



*104 Kendra Dr, Liberty Hill, TX 78642*

*Property Inspection Report*

*Prepared Exclusively For*

*Shane White*

***SunView***  
**Inspections®**

**888-871-5740**

SunView Inspections Real Estate Inspection Agreement  
SunView Inspections License 9437 For the company: Jerry Schmidt License 9102  
PO Box 2416, Georgetown, TX 78627 888-871-5740 www.sunviewinspections.com

Client: Shane White Property Address: 104 Kendra Dr, Liberty Hill, TX 78642  
Date and time: 01/29/2014 12:30PM Fee: \$0.00 Buyers Agent:

1. AGREEMENT: Client agrees to retain Sunview Inspections Inc and its inspector herein after collectively referred as the "Company" to perform a limited visual inspection of the property listed above. Client warrants that:

- a.) they have read this Service Contract carefully and that they understand they are bound by all terms of this contract,
- b.) they will read the entire inspection report when received and promptly call the Company with any questions they may have,
- c.) they understand that what cannot be seen without moving household items, dismantling, or damaging property cannot be inspected,
- d.) they agree to assume all the risk for all conditions which are concealed from view at the time of the inspection or exists in any area excluded from inspection by the terms of this agreement,
- e.) they understand that the inspection is NOT intended to be technically exhaustive,
- f.) they understand that the Company is performing this inspection as a home inspection generalist and is not acting or representing itself as a specialist, engineer or expert in any trade or craft,
- g.) they understand that the inspection is not a warranty or guarantee or insurance policy of the future life or failure of the inspected or non-inspected items expressed or implied,
- h.) before completion of any contractual agreements on the property inspected that they will obtain second opinions and repair as necessary by appropriate professionals on items where performance may be reported as questionable or "deficient" or any components or systems which they desire to have evaluated which were not inspected or were outside of the scope of inspection.

2. USE OF REPORT: Client understands that the inspection and inspection report are performed and prepared for their sole, confidential and exclusive use. Client agrees that they will not transfer or disclose any part of the inspection report to any other person with these exceptions ONLY. (a) one copy may be provided to the current seller(s) or builder/builder's representative of the property upon the express condition that the seller(s) covenant to use the inspection report only in connection with Client's transaction, and agree not to transfer or disclose the report to any persons other than their real estate agent/broker, (b) one copy may be provided to client's representative or the real estate agent/broker representing Client and/or a bank or lender for use in Client's transaction only. Client agrees to indemnify, defend and hold harmless Company from any third party claims relating to this inspection or inspection report.

3. SCOPE OF INSPECTION: Company agrees to perform a limited visual inspection of the structure at the above address and provide Client with a written opinion as to the apparent condition of the structure's readily accessible, installed systems and components. The inspection is limited to visual, audible and operational processes and techniques, performed in a manner consistent with the Texas Real Estate Commission's Standards of Practice in effect at time of the inspection, a copy of which will be provided upon your request and is also available for viewing and download at website address: <http://www.trec.state.tx.us/>.

4. OUTSIDE OF THE SCOPE OF THE INSPECTION: Only items specifically and expressly identified in the inspection report will be included in the inspection. Any area which cannot be seen without moving household items, dismantling, or damaging property, is inaccessible because of walls, floors, carpets, ceilings, soil, or any other thing is not included in the inspection. Areas/items which have been excluded by TREC SOP or by agreement of Company and Client are not included. The following are outside of the scope of the inspection: · Environmental concerns or conditions conducive to bio-hazards, hazardous gasses, PCB's, toxic wastes, asbestos, methane, mold, radon gas, lead, urea, formaldehyde, water or air quality, bacteria, molds, dry-rot, mildews or fungi, electromagnetic radiation or any other environmental hazards, Termites, pests or any other wood destroying organisms · Design problems, structural stability or engineering analysis, Geological stability or soils condition controls tested or seismic safety, soil hydrological characteristics, inspection of soil moisture control systems · Prediction of life expectancy, adequacy or efficiency of any system or component · Homeowner association, zoning or building code violations, Boundaries, easements or rights of way or issuance of permits and the validity of title · Odors, noise, proximity to railroad tracks or airplane routes or identification of any other adverse condition that may affect the desirability of the property · Evaluation of HVAC system sizing and efficiency and component compatibility, Internal HVAC components such as heat exchangers, electrical heat strips, duct-motors or dampers, air conditioning coils, humidifiers, electronic air cleaners, condensate pumps · testing of fireplaces, wood burning stoves, chimney flues or stove pipes, ducts etc to include determination of proper drafting and air flow · Private water wells/systems or sewage systems · Operation of heat pump systems in normal heating modes when outside temperature is above 60° F. or air conditioning systems when outside temperature is below 60° F · Saunas, steam baths, or fixtures and equipment, in-line chlorinators similar devices dispensing bromine or ozone, Pools and hot tubs that are not full of water, clean, operational and running at the time of inspection, Water softeners, filtration, purifier, circulation or solar heating or electric generating systems · Radio-controlled devices, computerized systems, automatic gates, elevators, lifts, dumb-waiters, funiculars, thermostatic or time clocks, ice makers, refrigerators, laundry equipment or

