

## PROPERTY INSPECTION REPORT

**Prepared For: Edward Jones Trust Company**  
(Name of Client)

**Concerning: 1111 Cr-0**  
(Address of Inspected Property)

**Estelline**  
(City, State, Zip)

**TX 79233**

**12/23/2013**  
(Date)

**By: Jeff Worsham #9676**  
(Name and License Number of Inspector)

**200707**  
(Invoice/Report Number)

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

**PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES**

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

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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, NOT IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

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

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, 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 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.

#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

- **Cosmetic Items are SPECIFICALLY EXCLUDED from this report.**
- **This report cannot and does not represent the operation or condition of any items after the date and time of this inspection.**
- **These items should not be considered a complete list of all defects with the house. This list is limited to those items that are *Readily Accessible and the Inspector(s) noted at the time of the inspection.***

<b>Transferee Name:</b> Hulen & Letha Clifton Trust		<b>Client File/Reference Number:</b> RERS000911	
<b>Occupied:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<b>Approximate Age of Home:</b> 50+ yrs.	
<b>Time of Inspection:</b> 10:30 AM	<b>Temp:</b> 36 ° F	<b>Weather:</b> Clear	
<b>Dwelling Type:</b>	<input checked="" type="checkbox"/> Detached Single Family <input type="checkbox"/> Townhouse <input type="checkbox"/> Condominium		
	<input type="checkbox"/> Modular/Mobile <input type="checkbox"/> Other		
<b>People Present:</b> None			

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I	NI	NP	D	Inspection Item
<b>I. STRUCTURAL SYSTEMS</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Foundations</b> <i>(An opinion on performance is mandatory)</i>
				<i>Type of Foundation:</i> <u>Crawl</u> <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s). Visible evidence of ongoing water penetration? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Vantage point used to inspect the crawlspace: <input type="checkbox"/> Entered <input checked="" type="checkbox"/> Viewed from opening <input type="checkbox"/> No Access <input type="checkbox"/> Not Applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. Grading &amp; Drainage</b>
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s). Does sump pump appear to be functioning properly? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Present Visible evidence of negative grade towards foundation of home? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Do gutters/downspouts effectively direct water away from foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Present <b>NOTES: PROPER DRAINAGE AND SOIL MOISTURE CONTENTS SHOULD BE MAINTAINED AROUND THE FOUNDATION TO HELP MINIMIZE FUTURE FOUNDATION PROBLEMS.</b> <b>WE MAKE NO STATEMENT CONCERNING SITE STABILITY.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C. Roof Covering Materials</b>
				<i>Type of Roof Covering (1):</i> <u>Metal</u> <i>Viewed From:</i> <input checked="" type="checkbox"/> Walked <input type="checkbox"/> From eaves <input type="checkbox"/> From ground with binoculars <i>Type of Roof Covering (2):</i> _____ <i>Viewed From:</i> <input type="checkbox"/> Walked <input type="checkbox"/> From eaves <input type="checkbox"/> From ground with binoculars <i>Type of Roof Covering (3):</i> _____ <i>Viewed From:</i> <input type="checkbox"/> Walked <input type="checkbox"/> From eaves <input type="checkbox"/> From ground with binoculars <i>Describe and explain any levels of roof not accessed:</i> <u>100% of roof was inspected.</u> <i>Evidence of previous repairs to roofing material?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Evidence of water penetration?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s). Approximate age of roof (1): <u>5-10</u> yrs.    Location (1): <u>Entire house.</u> Design Life (1): <u>20-25</u> yrs. Approximate age of roof (2): _____ yrs.    Location (2): _____ Design Life (2): _____ yrs. Approximate age of roof (3): _____ yrs.    Location (3): _____ Design Life (3): _____ yrs.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. Roof Structure &amp; Attic</b>
				<i>Viewed From:</i> <input type="checkbox"/> Entered <input checked="" type="checkbox"/> Viewed from opening <input type="checkbox"/> No Access <i>Approximate Average Depth of Insulation:</i> <u>6-8</u> inches <input type="checkbox"/> Unknown <input type="checkbox"/> Not Present <i>Approximate Average Thickness of Vertical Insulation:</i> <u>18-24</u> inches <input type="checkbox"/> Not Visible <i>Evidence of water penetration?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E. Walls (Interior &amp; Exterior)</b>
				<i>Evidence of water penetration?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s). <b>Exterior Surface Types and Locations:</b> Surface 1 Type: <u>Hard Coat Stucco</u> Location: <u>All exterior.</u> Surface 1 Type: _____ Location: _____ Surface 1 Type: _____ Location: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>F. Ceilings &amp; Floors</b>
				<i>Evidence of water penetration?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. Doors (Interior &amp; Exterior)</b>
				<i>Evidence of water penetration?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>H. Windows</b>
				<i>Evidence of water penetration?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s). <b>NOTES: SIGNS OF FAILED SEALS IN THE THERMAL PANE WINDOWS MAY APPEAR AND DISAPPEAR AS TEMPERATURE AND HUMIDITY CHANGES. SOME WINDOWS WITH FAILED SEALS MAY NOT HAVE BEEN EVIDENT AT THE TIME OF THE INSPECTION. WINDOWS ONLY CHECKED FOR OBVIOUS FOGGING.</b> <b>STORM WINDOWS ONLY CHECKED FOR DAMAGED OR MISSING GLASS.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>I. Stairways (Interior &amp; Exterior)</b>
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>J. Fireplace/Chimney</b>
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s). Number of Fireplaces: <u>1</u> Fuel: <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Wood Type: <input checked="" type="checkbox"/> Metal Box & Flue(s) <input type="checkbox"/> Masonry/Brick <input type="checkbox"/> Wood Stove <input type="checkbox"/> Other <b>NOTE: INSPECTION OF FLUE LINERS IS LIMITED.</b>

