Brand:

E. Microwave Ovens (Built-in) – Comments :Not Present

Brand:

F. Trash Compactor – Comments :Not Present

G. Mechanical Exhaust Vents and Bathroom Heaters – Comments :Not Present

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H. Garage Door Operator(s) – Comments :Not Present

I. Doorbell and Chimes – Comments :Not Present

J. Dryer Exhaust Systems – Comments :

- Dryer vent observed with unsuitable installation or exceeds maximum length of 25', hire qualified contractor to service/repair as needed.



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VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems –Comments :Not Present

Type: Automated Sprinkler System (Inground) Total Zones: Control Pad Location:

B. Swimming Pools, Spas, Hot Tubs, and Equipment Comments :Not Present

Type of construction: Inground Pool

(Note: This is not a part of inspection)

C. Outbuildings – Comments :Not Present

(Note: This is not a part of inspection)

D. Private Water Wells (A coliform analysis is recommended.)--

Type of Pump:

Type of Storage Equipment

Comment:Not Inspected

(Note: This is not a part of inspection)

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments :Not Present

(Note: This is not a part of inspection)

F. Other / Gas Supply Systems –Comments :Not Inspected

Gas meter location:

Pressure test of gas lines specifically excluded.

Notes:



INSPECT A HOME

Home Buyer Information

Please Read Carefully

Let it be known that the inspection was made to visually inspect the structural and mechanical-electrical and functionally test major appliances on the house that were readily accessible and does not require the dismantling or removal of appliances and any mechanical-electrical fixtures including covers. Inspector assigned that performed inspection is wholly responsible to all legal aspect regarding their inspection. The purpose of this inspection is to give a subjective professional opinion and to verify that the inspected items were performing their intended functions at the time of inspection or in need of immediate repair. The scope of this inspection is limited to visual observation at the exterior and interior of the structure as viewed from the floor area, the attic as viewed within the enclosure only when it is accessible. Only the items that were provided with power on by the respective utility supplier and that were accessible were visually and functionally inspected. Items that cause visual obstruction that are heavy to remove (i.e. furniture & equipment) during the inspection were not moved. Items that are NOT normally inspected are listed as follows: water softener, barbecue grills, alarm systems, solar hot water systems, intercommunications systems, telephone lines, gas light fixtures, buried utility lines, items and components that are hidden beneath floors, between walls or ceilings and decorative lighting systems. Asbestos, lead paint and toxic molds are not part of the inspection; you may contact a specialty inspector to perform inspection as needed. The structural components that were inspected consisted of the foundation, primary load bearing members, and the roof surface observed from ground level. Only exposed structural defects or failures are reported on this inspection report. Buyer may contact a structural engineer to further evaluate the detailed level of foundation & slab elevation before buying the property if level is a direct concern of the buyer, as this inspector does not use computer level machine. The mechanical & electrical inspections normally consist of the following fixtures: air conditioning & Heating systems, hot water heaters, built in appliances and exposed plumbing drains, water and vent systems. The appliances were functionally operated at least once using normal operating controls. Only the present conditions of items inspected are reported on the inspection report. Components of equipment, including underground water, gas and sewer lines that are not exposed or not accessible were NOT inspected. Computation of load analysis on structural members and electrical circuits are NOT within the scope of this inspection. This report may include the observation of code violations. This inspection report is NOT a warranty neither stated nor implied. Home buyers must be aware that appliances, water heaters, AC and gas or electric heating systems have useful life spans of 10 – 15 years and may be extended if proper maintenance and repair procedures were followed. Malfunctioning of equipment may also occur in any moment of time even after the inspection. All repairs, if any must be performed by a qualified, licensed repairman. The inspector will NOT hold any further responsibility beyond the date of the inspection as to the condition or function of the item inspected. The inspector cannot be held responsible for damages, cost expense, repair or liabilities or any other defaults to this inspection. **THE INSPECTOR'S LIABILITY FOR ANY INADVERTENT ERRORS OR OMISSION IS STRICTLY LIMITED TO THE INSPECTION FEE CHARGED FOR THE INSPECTION.** The inspector will perform his duties in accordance with the requirements and provisions of the Texas Real Estate License Act pertaining to Real Estate Inspectors and will truthfully report the conditions of the items inspected or noted during the time of the inspection.

MR. JOHN FRANCIS CASIMIRO – PROFFESIONAL INSPECTOR, TREC LICENSE # 6570

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC) 05-06-13
P.O. BOX 12188, AUSTIN, TX 78711-2188



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- 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; and
- Lack of electrical bonding and grounding.

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This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC.

Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544

(<http://www.trec.state.tx.us>)

This form is available on the TREC website at www.trec.state.tx.us