freestanding appliances · Fire sprinklers, Security systems, Home theater, projector screens, surround sound, internet, intercoms, telephone or cable systems · Retaining walls, landscaping, landscape items, decorative and low-voltage lighting, fountains, ponds and fences playground equipment, tennis courts. Other site-specific limitations and exclusions will be listed in the written report provided to you.

5. SEVERABILITY: Should a court or arbitrator find any portion of this agreement to be invalid or unenforceable the remaining items shall remain in force between the parties.

6. DISPUTES: Client understands and agrees that if a dispute or discrepancy should develop regarding the inspection services provided by Company or concerning the interpretation of this agreement that the Client agrees to notify inspector in writing within (2) business days of discovery. Client will allow Company (5) business days to respond to the Client's notification. Client agrees that Client or Client's agent, employees or independent contractors will NOT to disturb or repair or have repaired, anything related to issue or item in question that would constitute evidence except in emergencies. Client understands that failure to notify the inspector in the process as outlined above will constitute a waiver of any and all claims for said failure to accurately report the condition or issue in question.

7. ATTORNEY'S FEES: If a lawsuit is filed by the Client against Company and Company successfully defends the claim of the Client, the Client agrees to pay Company reasonable attorney's fees, court cost and any other cost incurred in the defending against such claims.

8. DISCLAIMER OF WARRANTIES: THE COMPANY MAKES NO GUARANTEE OR WARRANTY AS TO ANY OF THE FOLLOWING:

1. That all defects have been found or that company will pay for repair of undisclosed defects.
2. That any of the items inspected are designed or constructed in good workmanlike manner.
3. That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection.

The Client agrees and understands that the maximum liability incurred by Company for errors and omissions in the inspection, including liability, of any inspector, owner, or employee of Company, if any, to the client shall be limited to the amount of the fee paid for the inspection, not to exceed \$500.00. The Client further agrees to a one-year statute of limitations to make any and all claims. Note: this time period may be shorter than otherwise provided by Texas law. The Client agrees that Company and its inspector will have no liability for any items outside of the scope of the inspection and items listed as included here in this agreement. The Client also agrees that Company will have no liability for incidental or consequential damages. The Client agrees to pay all legal expenses and reasonable compensation for loss of time that may be incurred by Company, any inspector, owner, or employee of Company as a result of any legal action by the client where the Client does not prevail.

9. WARRANTY: NO warranties or guaranties are expressed or implied as a result of this inspection. The inspection and inspection report also do not constitute a warranty of merchantability or fitness for a particular purpose, expressed or implied, or insurance policy. The inspection report is also not a substitute for real estate transfer disclosures which may be required by law. The inspection and report are valid only for the property inspected for the day and time of the inspection because of the fact that building components and systems including appliances can develop deficiencies at any time even on the day of inspection. There are no guarantees of selling a property within a particular time frame with Pre-inspections, Certified Pre-market inspections. The pre-inspection report will be available to perspective buyers.

10. LIMITED WARRANTY: At the time of inspection a non-transferable Limited Mechanical and Structural Warranty may be provided. The Limited Mechanical and Structural Warranty if provided is from a third party service provider for the benefit of the Client. This Limited Mechanical and Structural Warranty is specific in its language regarding coverage, exclusions, and claims procedures. With respect to these matters the company hereby expressly limits its liability to the terms and conditions of the limited warranty, does not warrant nor guarantee the continued operation or condition of any other item(s), system(s), or component(s) of the home, and will not pay for any repair or replacement. Other home warranties may be available to the client at additional cost through real agents and/or home warranty companies which may provide additional coverage and extended terms.

