

## Chuck's Home Inspection

1609 Dogwood Trail

Corsicana, Texas 75110

(903) 874-1980

(903) 874-1980 Fax

inspectorchuck@hotmail.com

# PROPERTY INSPECTION REPORT

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Prepared For: Scott and Pam Cisney  
(Name of Client)

Concerning: 208 SE CR 3149 Corsicana, Texas  
(Address or Other Identification of Inspected Property)

By: Chuck McClanahan #5461 06/17/2013  
(Name and License Number of Inspector) (Date)

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(Name, License Number and Signature of Sponsoring Inspector, if required)

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

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

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

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

Items identified in the report do not obligate any party to make repairs or take other action, 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.

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#### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Detached buildings are not included. In addition, any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other fashion. The following items are not inspected unless specifically requested and listed on the report. Any item not considered real property, appliances not built in, fences, gates, draperies, shutters, blinds, insulated windows, hardware, Formica, marble, tile, floor or wall coverings, heat exchanger for cracks, refrigerant leaks in system, gas lines, leaks in condensate drain, washing machine drain, cosmetic condition of structure, swimming pool cosmetics or leakage, alarm systems, sewer lines of septic system, water conditioning system. Asbestos, radon gas, lead paint, and smoke detectors. Termites or other wood destroying insects and or organisms, rodents or other pests, dry-rot, mold or fungus, or damage from or relating to the preceding. The following items are common problems found after a house has been vacant for a week or more, and this company will not be responsible for (1) Sewer and drain line stopping up. (2) Seals, or washers drying out and causing leaks in faucets, dishwasher, valves or any other plumbing fixture. (3) Garbage disposals locking up. (4) Gas water heaters and gas furnaces – if gas has been turned off thermocouple (pilot generators) fail. (5) Electric water heaters, which have been drained, but power left on, may have damage to heating elements and thermostats (6) Foundation should be watered if house is vacant, we recommend at least once a week and twice a week in the hot dry season. If this suggestion is not followed, foundation problems can easily develop in a very short period of time. If the building is occupied, furniture and storage prevent testing of all outlets, switches, lights, fixtures, windows and doors. A representative sample was checked in areas accessible. Obvious lost seals in insulated windows may or may not appear as temperature and humidity change. Gas lines are checked for the obvious smell of gas at the visible connections only. The majority of the gas lines are hidden or underground and complete testing is beyond the scope of this inspection. Smoke detectors and fire systems may be reported as present and are not tested for sensitivity to heat or smoke. Heat exchangers are not inspected for cracks. We do not uncover buried pipes or items not visible to the eye that are covered by wall or floor coverings. Repairs or remodeling may hide evidence of prior damage or defects. We do not make guarantees or warrant the performance or condition of any item. If you want a warranty of guarantee, contact a home warranty or insurance company. The Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. 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. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

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. 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. 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 the terms and conditions. If client is married, client represents that this obligation is a family obligation incurred in the interest of the family.

Report Identification: 208 SE CR 3149 Corsicana, Texas

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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## I. STRUCTURAL SYSTEMS

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### A. Foundations

*Type of Foundation(s):* Slab-on grade

*Comments:*

The foundation is performing as intended. No significant problems were observed.

The foundation shows minor movement in the past as is common with most foundations and it may continue to move over time, but keeping the foundation at a constant moisture content will help minimize the movement. In most cases a soaker hose should be placed 18" from the exterior of the foundation or a sprinkler system used to ensure constant moisture content.

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### B. Grading & Drainage *Comments:*

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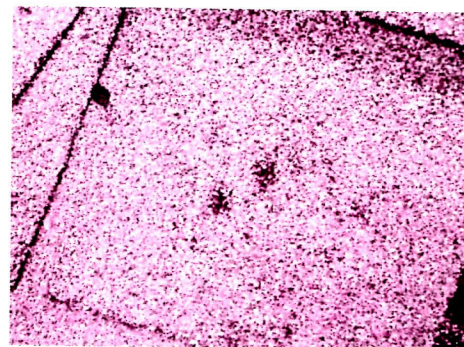
### C. Roof Covering Materials

*Type(s) of Roof Covering:* Composition Shingles and metal

*Viewed From:* Walked on roof

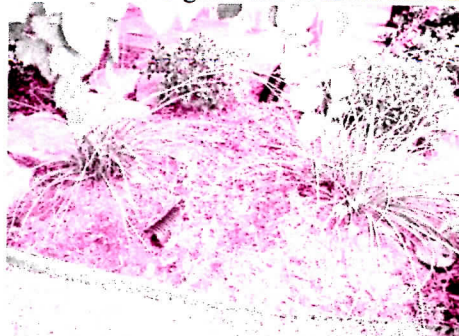
*Comments:*

Minor bruising noted along the east (lake) slope in various locations. These spots have been caused by walking on the roof. The spots are typical when the roof has been walked on.