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<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> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s).				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>L. Other</b>
<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s).				
<b>Walks:</b> Visible trip hazards or defects noted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Present <b>Driveway:</b> Visible trip hazards or defects noted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Present <b>Retaining Walls:</b> Visible defects noted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Present				
<b>II. ELECTRICAL SYSTEMS</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Service Entrance and Panels</b>
<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Electrical section of the Summary page(s).				
Amps: <u>unkwn</u> Volts: <u>120/240</u>				
Is incoming electrical service adequate to meet the needs of the dwelling? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Branch Circuits - Connected Devices and Fixtures</b>
Type of wiring: <u>Copper</u>				
<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Electrical section of the Summary page(s).				
<b>III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS</b>				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Heating Equipment (Type and Energy Source)</b>
Type of System (Unit 1): <u>Forced Air</u>				
Energy Source (Unit 1): <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Other				
Type of System (Unit 2): _____				
Energy Source (Unit 2): <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Other				
<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Heating / AC section of the Summary page(s).				
Number of heating units present: <u>1</u>				
Approximate Age (Unit 1): <u>10</u> yrs      Design Life (Unit 1): <u>15-20</u> yrs				
Location (Unit 1): <u>Closet</u>				
Approximate Age (Unit 2): _____ yrs      Design Life (Unit 2): _____ yrs				
Location (Unit 2): _____				
Evidence of fuel storage tank? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      In use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<input checked="" type="checkbox"/> Above Ground <input type="checkbox"/> Below Ground      Location: <u>Rear</u>				
<b>NOTES: FULL EVALUATION OF THE INTEGRITY OF A HEAT EXCHANGER REQUIRES DISMANTLING OF THE FURNACE AND IS BEYOND THE SCOPE OF THIS INSPECTION.</b>				

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Cooling Equipment</b>				
				<i>Type of System (Unit 1):</i> <u>Central</u> <i>Energy Source (1):</i> <u>Electric</u> <i>Type of System (Unit 2):</i> _____ <i>Energy Source (2):</i> _____ <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Heating / AC section of the Summary page(s). Number of cooling units present: <u>1</u> Approximate Age (Unit 1): <u>10</u> yrs    Design Life (Unit 1): <u>10-15</u> yrs Location (Unit 1): <u>Exterior</u> Approximate Age (Unit 2): _____ yrs    Design Life (Unit 2): _____ yrs Location (Unit 2): _____ NOTES: UNITS ARE NOT INSPECTED FOR PROPER SIZE OR EFFICIENCY. UNITS ARE NOT OPENED FOR INSPECTION. WINDOW A/C UNITS ARE NOT INSPECTED.				
				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>C. Duct System, Chases, and Vents</b>
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Heating AC section of the Summary page(s). NOTE: INSPECTION OF FLUES IS LIMITED.				
				<b>IV. PLUMBING SYSTEMS</b>				
				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Water Supply System &amp; Fixtures</b>
				<i>Location of water meter:</i> <u>Not found.</u> <i>Location of main water supply valve:</i> <u>Not found.</u> <i>Static water pressure:</i> <u>75</u> psi <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Plumbing section of the Summary page(s). Water Source: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private (See Optional Systems) How verified: _____				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Drains, Wastes, Vents</b>				
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Plumbing section of the Summary page(s). Sewage Service: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (See Optional Systems) How verified: <u>Viewed</u>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>C. Water Heating Equipment</b>				
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Plumbing section of the Summary page(s). <i>Energy Source (Unit 1):</i> <u>Gas</u> <i>Capacity (Unit 1):</i> <u>40</u> gal <i>Energy Source (Unit 2):</i> _____ <i>Capacity (Unit 2):</i> _____ gal Approximate Age (Unit 1): <u>10-15</u> yrs    Design Life (Unit 1): <u>10-15</u> yrs Location (Unit 1): _____ Approximate Age (Unit 2): _____ yrs    Design Life (Unit 2): _____ yrs Location (Unit 2): _____				