11. Client by signing below acknowledges receipt of this information and agrees to HOLD HARMLESS SGMM Management, dba Keller Williams Realty (Broker), it's agents, officers, successors or assigns from any and all liability for inspections performed by Jerry Schmidt. It is further understood that Jerry Schmidt holds a Texas real estate salesperson license and that license is held by Broker. The fee inspection contemplated or performed is done so at the request of the undersigned without any recommendation by Broker or it's agents. In NO EVENT will Jerry Schmidt act as a real estate sales person representing either the buyer or seller in a real estate transaction where he is also acting as an inspector. Jerry will not provide real estate related purchase or selling advice.

12. THIRD PARTY SERVICE PROVIDERS Your inspector may have an affiliation with a third party service provider ("TPSP") in order to offer you additional value-added services. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number) to the TPSP, (b) waive and release any restrictions that may prevent the TPSP from contacting you (including by telephone), and (c) authorize the TPSP to contact you (including by telephone) regarding special home alarm system offers.

13. This Service Contract represents the entire agreement between the Company and Client and shall be governed by Texas law. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties. This Service Contract shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever. I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above. (If this is a joint purchase, signer represents actual authority to sign for all parties.)

14. ARBITRATION: Any dispute or discrepancy that should develop regarding the inspection services provided by Company or concerning the interpretation of this agreement except for one inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of the association. The parties shall select an arbitrator whom is familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.

Client(s) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

One signature binds all.

# PROPERTY INSPECTION REPORT

Prepared For: **Shane White**

(Name of Client)

Concerning: **104 Kendra Dr, Liberty Hill, TX, 78642**

(Address or Other Identification of Inspected Property)

By: **Jerry L. Schmidt Professional Inspector # 9102**

(Name and License Number of Inspector)

**01/29/2014 12:30PM**

(Date)

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

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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.

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.

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

Note: Photographs that may be included in this report are intended to provide additional, visual representation and or explanation of issues and to help client to understand the issues that they are associated with. They are examples only and are not intended to be inclusive or representative of all such issues. They also are not provided in order to create emphasis or to lower or elevate concern regarding the issue(s) that they are associated with.

Note: Additional pages may be attached to this report. Read all pages of this report very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed deficient.

Weather: Partly cloudy, breezy  
Present at Inspection: Owner

Temperature: Low to mid40's    Inspection Environment: Occupied



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. Foundations</b> Type of Foundation: Concrete slab on grade <i>Comments:</i> The foundation was performing as intended at time of inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>E. Grading and Drainage</b> <i>Comments:</i> All components found to be in satisfactory condition at time of inspection. <b>Notes: Proper drainage and soil moisture content should be maintained around the foundation to help minimize future foundation problems. We make no statement concerning site stability.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>C. Roof Covering Materials</b> Type(s) of Roof Covering: Composition shingles Viewed From: <u>Roof</u> Note: due to steepness some areas were not walked - there was ice on the roof in areas also. <i>Comments:</i> See comments under the Structural Systems section of the Addendum Page.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. Roof Structures &amp; Attic</b> Viewed From: <u>Attic</u> Approximate Average Depth of Insulation: <u>10 - 12 inches</u> Approximate Average Thickness of Vertical Insulation: <u>4 - 6 inches</u> <i>Comments:</i> See comments under the Structural Systems section of the Addendum Page.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E. Walls (Interior &amp; Exterior)</b> <i>Comments:</i> See comments under the Structural Systems section of the Addendum Page.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>F. Ceilings &amp; Floors</b> <i>Comments:</i> All components found to be in satisfactory condition at time of inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. Doors (Interior &amp; Exterior)</b> <i>Comments:</i> See comments under the Structural Systems section of the Addendum Page.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>H. Windows</b> <i>Comments:</i> Note: 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 been evident at the time of the inspection. Windows only checked for obvious fogging. If some lost seals were noted, recommend all windows be checked by a specialist for further lost seals.  Note: windows were blocked in some areas by furnishing and or stored items - evaluation of these windows was limited or not possible.  All components found to be in satisfactory condition at time of inspection.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>I. Stairways (Interior &amp; Exterior)</b> <i>Comments:</i> None present.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>J. Fireplaces and Chimneys</b> <i>Comments:</i> Notes: All components found to be in satisfactory condition at time of inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>K. Porches, Balconies, Decks and Carports</b> <i>Comments:</i> See comments under the Structural Systems section of the Addendum Page.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>II. ELECTRICAL SYSTEMS</b> <b>A. Service Entrance and Panels</b> <i>Comments:</i> See comments under the Electrical Systems section of the Addendum Page.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Branch Circuits, Connected Devices and Fixtures</b> <i>Type of wiring:</i> <u>copper</u> <i>Comments:</i> Note: Arc fault breakers are not tested in occupied homes.  See comments under the Electrical Systems section of the Addendum Page.