## GUTTERS & DOWNSPOUTS

The downspout in various locations discharges water into the flowerbed. Should cause discharged water to move a minimum of 5 feet away from the house.



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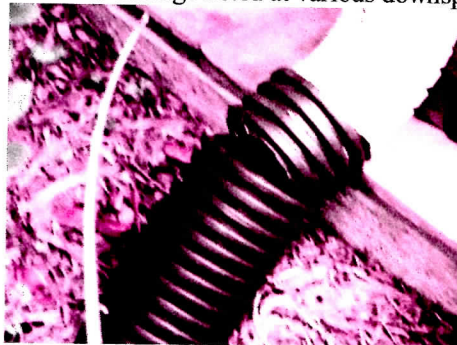
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I NI NP D

Inspection Item

Minor damage noted at various downspouts.



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**D. Roof Structure & Attic**

*Viewed From:* Entered attic and performed a visual inspection of general areas.

*Approximate Average Depth of Insulation:* Foam insulation was observed along the underside of the roof.

*Approximate Average Thickness of Vertical Insulation:* unknown

*Comments:*

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**E. Walls (Interior & Exterior) Comments:**

**EXTERIOR WALLS**

Typical minor cracking was observed on the exterior walls of the house in various locations. This implies that some structural movement of the building has occurred, as is typical of most houses.

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**F. Ceilings & Floors Comments:**

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**G. Doors (Interior & Exterior) Comments:**

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**H. Windows Comments:**

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**I. Stairways (Interior & Exterior) Comments:**

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**J. Fireplace/Chimney Comments:**

Fireplaces with gas logs should have a "hold open clamp" installed on the damper.

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

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## II. ELECTRICAL SYSTEMS

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### A. Service Entrance and Panels *Comments:*

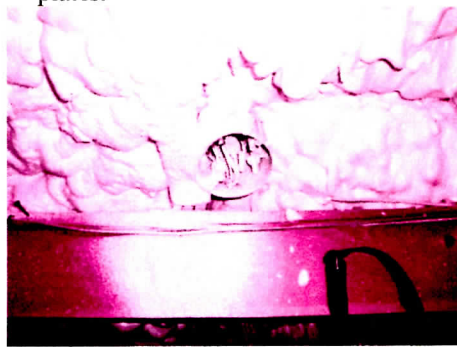
☐ ☐ ☐ ☒

### B. Branch Circuits, Connected Devices, and Fixtures

*Type of Wiring:* Copper

*Comments:*

Open junction boxes were observed in the attic in the south upstairs AC/heater closet. All electrical connections should be made inside junction boxes fitted with cover plates.



The smoke detectors appeared to be connected to the alarm system. All detectors should be checked before sleeping in the home.

While new building codes (and some municipalities in any aged home) require the installation of GFCI's and AFCI's, buying or selling a home does NOT. You are only required to have the knowledge of these NEW safety devices and if it is important to you, then you can have them installed.

A GFCI offers protection from shock or electrocution and should be present in the kitchen countertops, wet bars, bathrooms, garages, crawl spaces, outdoor outlets, laundry rooms, utility rooms, sink receptacles located within 6 feet of the outside edge of a laundry room, utility, or wet bar sink.

AFCI protection is required for all 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas.

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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### A. Heating Equipment

*Type of System:* Central Forced Air Furnace

*Energy Source:* Propane

*Comments:*

The air temperature pulled into the downstairs south unit was 77 degrees, and the air blowing out of the vents was 122 degrees. The temperature should be greater than 100 degrees.

Tested Correctly

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I NI NP D

Inspection Item

The air temperature pulled into the downstairs north unit was 77 degrees, and the air blowing out of the vents was 124 degrees. The temperature should be greater than 100 degrees.