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>D. Hydro-Massage Therapy Equipment</b>
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Plumbing section of the Summary page(s).
				<b>V. APPLIANCES</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. Dishwasher</b>
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s). <b>NOTE: LOWER PANEL NOT REMOVED FOR INSPECTION.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>B. Food Waste Disposer</b>
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C. Range Exhaust Vent</b>
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s). <b>NOTE: RANGE VENT NOT CHECKED FOR CLEANLINESS.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. Ranges/Ovens/Cooktops</b>
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s). Range: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas      Oven: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas      Cooktop: <input type="checkbox"/> Electric <input type="checkbox"/> Gas <b>NOTES: IF PRESENT, DELAY TIMER AND SELF-CLEAN MODE ARE NOT TESTED.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>E. Microwave Oven</b>
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s). <b>NOTE: MICROWAVE OVEN NOT INSPECTED FOR RADIATION LEAKS.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>F. Trash Compactor</b>
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. Mechanical Exhaust Vents and Bathroom Heaters</b>
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>H. Garage Door Operators</b>
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>I. Doorbell &amp; Chimes</b>
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>J. Dryer Vent</b>
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s). <b>NOTE: DRYER VENT NOT CHECKED FOR CLEANLINESS.</b>



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				<b>VI. OPTIONAL SYSTEMS</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>A. Lawn and Garden Sprinkler Systems</b> <i>(Inspection must be ordered separately)</i>
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Optional Systems section of the Summary page(s). Control Panel Location: _____ Number of Zones used: _____ Valve Box Location: _____ Coverage: <input type="checkbox"/> Front Yard <input type="checkbox"/> Back Yard <input type="checkbox"/> Side Yard(s) <input type="checkbox"/> Other <b>NOTE: SPRINKLER CONTROLS ARE OPERATED IN MANUAL MODE ONLY.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>B. Swimming Pools, Spas, Hot Tubs, and Equipment</b> <i>(Inspection must be ordered separately)</i>
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Optional Systems section of the Summary page(s). Type of Construction (pool): _____ Type of Construction (hot tub/spa): _____ Is pool winterized? <input type="checkbox"/> Yes <input type="checkbox"/> No Type of pool: <input type="checkbox"/> In ground <input type="checkbox"/> Above ground <input type="checkbox"/> Other Type of pool filter: <input type="checkbox"/> Sand <input type="checkbox"/> Cartridge <input type="checkbox"/> D.E. <input type="checkbox"/> Other Is hot tub/spa winterized? <input type="checkbox"/> Yes <input type="checkbox"/> No Type of hot tub/spa: <input type="checkbox"/> In ground <input type="checkbox"/> Above ground <input type="checkbox"/> Other Type of hot tub/spa filter: <input type="checkbox"/> Sand <input type="checkbox"/> Cartridge <input type="checkbox"/> D.E. <input type="checkbox"/> Other <b>NOTE: NOT CHECKED FOR POOL SHELL LEAKAGE OR IN BACKWASH MODE. THE POOL COATING IS CONSIDERED COSMETIC AND NOT PART OF THIS INSPECTION. ALL CONTROLS ARE OPERATED IN THE MANUAL MODE ONLY. ANCILLARY EQUIPMENT SUCH AS COMPUTER CONTROLS, CHLORINATORS OR OTHER CHEMICAL DISPENSERS, WATER IONIZATION DEVICES OR CONDITIONERS ARE NOT INSPECTED.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C. Outbuildings</b>
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Optional Systems section of the Summary page(s).

