

Thru The Glass Inspections LLC
4893 Alice Lane
Malakoff, Texas, 75148
903-340-7096
david@thrutheglassinspections.com



PROPERTY INSPECTION REPORT

Prepared For:	<u>Mark & Kay McWherter</u>	<u>Report #D0808162R</u>
	(Name of Client)	
Concerning:	<u>731 Grandview Drive, Corsicana, Texas</u>	
	(Address or Other Identification of Inspected Property)	
By:	<u>David Yanna #9407</u>	<u>08/08/16</u>
	(Name and License Number of Inspector)	(Date)
	<u></u>	
	(Name, License Number and Signature of Sponsoring Inspector)	

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188
(512) 936-3000 (<http://www.trec.texas.gov>)

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 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;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST) {or other metal gas tubing or piping where required.}

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions.

While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

A copy of "Thru The Glass Inspection Agreement" is a part of this inspection and found in the last five pages of this Report. Use of this Report in any way validates the agreement to the terms and limitations set forth.

The House Number was Easily visible from the street: ☒ Yes ☐ No ☐ On House ☒ On Mailbox ☐ On Fence

The following information on the GPS location of the house is not required, but because of a 911 Emergency, friends and contractors, this is information you may find useful.

The house was located with a GPS System: ☒ Yes ☐ No GPS was unable to locate (This may not apply to all units)

☒ Found Location ☐ Found Street within a visible distance of the house ☐ Found Street



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I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

A. Foundations:

For the purpose of this report the house faces: South

Building status: ☐ Vacant ☒ Occupied (Visibility is limited, We do not move furnishings)

Type of Foundation(s): Slab-on grade

Comments: The floors are level to reason, All doors operated properly and no significant cracking was observed in the interior or exterior veneers. Performing intended Function.

☒ At this time, The foundation appears to be supporting the structure and immediate significant repair needs are not evident.

Comments: Performing intended function.

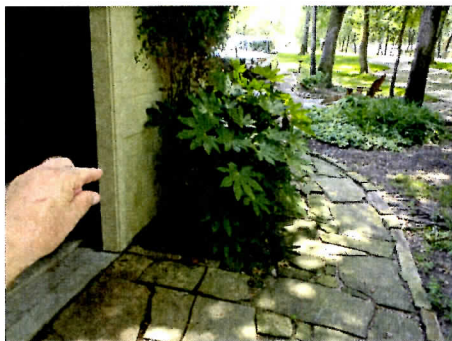
☐ ☐ ☐ ☒

B. Grading & Drainage

Property Slope: ☐ Flat ☐ Low ☒ Medium ☐ Steep

We observed a positive slope from all sides of the foundation. ☒ Yes ☐ No

1. At the left side of the shop, the soil is in contact with the siding. Repair or Replace as Needed



Retaining Wall on Lot: ☒ Yes ☐ No

☐ RR Ties ☐ Concrete ☐ Galvanized Steel ☐ Wood ☒ Steel

Area Drains Observed: ☒ Yes ☐ No (Drains not tested, Termination Points are not Determined)

Gutters Present: ☒ Yes ☐ No ☐ Partial Coverage ☒ Gutter Guards are present

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2. Downspouts with extensions to direct water three feet from the foundation ☐ Yes ☒ No One downspout does not extend the full 3'. Repair or Replace as Needed

Comments:

☒ ☐ ☐ ☐ C. **Roof Covering Materials:** The roof is Not Inspected for Insurability or Life expectancy. The roof is inspected for function only. As the purchaser, you may elect to have your insurance representative inspect it for insurability before the end of your option period.

Weather: ☒ Clear ☐ Overcast ☐ Light Rain/Drizzle ☐ Rain ☐ Rain earlier in the Day

Wind: ☒ Calm ☐ Breezy ☐ Windy

Type(s) of Roof Covering: Composition Roofing Material

Viewed From: Inspected from ground level with binoculars

Flashing: ☒ Flashing in Place ☒ Drip edge in Place ☒ Vent Covers OK

Soffit & Fascia: No structural implications

There is evidence of Previous Repair: ☒ No ☐ Yes, It appears to be performing as intended

There are leaves, debris and tree branches accumulating on the roof. ☒ No ☐ Yes

Comments: Performing intended function.

☒ ☐ ☐ ☐ D. **Roof Structure & Attic**

Viewed From: Interior of Attic – 3 Access Points

☒ Custom Built ☐ Truss Engineered

☐ Plywood Decking ☒ Manufactured boards ☐ Wood Boards ☐ Other

Attic Access Ladder & Doors Operate and Seal Properly. ☒ Yes ☐ No

There is an Attic Light. ☒ Yes ☐ No

There is a "Walkway" to Service Equipment in the Attic. ☒ Yes ☐ No

Approximate Average Depth of Insulation: 9" to 10" Performing intended function.

Attic temperature differential indicates adequate ventilation. ☒ Yes ☐ No

☒ Soffit Vents ☐ Ridge Vents ☒ Gable Vents ☐ Turbines ☒ Passive

Comments: Performing intended function.

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☒ ☐ ☐ ☐ E. Walls (Interior & Exterior)

Exterior: ☒Brick/Stone/Hardy ☐Wood/Wood like Product ☒Stucco/Stucco like ☐Vinyl

Interior: ☒Gypsum Board ☐Plaster ☐Paneling/Wood

☒We do not Comment on Cosmetic Issues

Comments: Performing intended function.