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I	NI	NP	D	Inspection Item
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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒    ☐    ☐    ☒

#### A. Heating Equipment

Type of System: Two Central forced air heating systems

Energy Source: Electric heat pump

Comments:

See comments under the Heating, Ventilation and Air Conditioning Systems section of the Addendum Page.

☐    ☒    ☐    ☐

#### B. Cooling Equipment

Type of System: Central forced air cooling system

Location: \_\_\_\_\_ Temperature Differential: \_\_\_\_\_

Location: \_\_\_\_\_ Temperature Differential: \_\_\_\_\_

Comments:

Note: Due to low outside temperature the A/C system could not be inspected - system output temperatures could not be measured. Recommend further evaluation by qualified HVAC specialist.

Not inspected.

☒    ☐    ☐    ☐

#### C. Duct Systems, Chases and Vents

Comments:

All components found to be in satisfactory condition at time of inspection.

### IV. PLUMBING SYSTEM

☒    ☐    ☐    ☒

#### A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Right front yard

Location of main water supply valve: Right front yard

Static water pressure reading: 45 - 50 p.s.i.

Note: if tested the washing machine drain line cannot tested to full capacity.

Comments:

See comments under the Plumbing Systems section of the Addendum Page.

☒    ☐    ☐    ☐

#### B. Drains, Wastes, Vents

Comments:

All components found to be in satisfactory condition at time of inspection.

☒    ☐    ☐    ☒

#### C. Water Heating Equipment

Energy source: Electric

Capacity: 65 gallon Location: Garage

Capacity: \_\_\_\_\_ Location: \_\_\_\_\_

General water temperature noted at fixtures during inspection: 110 - 115 degrees

Comments:

See comments under the Plumbing Systems section of the Addendum Page.

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I	NI	NP	D	Inspection Item
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☒   ☐   ☐   ☒

**D. Hydro-Massage Therapy Equipment**

*Comments:*

See comments under the Plumbing Systems section of the Addendum Page.

**V. APPLIANCES**

☒   ☐   ☐   ☐

**A Dishwashers**

*Comments:*

All components found to be in satisfactory condition at time of inspection.

☒   ☐   ☐   ☐

**B. Food Waste Disposers**

*Comments:*

All components found to be in satisfactory condition at time of inspection.

☒   ☐   ☐   ☐

**C. Range Hood and Exhaust Systems**

*Comments:*

All components found to be in satisfactory condition at time of inspection.

☒   ☐   ☐   ☐

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

*Comments:*

All components found to be in satisfactory condition at time of inspection.

☒   ☐   ☐   ☐

**E. Microwave Ovens**

*Comments:*

All components found to be in satisfactory condition at time of inspection.

☒   ☐   ☐   ☐

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

All components found to be in satisfactory condition at time of inspection.

☒   ☐   ☐   ☒

**G. Garage Door Operators**

*Comments:* Note: due to stored items and limited access a force test was not performed on the automatic garage door opener.

See comments under the Appliances section of the Addendum Page.

☒   ☐   ☐   ☐

**H. Dryer Exhaust Systems**

*Comments:*

All components found to be in satisfactory condition at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D	Inspection Item
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## VI. OPTIONAL SYSTEMS

☐ ☒ ☐ ☐

### A. Lawn and Garden Sprinkler Systems

*Comments:*

Not inspected.

☒ ☐ ☐ ☒

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

*Type of Construction:* Concrete

*Comments:*

Note: For swimming pool related issues recommend further evaluation and repair as necessary by qualified, licensed swimming pool installation and or repair contractor.