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## SUMMARY

Record on this page the corrective action required for all items determined to be defective including the estimated cost of repairs and explain any items that were reported as "Not Inspected." These estimates are not bids, nor are they intended to be used as such. Other information may also be listed on this page as "NOTES" or "FYI".

A home inspector with only a general knowledge of potential costs provided the estimated costs of repair shown below. RAL recommends that at least one qualified repair contractor provide a more accurate and detailed bid for these repairs prior to closing.

This inspection report was solely intended for use by RAL's specific relocation client who may decide to provide to other interested parties for disclosure purposes only. The information contained within this report is NOT intended to be used or relied upon by any other interested party. All interested parties should obtain their own independent inspections.

### I. STRUCTURAL SYSTEMS

#### A. Foundations

1. Qualified general contractor to correct as determined necessary the lack of proper ventilation in the crawl space.

1

NOTE: Some movement of the foundation was noted in the form of drywall cracks, uneven floors and doors out of alignment. No action required to the foundation at this time. Monitor

FYI

#### B. Grading & Drainage

1. No visible defects noted at time of the inspection.

NOTE: Although the grade is flat, there is no indication of moisture penetration into the crawl space.

FYI

#### C. Roof Covering Materials

1. No visible defects noted at time of the inspection.

#### D. Roof Structure & Attic

1. Qualified contractor to correct as determined necessary the following conditions:

1

a. Attic lacks proper ventilation.

b. Tree limbs in contact with roof structure.

c. Several soffit panels missing.

d. Excessive unsupported span of some of the roof rafters at the front and rear of the addition.

Note: The price of repair shown is only a rough estimate. One or more qualified contractors should be contacted to provide a firm bid for corrective action.

FYI

NOTE: Evidence of water penetration was noted at around flue pipe in attic. It was dry at time of this assessment. Past and future performance is unknown.

FYI

#### E. Walls (Interior & Exterior)

1. Qualified stucco contractor to correct as determined necessary the areas of missing, loose and cracked stucco at multiple locations around the house.

1

2. Qualified interior contractor to correct as determined necessary the cracks in the drywall in multiple rooms.

2

#### F. Ceilings & Floors

1. Qualified interior contractor to correct as determined necessary the cracks in the drywall ceilings in multiple rooms.

1

2. Qualified framing contractor to correct as determined necessary the uneven floors in most of the rooms.

2

Note: The price of repair shown is only a rough estimate. One or more qualified contractors should be contacted to provide a firm bid for corrective action.

FYI

#### G. Doors (Interior & Exterior)

1. Qualified interior contractor to correct as determined necessary the following conditions:

1

a. Master bedroom door and one rear bedroom door do not latch.

b. Improper keyed (needs to be thumb actuated) interior dead bolt locks at the exiting doors.

c. Exterior doors have glass in them that is not tempered.

d. Side exterior door hangs slightly in the door frame and does not latch.

Address of Inspected Property: 1111 Cr-0

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## SUMMARY

<b>NOTE: Exterior door thresholds are weathered and need painted. Maintenance</b>		<b>FYI</b>
<b>H. Windows</b>		
1. Qualified window contractor to correct as determined necessary the following conditions:		1
a. Most of the windows are painted shut and will not open.		
b. Two cracked window pane in the rear bedroom.		
Note: The price of repair shown is only a rough estimate. One or more qualified contractors should be contacted to provide a firm bid for corrective action.		<b>FYI</b>
<b>I. Stairways (Interior &amp; Exterior)</b>		
1. Not present.		
<b>J. Fireplace/Chimney</b>		
1. Qualified contractor to correct as determined necessary the following conditions:		1
a. Chimney crown is cracked and missing mortar.		
b. Missing mortar in the brickwork structure.		
NOTE: The inspection of exterior chimney components and interior components of fireplaces, chimneys and flues can be limited by design or accessibility with areas that are beyond the scope of this visual inspection.		<b>FYI</b>
<b>K. Porches, Balconies, Decks, and Carports</b>		
1. Qualified contractor to correct as determined necessary the missing railing at the front porch.		1
2. Roof between the detached garage and carport is badly damaged with openings through the roof and ceiling.		2
<b>L. Other</b>		
1. No visible defects noted at the time of the inspection.		
NOTE: Dead rodents and birds were found in side the house.		<b>FYI</b>
<b>II. ELECTRICAL SYSTEMS</b>		
<b>A. Service Entrance and Panels</b>		
1. Qualified electrical contractor to correct as determined necessary the following conditions:		1
a. Main electric panel is rusted and the electrical lugs and bus bars are rusted.		
b. Electric panel is not properly labeled.		
c. No visible ground to the electrical panel.		
d. Missing bushings and knockout in the electrical panel.		
e. Electrical panel is located in the rear bedroom. Improper location.		
f. No main disconnect in the electrical panel.		
g. Main overhead electrical service is too low to the ground.		
2. Have a qualified electrical contractor correct as needed the Arc-fault circuit interrupters (AFCT's) that are not installed to meet current standards.		<b>TBD</b>
<b>B. Branch Circuits</b>		
Qualified electrical contractor to correct as determined necessary the following conditions:		1
a. Three prong electrical outlets are not grounded.		
b. No GFCIs at required locations.		
c. Several light fixtures are missing there globes.		
d. Exposed electrical wiring in the master bedroom closet, rear corner bedroom closet, furnace closet and at the carport damaged roof area.		
e. Reverse polarity electrical outlet in the rear corner bedroom.		
f. Smoke detectors are not in all required locations		
NOTE: The house was originally wired with a two-wire system.		<b>FYI</b>
NOTE: Smoke detectors were not tested.		<b>FYI</b>
NOTE: Some electrical outlets were not tested due to accessibility.		<b>FYI</b>