Tested Correctly

The air temperature pulled into the upstairs south unit was 80 degrees, and the air blowing out of the vents was 128 degrees. The temperature should be greater than 100 degrees.

Tested Correctly

The air temperature pulled into the upstairs north unit was 80 degrees, and the air blowing out of the vents was 126 degrees. The temperature should be greater than 100 degrees.

Tested Correctly

The heating units are gas operated and need fresh air to burn properly. The areas where the units are located are sealed using foam insulation. This type of insulating normally cuts off all outside air. Normally a fresh air pipe is present to allow air to be drawn into the burner chamber. Further investigating is needed to know if the units are getting proper fresh air flow to allow the units to burn properly.



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## B. Cooling Equipment

Type of System: Central Forced Air System

Comments:

The air temperature pulled into the down stairs south unit was 75 degrees, and the air blowing out of the vents was 59 degrees. The temperature difference should be between 12 and 20 degrees. Tested Correctly

The air temperature pulled into the upstairs north unit was 76 degrees, and the air blowing out of the vents was 60 degrees. The temperature difference should be between 12 and 20 degrees. Tested Correctly

The air temperature pulled into the upstairs south unit was 74 degrees, and the air blowing out of the vents was 62 degrees. The temperature difference should be between 12 and 20 degrees. Tested Correctly

The air temperature pulled into the upstairs north unit was 75 degrees, and the air blowing out of the vents was 59 degrees. The temperature difference should be between 12 and 20 degrees. Tested Correctly

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

#### IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

*Location of water meter:* The water meter is located approximately 25 feet from the road at the middle of the lot

*Location of main water supply valve:* unknown

*Static water pressure reading:* 45lbs

*Comments:*

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

The septic system is NOT included in this inspection.

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C. Water Heating Equipment

*Energy Source:* Propane

*Capacity:* 50gals

*Comments:* There are two units.

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D. Hydro-Massage Therapy Equipment *Comments:*

#### V. APPLIANCES

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A. Dishwasher *Comments:*

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B. Food Waste Disposer *Comments:*

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C. Range Exhaust Vent *Comments:*

There is only a vent at the back of the cooktop burners.

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D. Ranges, Cooktops, and Ovens *Comments:*

With the upper oven control set on bake, and the thermostat set at 350 degrees, the measured temperature of the oven was 350 degrees. The temperature should be plus or minus 25 degrees of 350.

With the lower oven control set on bake, and the thermostat set at 350 degrees, the measured temperature of the oven was 360 degrees. The temperature should be plus or minus 25 degrees of 350.

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E. Microwave Oven *Comments:*

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F. Trash Compactor *Comments:*

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☒ ☐ ☐ ☐ G. Mechanical Exhaust Vents and Bathroom Heaters *Comments:*

☒ ☐ ☐ ☐ H. Garage Door Operator(s) *Comments:*

☒ ☐ ☐ ☐ I. Doorbell and Chimes *Comments:*

☒ ☐ ☐ ☐ J. Dryer Vents *Comments:*

## VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☐ A. Lawn and Garden Sprinkler Systems *Comments:*

## 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:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

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.**

I	NI	NP	D	Inspection Item
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## ADDENDUM: REPORT OVERVIEW

### THE HOUSE IN PERSPECTIVE

This is a well-built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

NOTE: For the purpose of this report, it is assumed that the house faces east (lake side).

### THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

### WEATHER CONDITIONS DURING INSPECTION

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 78 degrees F. Weather conditions leading up to the inspection have been relatively dry.



Corsicana, Texas 75110  
(903) 874-1980

# Invoice

REPORT NO.: 601  
INSPECTION DATE: 06/17/2013

**SOLD TO:**

Scott and Pam Cisney  
208 SE CR 3149  
Corsicana, Texas 75109

**PROPERTY INSPECTED:**

208 SE CR 3149  
Corsicana, Texas

Description	Amount
Standard Home Inspection	390.00

*pat* 6-18-13

**TOTAL** \$ 390.00

**Thank you for your business**

Payment of this invoice is due upon receipt. The late payment charge rate of interest is 1.5%  
monthly (18.0% per annum), after 30 days

Chuck's Home Inspection

# Pre-Inspection Agreement

CLIENT(S): Scott and Pam Cisney  
ADDRESS: 208 SE CR 3149  
CITY, STATE, ZIP: Corsicana, Texas 75109

06/17/2013

Chuck's Home Inspection, herein after known as the Inspector agrees to conduct an inspection for the purpose of informing the client of major deficiencies in the condition of the property at 208 SE CR 3149, Corsicana, Texas. THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENTS WRITTEN CONSENT.

