

Brian Smith Inspections

325-829-6008

INSPECTION TIME: 10 AM WEATHER CONDITIONS: Clear TEMPERATURE: 50°

Prepared For: Daren & Kristina Marshall

Concerning: 208 W. Bronco

By: Brian Smith TREC # 10112 NAWT # 113115IC

2-8-13

(DATE)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC). **This inspection report is of the conditions which are present and visible on the day and time of the inspection**, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules. This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification. It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. **Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.**

ADDITIONAL INFORMATION PROVIDED BY BRIAN SMITH INSPECTIONS

Report: The inspection report provided by Brian Smith Inspections will contain the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless, specifically stated, this report will not include and should not be read to indicated opinions as to the environmental conditions such as the presence of mold, radon or lead base paint, the presence of toxic or hazardous waste or substances, presence of termite or wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions, or the insurability, efficiency, quality, durability, future life, or future performance of any item inspected. **This report is good for the day of the inspection only and is not to be used for Home Warranties or Insurance Underwriting purposes.**

EXAMPLE

When the inspector inspects the roof of a structure he or she may determine that there are no observable signs of water penetration (leaks) at the time of the inspection and that the roof appears to be functioning as intended. Even if this opinion is expressed, it is possible that the roof has a leak but that the ceilings or walls have been repainted, concealing the evidence. Further, although the roof may be functioning as intended at the time of the inspection, the roof still may need to be replaced in the near future, depending on how long ago it was installed.

§§§The Texas Real Estate Commission requires a home to be inspected using today's "Standards of Practice". At the time a home was actually constructed, it may have been governed by different "Standards of Practice". Therefore, THOSE ITEMS MARKED WITH AN "D" AND FALL INTO THIS CATEGORY AND ARE NOT A MANDATORY REPAIR ITEM.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). rei 7a-0

NOTE: Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the

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

I	NI	NP	D	INSPECTION ITEM
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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 in need of repair.

I. SEPTIC SYSTEMS

X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Septic Systems
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A VISUAL / CERTIFIED INSPECTION WAS PERFORMED BY A CERTIFIED AND LICENSED N.A.W.T. INSPECTOR # 113115 IC

BASIC INFORMATION

System Age: Unknown Information Source: ☒ Seller ☐ Realtor ☐ Inspector ☐ Other
 Recent Nr. Occupants: Unknown Year Round: Y/N Nr. Bedrooms: 5
 Anticipated Number of New Occupants: Unknown
 In-home business: N What Type of Business: _____
 Currently Occupied: Y Vacant since: Unknown
 Has there ever been a backup into the house: Unknown Has there been any recent repairs: N
 Has there been any recent inspection: N Name of inspection company: _____
 Is there a service contract on this system: N Name of service company: _____
 Date tank Last Pumped: Unknown Garbage Disposal: N
 Separate Drywell/Drain for Washer/Grey water Tank: Unknown
 Calculated or other Specific Flow or Load: 175 gallons

TREATMENT TANK INFORMATION & CONDITION:

LOCATION: South side Reported/observed at: _____
 Information Source: ☐ Seller ☐ Realtor ☐ Inspector ☒ Other
 TYPE: Conventional Reported/observed at: South Side
 Concrete Information Source: ☐ Seller ☐ Realtor ☐ Inspector ☒ Other
 Septic Tank
 Is System Shared: N Previous Inspection Records Attached: N
 Damage/Defects Observed: None
 CAPACITY: Not Visible. Reported/observed at: _____
 Gallons: Unknown Information Source: ☐ Seller ☐ Realtor ☐ Inspector ☒ Other
 Number of tanks 1
 COVER: Concrete Reported/observed at: _____
 Concrete/Steel/ fiberglass/Other: _____ Information Source: ☐ Seller ☐ Realtor ☐ Inspector ☒ Other
 Damage/Defects Observed: child-hazard, missing, not secure, damaged, None Observed
 AGE OF COMPONENTS: Information Source: ☐ Seller ☐ Realtor ☐ Inspector ☒ Other
Unknown

COMMENTS: System operated properly at time of inspection

NOTICE: Low volume minimum-flush toilets/waste disposal system is installed Y

ABSORPTION SYSTEM:

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I	NI	NP	D
INSPECTION ITEM			

LOCATION: South side

*Gray Water disch. to surface and / or stream: N, Storm drain: N,
Parking and / or driveway over system: N , Runoff: Y , Shrubs and / or trees over drain field; N Construction and /
or additions over drain field; N*

SYSTEM OPERATION

COMMENTS System operated properly at time of inspection

VISUAL OBSERVATIONS:

COMMENTS: System operated properly at time of inspection

CONCLUSIONS & RECOMMENDATIONS:

--SATISFACTORY-- good to fair condition

No visual evidence of system failure, functional drain flow was observed.