Address of Inspected Property: 1111 Cr-0

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## SUMMARY

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

1. Qualified HVAC contractor to correct as determined necessary the improper use of flexible gas line material used to pass through the side of the furnace cabinet.

NOTE: Furnace only visually inspected due to no LP gas service to the unit.

NOTE: There is an old non-vented heater inside bathroom.

NOTE: There is an above ground propane storage tank on this property.

Recommend obtaining documentation as to ownership and maintenance responsibility for the tank. Assessment of propane tanks is outside the scope of this assessment.

1

FYI

FYI

FYI

#### B. Cooling Equipment

1. Qualified HVAC contractor to correct as determined necessary the damaged insulation on the AC suction line.

NOTE: The ambient temperature was too low to safely test the air conditioning system.

1

FYI

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

1. Qualified HVAC contractor to correct as determined necessary the following conditions:

a. Furnace draws its return air from the crawl space. Improper source of air.

b. Return air registers have a thick accumulation of dust.

c. Furnace filters are dirty.

1

### IV. PLUMBING SYSTEMS

#### A. Water Supply System & Fixtures

1. Qualified plumbing contractor to correct as determined necessary the following conditions:

a. Missing/voids in the grout in the master bathroom tub/shower enclosure.

b. Master bathroom toilet is loose at the floor.

NOTE: Plumbing system and all of its components were only visually inspected due to the water service being turned off.

1

FYI

#### B. Drains, Wastes & Vents

1. Qualified plumbing contractor to correct as determined necessary the following conditions:

a. One plumbing vent pipe does not extend high enough above the roof surface.

b. Corroded cast iron drain lines as viewed from crawl space.

NOTE: Plumbing system and all of its components were only visually inspected due to the water service being turned off.

1

FYI

#### C. Water Heating Equipment

1. Qualified plumbing contractor to correct as determined necessary the following conditions:

a. Water heater does not have a proper source of combustible air.

b. Water heater TPR valve discharge tube is missing.

c. Water heater is missing safety drip pan.

d. Water heater vent not properly secure.

NOTE: Water heater was only visually inspected due to no gas or water service.

1

FYI

#### D. Hydro-Massage Therapy Equipment

1. Not present.

### V. APPLIANCES

#### A. Dishwasher

NOTE: Dishwasher not inspected due to no water service.