This inspection of the subject property shall be performed by the Inspector for the Client in accordance with the Standards of Practice of the American Society of Home Inspectors, Inc. (ASHI®). The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Detached buildings are not included. In addition, any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other fashion. The following items are not inspected unless specifically requested and listed on the report. Any item not considered real property, appliances not built in, fences, gates, draperies, shutters, blinds, insulated windows, hardware, Formica, marble, tile, floor or wall coverings, heat exchanger for cracks, refrigerant leaks in system, gas lines, leaks in condensate drain, washing machine drain, cosmetic condition of structure, swimming pool cosmetics or leakage, alarm systems, sewer lines or septic system, water conditioning system, asbestos, radon gas, lead paint, and smoke detectors. Termites or other wood destroying insects or organisms, rodents or other pests, dry-rot, mold or fungus; or damage relating from or relating to the preceding.

If the building is occupied, furniture and storage prevent testing of all outlets, switches, lights, fixtures, windows, and doors. A representative sample may be checked in areas accessible. Obvious lost seals in insulated windows may or may not appear as temperature and humidity change. Gas lines are checked for the obvious smell of gas at the visible connections only. The majority of the gas lines are hidden or underground and complete testing is beyond the scope of this inspection. Smoke detectors and fire systems may be reported as present and are not tested for sensitivity to heat or smoke. Heat exchangers are not inspected for cracks. We do not uncover buried pipes or items not visible to the eye that are covered by wall or floor coverings. Repairs or remodeling may hide evidence or prior damage or defects.

This inspection is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Company is neither a guarantor nor insurer.

THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, SOIL CONTAMINATION AND OTHER INDOOR AND OUTDOOR SUBSTANCES. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED.

Any matter concerning the interpretation of this Agreement, of the Inspection Report, or any claim based upon either of them shall be subject to mediation between the parties or failing such mediation shall be resolved by arbitration in accordance with the Construction Industry Arbitration Services Inc. Buyer agrees to notify Chuck's Home Inspection in writing, of any complaints within seven (7) days of inspection and must thereafter allow prompt re-inspection of the item; otherwise, buyer waives all claims for damages arising out of such complaint. If you sue or bring an arbitration claim on this contract, but do not prevail, you agree to pay our reasonable attorney's fees.

The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the Inspector and the Client. Any particular concern of the Client must be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends and participates in the inspection process itself, the Client will have no chance of gaining all of the information that is offered.

The undersigned have read, understood and accepted the terms and conditions of this agreement and agree to pay the charges specified below:

Client agrees to pay a base fee of \$390.00 plus any additional fees not included in the base fee and any applicable taxes at or before the time of inspection. By accepting this report or signing this agreement you agree that, any damages for breach of this contract or report is limited to the inspection fee.

Chuck's Home Inspection:

By: Chuck McClanahan #5461, Inspector

CLIENT:

Scott and Pam Cisney

Chuck's Home Inspection  
1609 Dogwood Trail

Chuck's Home Inspection  
1609 Dogwood Trail  
Corsicana, Texas 75110  
(903) 874-1980

06/17/2013

Scott and Pam Cisney  
208 SE CR 3149  
Corsicana, Texas 75109

**Inspection Address: 208 SE CR 3149, Corsicana, Texas**  
**Report Number: 601**

Dear Scott and Pam:

At your request, an inspection of the above property was performed on 06/17/2013. Chuck's Home Inspection is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the home. This report is not an exhaustive technical evaluation. An evaluation of this nature would cost many times more.

Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs. On average, we have found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover unexpected repairs.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. The Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI®) prohibits us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

The information provided in this report is solely for your use. Chuck's Home Inspection will not release a copy of this report without your written consent.

Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about the general condition of the house in the future, we would be happy to answer these. There is no fee for this telephone consulting. Our fees are based on a single visit to the property. If additional visits are required for any reason, additional fees may be assessed.

Sincerely,

**Chuck McClanahan #5461, Inspector**  
Chuck's Home Inspection