EXPLANATION:

At the time of inspection the sewage disposal system appeared to be working normally and adequately. There was no evidence of stopped main drains, no unusual septic odors.

Dye tablets were not added to the system.

There was no evidence of recent excavation or repair - which suggests that additional questions to owner or investigation are in order.]

WARNINGS:

1. If property has been vacant more than a week or the system has been only minimally used, additional levels of testing and inspection are necessary to determine system condition.

If the system has been serviced recently, contact the septic pumping company to inquire about the type and condition of the waste disposal equipment.

If the system has not been serviced recently, limited but important additional information regarding the condition of the system may be obtained by having a septic contractor open, clean, and inspect the septic tank (and distribution boxes). Particularly in the case of older systems that have not been serviced, if the property owner will permit this step we recommend it.

Excavation and pumping are beyond the scope of our loading and dye-test procedure. Practices in some states require pumping and inspection at sale.

2. Septic systems are basically a "buried" installation which is hidden from normal visual inspection. Many possible problems may not show themselves at the time of a visual inspection, and thus one cannot make accurate prediction of the future condition of the system.

Determination of location, condition, or life expectancy of buried septic components is not possible from a visual inspection. Costly problems may not be visible.

3. Periodic pumping is recommended to prevent costly damage to the absorption system. Pumping frequency depends on system usage, tank size, and other factors.

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4. The inspection includes visual examination of probable tank and absorption system areas, surface and perimeter, at the beginning, during, and at the end of a loading or dye test, if such was ordered and performed.

5. Condition and / or type of subsurface equipment have not been inspected. If a determination of field lines is needed we recommend having a qualified, certified and licensed septic installing specialist inspect system.

6. Location and / or number of tanks cannot be guaranteed, without special equipment in which the tanks can be dug up. If you need this, I recommend having a qualified, certified and licensed septic installing specialist inspect system.

Septic system performs as to the number of occupants who use the system. An increase of occupants can sometime cause the system to malfunction. Consistent and regular maintenance will help this prevent certain conditions. I recommend having a qualified, certified and licensed septic pumping specialist inspect system.

7. Buyer should contact local septic controlling authorities to determine and all local regulations concerning waste water regulation in their area.

8. There has been no B.O.D and or T.S.S. testing conducted with this type of inspection. I recommend having a qualified, certified and licensed septic maintaining specialist inspect system.

9. The cleaning and grooming of pets is harmful with a septic system. I recommend not cleaning or grooming pets into sinks and / or tubs which discharge into septic systems.

10. Water softeners are harmful to septic systems. I recommend consulting with a qualified, certified and licensed septic specialist inspects system about softeners.

11. The use of additives is sometimes harmful to septic systems. I recommend consulting a qualified, certified and licensed septic specialist inspects system before using such additives.

12. Sub soil evaluations are not conducted with this type of inspection. I recommend consulting with a qualified, certified and licensed septic specialist inspects system.

13. Medicines, paints, chemicals, rubber products, feminine products and / or other non bio-degradable material must not be put into septic systems. I recommend having a qualified, certified and licensed septic pumping specialist regularly inspect system.

WARNING: Tanks not pumped regularly are at extra risk of hidden, potentially costly damage to the absorption system. Tanks pumped immediately prior to the inspection may prevent normal system testing (by loading with water) and may indicate a history of recent problems or failures.

IMPORTANT NOTICE

IT IS RECOMMEND ALL SEPTICS SYSTEMS HAVE A CERTIFIED INSPECTION PERFORMED BY A CERTIFIED AND LICENSED N.A.W.T. INSPECTOR. A CERTIFIED INSPECTION CONSISTS OF PUMPING THE TANK AND INSPECTING THE INTERNAL COMPONENTS OF THE TANK FROM THE INSIDE. MANY DEFENCIES MAY EXSIST WITH A SYSTEM THAT MAY NOT BE DETERMINED FROM A VISUAL INSPECTION. IF YOU HAVE ANY QUESTION PLEASE ASK YOUR INSPECTOR OR CALL 325-829-6008

Brian Smith Inspections

134 Orange Blossom Dr

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