FYI

#### B. Food Waste Disposer

1. Not present.

#### C. Range Exhaust Vent

1. No visible defects noted at time of the inspection.

Address of Inspected Property: 1111 Cr-0

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## SUMMARY

<b>D. Ranges/Ovens/Cooktops</b> 1. Qualified appliance contractor to correct as determined necessary the following conditions: a. Oven was inoperable. b. The stove did not pass anti-tip test. An anti-tip device should be installed or, if there is an existing anti-tip device, it requires adjustment or replacement.	1
<b>E. Microwave Oven</b> 1. Not present.	
<b>F. Trash Compactor</b> 1. Not present.	
<b>G. Mechanical Exhaust Vents and Bathroom Heaters</b> 1. Qualified contractor to correct as determined necessary the following conditions: a. Bathroom exhaust fans terminate in the attic instead of the exterior. b. Gas heater in the master bathroom is not vented.	1
<b>H. Garage Door Operators</b> 1. Not present.	
<b>I. Doorbell &amp; Chimes</b> 1. Qualified electrical contractor to correct as determined necessary the door bell that is inoperable.	1
<b>J. Dryer Vent</b> 1. No visible defects noted at time of the inspection.	
<b>VI. OPTIONAL SYSTEMS</b>	
<b>A. Lawn Sprinklers</b> 1. Not present.	
<b>B. Swimming Pools, Spas, Hot Tubs, and Equipment</b> 1. Not present.	
<b>C. Outbuildings</b> NOTE: There is a shed on the property. These are outside the scope of a TREC inspection.	FYI
<b>D. Private Water Wells</b> NOTE: Inspection not requested for the well system at the time of the home assessment.	FYI
<b>E. Private Sewage Disposal (Septic) Systems</b> NOTE: Inspection not requested for the sewage system at the time of the home assessment.	FYI

Address of Inspected Property: 1111 Cr-0

I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency				
I	NI	NP	D	Inspection Item
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>D. Private Water Wells</b> (A coliform analysis is recommended)
				<p><i>Type of pump:</i> _____</p> <p><i>Type of storage equipment:</i> _____</p> <p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the <i>Summary</i> page(s).</p> <p>Location of well in relationship to the home? <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West <input type="checkbox"/> Unknown</p> <p>Approximate distance between well and septic system? _____ ft</p> <p>Is distance acceptable to current standards? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> City Water</p> <p>Does well have a visible riser? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Location of pressure tank? <input type="checkbox"/> Garage <input type="checkbox"/> Utility Room <input type="checkbox"/> Basement/Crawl <input type="checkbox"/> Other</p> <p>Estimate pressure? _____ psi      Estimated flow after 30 minutes? _____ gpm</p> <p>Date water sample sent to local lab: _____</p> <p>Lab name: _____      Lab phone: _____</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>E. Private Sewage Disposal (Septic) Systems</b> ( <i>Inspection must be ordered separately</i> )
				<p><i>Type of System:</i> <input type="checkbox"/> Private <input type="checkbox"/> Aerobic <input type="checkbox"/> Other</p> <p><i>Location of drainfield:</i> <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West <input type="checkbox"/> Unknown</p> <p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the <i>Optional Systems</i> section of the <i>Summary</i> page(s).</p> <p>Is property occupied at time of inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>NOTE:</b> If No, report is qualified as the system was not under regular use at the time of the inspection.</p> <p>Does tank have a visible riser? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Approximate distance between septic system and well? _____ ft</p> <p>Is distance acceptable to current standards? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> City Water</p> <p>Method of evaluation: <input type="checkbox"/> Dye &amp; Visual <input type="checkbox"/> Visual only</p> <p>Was water run for a minimum of 30 minutes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Was any effluent and/or dye visible on ground? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Functional drainage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

Address of Inspected Property: 1111 Cr-0

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## SUMMARY

Record on this page the corrective action required for all items determined to be defective including the estimated cost of repairs and explain any items that were reported as "Not Inspected." These estimates are not bids, nor are they intended to be used as such. Other information may also be listed on this page as "NOTES" or "FYI".

A home Inspector with only a general knowledge of potential costs provided the estimated costs of repair shown below. RAL recommends that at least one qualified repair contractor provide a more accurate and detailed bid for these repairs prior to closing.

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### I. STRUCTURAL SYSTEMS

#### A. Foundations

1. Qualified general contractor to correct as determined necessary the lack of proper ventilation in the crawl space.

NOTE: Some movement of the foundation was noted in the form of drywall cracks, uneven floors and doors out of alignment. No action required to the foundation at this time. Monitor

Estimated  
Cost to Cure

1 \$600.00

FYI

#### B. Grading & Drainage

1. No visible defects noted at time of the inspection.

NOTE: Although the grade is flat, there is no indication of moisture penetration into the crawl space.

FYI

#### C. Roof Covering Materials

1. No visible defects noted at time of the inspection.

#### D. Roof Structure & Attic

1. Qualified contractor to correct as determined necessary the following conditions:

- a. Attic lacks proper ventilation.
- b. Tree limbs in contact with roof structure.
- c. Several soffit panels missing.

- d. Excessive unsupported span of some of the roof rafters at the front and rear of the addition.