See comments under the Optional Systems section of the Addendum Page.

☐ ☒ ☐ ☐

### G. Private Sewage Disposal (Septic) Systems

*Type of System:*

*Location of Drain Field:*

*Comments:*

Not inspected.

## Report Addendum Page

### I. STRUCTURAL SYSTEMS

#### Roof Coverings Materials

Tree limbs are touching the shingles at the right rear.



*Will Complete*

#### Roof Structure & Attic

There is inadequate walkway and work platform installed in the attic around the HVAC systems. Some of the vertical wall insulation is removed / displaced -- noted at the left front for example.



#### Walls

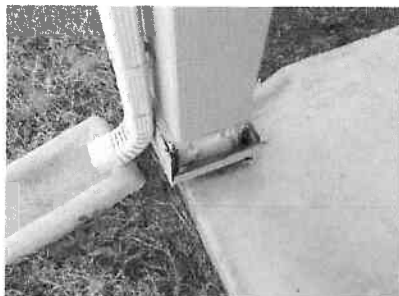
There is no sealing around the range exhaust hood at the exterior.

#### Doors

There are gaps in the sealing around some of the exterior doors such as from the house to the garage, from the master to the patio and the front entry - weather stripping is damaged on some of the doors also.

#### Porches, Balconies, Decks and Carports

Some of the front porch column bases are weathered and rotted.



*DONE*

*DONE*

## II. ELECTRICAL SYSTEMS

There are open slots in the main panel.

There is no arc fault protection to the living areas of the house such as the living room, dining/breakfast areas, hallways, closets and other similar type areas. Note: this may not have been required in this area at time of construction however.

Note: The cables into the panels are not clamped to the enclosure.

Note: a driven ground is not visible at the house panel.

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The right side condensing unit (outside unit) is not coming on in "Heat" (heat pump) mode.

IN PROCESS  
MONDAY 2/17

## IV. PLUMBING SYSTEM

The kitchen faucet is loose at the counter and there are leaks at the utility room sink.

✓  
✓  
DONE

The right front exterior faucet is loose at the wall.

Note: there is no access to the underside of the Jacuzzi tub.

## V. APPLIANCES

The reversing sensors are installed too high above the garage floor for the automatic garage door opener.

The manual lock is not disabled where there is an electric garage door opener is installed.

## VI. OPTIONAL SYSTEMS

Leaks are evident on some of the lines to / from the pool - noted at the right side. ✓



There are missing and or inadequate safety barriers around the pool area such as alarms on doors and other accesses from the house to the pool area, proper fencing, signage etc.

The spa light is not coming on. ✓

The blower is not working. ✓

DONE

There are low salt and cell errors on the controller and remote – may be due to cold water temperatures however.

The connector is damaged on one of the inlets (possibly for the vacuum) at the left front. ✓

Note: the vacuum pump was somewhat noisy. ✓

Note: the batteries were low for the remote control so testing of and with the unit was limited.

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The pool vacuum was disassembled and not working at time of inspection. ✓



DONE

## **Additional Non-Deficiency Photos**

Example photo



shingles

Example photo



Roof

Example photo



Roof

Example photo

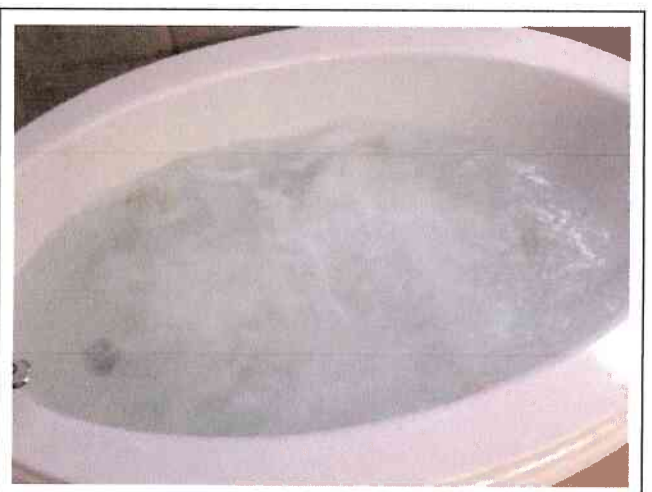


Roof

Example photo



water pressure



Jacuzzi tub running