Note: The price of repair shown is only a rough estimate. One or more qualified contractors should be contacted to provide a firm bid for corrective action.

NOTE: Evidence of water penetration was noted at around flue pipe in attic. It was dry at time of this assessment. Past and future performance is unknown.

1 \$2,400.00

FYI

FYI

#### E. Walls (Interior & Exterior)

1. Qualified stucco contractor to correct as determined necessary the areas of missing, loose and cracked stucco at multiple locations around the house.

2. Qualified interior contractor to correct as determined necessary the cracks in the drywall in multiple rooms.

1 \$1,200.00

\$850.00

2

#### F. Ceilings & Floors

1. Qualified interior contractor to correct as determined necessary the cracks in the drywall ceilings in multiple rooms.

2. Qualified framing contractor to correct as determined necessary the uneven floors in most of the rooms.

Note: The price of repair shown is only a rough estimate. One or more qualified contractors should be contacted to provide a firm bid for corrective action.

1 \$200.00

2 \$1,400.00

FYI

#### G. Doors (Interior & Exterior)

1. Qualified interior contractor to correct as determined necessary the following conditions:

- a. Master bedroom door and one rear bedroom door do not latch.
- b. Improper keyed (needs to be thumb actuated) interior dead bolt locks at the exiting doors.
- c. Exterior doors have glass in them that is not tempered.
- d. Side exterior door hangs slightly in the door frame and does not latch.

1 \$1,200.00

Address of Inspected Property: 1111 Cr-0

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# SUMMARY

<b>NOTE: Exterior door thresholds are weathered and need painted. Maintenance</b>		<b>FYI</b>
<b>H. Windows</b>		
1. Qualified window contractor to correct as determined necessary the following conditions:	1	\$3,000.00
a. Most of the windows are painted shut and will not open.		
b. Two cracked window pane in the rear bedroom.		
Note: The price of repair shown is only a rough estimate. One or more qualified contractors should be contacted to provide a firm bid for corrective action.	<b>FYI</b>	
<b>I. Stairways (Interior &amp; Exterior)</b>		
1. Not present.		
<b>J. Fireplace/Chimney</b>		
1. Qualified contractor to correct as determined necessary the following conditions:	1	\$600.00
a. Chimney crown is cracked and missing mortar.		
b. Missing mortar in the brickwork structure.		
NOTE: The inspection of exterior chimney components and interior components of fireplaces, chimneys and flues can be limited by design or accessibility with areas that are beyond the scope of this visual inspection.	<b>FYI</b>	
<b>K. Porches, Balconies, Decks and Carports</b>		
1. Qualified contractor to correct as determined necessary the missing railing at the front porch.	1	\$300.00
2. Roof between the detached garage and carport is badly damaged with openings through the roof and ceiling.	2	\$4,000.00
<b>L. Other</b>		
1. No visible defects noted at the time of the inspection.		
NOTE: Dead rodents and birds were found in side the house.	<b>FYI</b>	
<b>II. ELECTRICAL SYSTEMS</b>		
<b>A. Service Entrance and Panels</b>		
1. Qualified electrical contractor to correct as determined necessary the following conditions:	1	Estimated Cost to Cure \$3,000.00
a. Main electric panel is rusted and the electrical lugs and bus bars are rusted.		
b. Electric panel is not properly labeled.		
c. No visible ground to the electrical panel.		
d. Missing bushings and knockout in the electrical panel.		
e. Electrical panel is located in the rear bedroom. Improper location.		
f. No main disconnect in the electrical panel.		
g. Main overhead electrical service is too low to the ground.		
2. Have a qualified electrical contractor correct as needed the Arc-fault circuit interrupters (AFCI's) that are not installed to meet current standards.	<b>TBD</b>	
<b>B. Branch Circuits</b>		
Qualified electrical contractor to correct as determined necessary the following conditions:	1	\$2,250.00
a. Three prong electrical outlets are not grounded.		
b. No GFCIs at required locations.		
c. Several light fixtures are missing there globes.		
d. Exposed electrical wiring in the master bedroom closet, rear corner bedroom closet, furnace closet and at the carport damaged roof area.		
e. Reverse polarity electrical outlet in the rear corner bedroom.		
f. Smoke detectors are not in all required locations		
NOTE: The house was originally wired with a two-wire system.	<b>FYI</b>	
NOTE: Smoke detectors were not tested.	<b>FYI</b>	
NOTE: Some electrical outlets were not tested due to accessibility.	<b>FYI</b>	



Address of Inspected Property: 1111 Cr-0

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## SUMMARY

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

Estimated  
Cost to Cure  
\$200.00

1. Qualified HVAC contractor to correct as determined necessary the improper use of flexible gas line material used to pass through the side of the furnace cabinet.

NOTE: Furnace only visually inspected due to no LP gas service to the unit.

NOTE: There is an old non-vented heater inside bathroom.

NOTE: There is an above ground propane storage tank on this property.

Recommend obtaining documentation as to ownership and maintenance responsibility for the tank. Assessment of propane tanks is outside the scope of this assessment.

1

FYI

FYI

FYI

#### B. Cooling Equipment

1. Qualified HVAC contractor to correct as determined necessary the damaged insulation on the AC suction line.

NOTE: The ambient temperature was too low to safely test the air conditioning system.

1

\$150.00

FYI

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

1. Qualified HVAC contractor to correct as determined necessary the following conditions:

a. Furnace draws its return air from the crawl space. Improper source of air.

b. Return air registers have a thick accumulation of dust.

c. Furnace filters are dirty.

1

\$400.00

### IV. PLUMBING SYSTEMS

#### A. Water Supply System & Fixtures

Estimated  
Cost to Cure  
\$300.00

1. Qualified plumbing contractor to correct as determined necessary the following conditions:

a. Missing/voids in the grout in the master bathroom tub/shower enclosure.

b. Master bathroom toilet is loose at the floor.

NOTE: Plumbing system and all of its components were only visually inspected due to the water service being turned off.

1

FYI

#### B. Drains, Wastes & Vents

1. Qualified plumbing contractor to correct as determined necessary the following conditions:

a. One plumbing vent pipe does not extend high enough above the roof surface.

b. Corroded cast iron drain lines as viewed from crawl space.

NOTE: Plumbing system and all of its components were only visually inspected due to the water service being turned off.

1

\$600.00

FYI

#### C. Water Heating Equipment

1. Qualified plumbing contractor to correct as determined necessary the following conditions:

a. Water heater does not have a proper source of combustible air.

b. Water heater TPR valve discharge tube is missing.

c. Water heater is missing safety drip pan.

d. Water heater vent not properly secure.

NOTE: Water heater was only visually inspected due to no gas or water service.

1

\$650.00

FYI

#### D. Hydro-Massage Therapy Equipment

1. Not present.

### V. APPLIANCES

#### A. Dishwasher

Estimated  
Cost to Cure

NOTE: Dishwasher not inspected due to no water service.

FYI

#### B. Food Waste Disposer

1. Not present.

#### C. Range Exhaust Vent

1. No visible defects noted at time of the inspection.

Address of Inspected Property: 1111 Cr-0

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## SUMMARY

<b>D. Ranges/Ovens/Cooktops</b> 1. Qualified appliance contractor to correct as determined necessary the following conditions: a. Oven was inoperable. b. The stove did not pass anti-tip test. An anti-tip device should be installed or, if there is an existing anti-tip device, it requires adjustment or replacement.	1	\$700.00
<b>E. Microwave Oven</b> 1. Not present.		
<b>F. Trash Compactor</b> 1. Not present.		
<b>G. Mechanical Exhaust Vents and Bathroom Heaters</b> 1. Qualified contractor to correct as determined necessary the following conditions: a. Bathroom exhaust fans terminate in the attic instead of the exterior. b. Gas heater in the master bathroom is not vented.	1	\$800.00
<b>H. Garage Door Operators</b> 1. Not present.		
<b>I. Doorbell &amp; Chimes</b> 1. Qualified electrical contractor to correct as determined necessary the door bell that is inoperable.	1	\$150.00
<b>J. Dryer Vent</b> 1. No visible defects noted at time of the inspection.		
<b>VI. OPTIONAL SYSTEMS</b> <b>A. Lawn Sprinklers</b> 1. Not present.		Estimated Cost to Cure
<b>B. Swimming Pools, Spas, Hot Tubs, and Equipment</b> 1. Not present.		
<b>C. Outbuildings</b> NOTE: There is a shed on the property. These are outside the scope of a TREC inspection.	FYI	
<b>D. Private Water Wells</b> NOTE: Inspection not requested for the well system at the time of the home assessment.	FYI	
<b>E. Private Sewage (Septic) Systems</b> NOTE: Inspection not requested for the sewage system at the time of the home assessment.	FYI	
Total Estimated Cost: \$24,950.00		