☒ ☐ ☐ ☐ F. Ceilings & Floors

Ceilings: No significant structural deficiencies

Floors: Level To Reason

Comments: Performing intended function.

☐ ☐ ☐ ☒ G. Doors (Interior & Exterior)

Interior: ☒Ok Exterior: ☒Ok

All Exterior Doors Have a Good Weather Seal. ☒Yes ☐No

All Glass in Doors is "Safety Glass" (OP-1) ☒Yes ☐No

Garage to Living Area Door is a Fire Rated Door ☒Yes ☐No ☐None Present

Comments: 1. All exterior doors deadbolts should be a throw latch at the interior. You would not want to have to find a key in case of fire or emergency. Repair or Replace as Needed

☐ ☐ ☐ ☒ H. 1. Windows: ☐Single Pane ☒Double Pane ☒Voided Thermal Panes Observed 6 or more (Some in shop, downstairs dining, upstairs bedroom, formal dining area, & laundry room). When some thermal panes are detected as voided others may be present and just not yet visible. A Glass Specialist should fully inspect and analyze all.

2. Screens: ☐Some Damage ☒Some Missing ☒Repair or Replace as Needed

in shop
attic

Burglar Bars Present: ☒No ☐Yes (Unsafe for Fire Escape)

3. All Windows Closer than Two Feet to a door are Safety Glass: ☐Yes ☒No @ Back Porch. Repair or Replace as Needed

All Bedrooms Have at Least One Window Sill Lower than 44" and have a Minimum of 5.7 sq. ft. or an alternate exit for Safe Fire Egress: ☒Yes ☐No

Comments:

I	NI	NP	D	Inspection Item
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☐ ☐ ☐ ☒

I. Stairways (Interior & Exterior)

1. Graspable Handrails with balusters are required when there are four or more risers. (34"-38" Height, maximum opening such that a 4" sphere cannot pass through) ☐ Yes ☒ No Repair or Replace as Needed

☒ Minimum Tread depth 10"

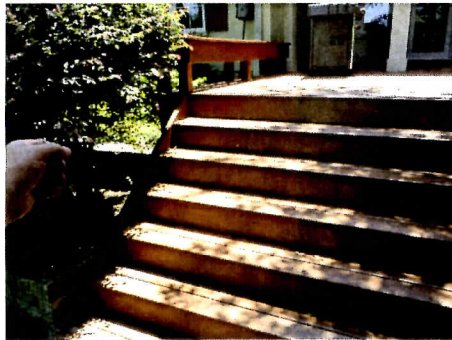
☒ Maximum Riser Height 7 3/4"

☒ Maximum difference between tallest and shortest riser or tread run 3/8"

Comments:

2. The handrail should "Return" to the wall so it cannot catch clothing or backpacks, etc...Repair or Replace as Needed

3. The back porch stairs have no handrails. Repair or Replace as Needed



☒ ☐ ☐ ☐

J. Fireplace/Chimney (Wood burning stoves, inserts and gas units are beyond the scope of this inspection. We do not light a fire/flame during this inspection.)

☒ Firebox Intact ☒ Damper in Place

☒ Chimney intact ☒ Wood Burning

☒ Gas Assist ☐ C-Clamp in Place on Damper (When Gas Logs)

☒ Spark Arrestor in Place ☒ Cricket in Place ☒ Weather Head in Place

☒ Clean to Reason ☐ In need of Seasonal Cleaning

Comments: Performing intended function.

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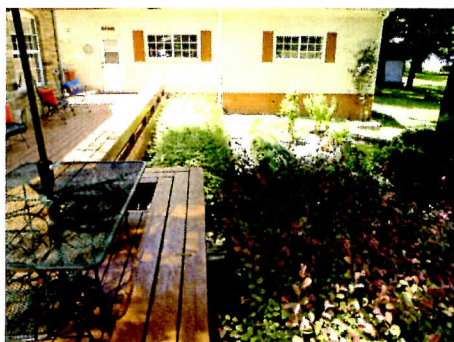
☐ ☐ ☐ ☒

K. Porches, Balconies, Decks, and Carports

Guard Rails with Balusters are required when the potential fall height is greater than 30" minimum height for guard rail is 36" and the Maximum Opening is such that a 4" sphere cannot pass through.

Note: Structural load Capabilities were not inspected

Comments: 1. No Guard Rails Present, Benches are not considered Guard Rails. Repair or Replace as Needed



☐ ☒ ☐ ☐

L. Other

Comments: Not Inspected

II. ELECTRICAL SYSTEMS

☐ ☐ ☐ ☒

A. Service Entrance and Panels

Main Service Feed: ☐ Overhead ☒ Underground

Main Service Conductor: ☒ Copper ☐ Aluminum ☐ Undetermined

Main Service Panel: ☒ Garage ☐ Exterior ☐ Utility ☐ Other ☐ Closet

Panel is Labeled: (Not inspected for accuracy) ☒ Yes ☐ No ☐ Partial ☐ Label as Needed

Sub Panels Observed at: ☐ Garage ☐ Exterior ☐ Utility Shed ☒ Boat House ☒ Shop

Approximate Amperage of Main panel (Per panel label) 225 Amps ☐ Undetermined

Main Disconnect appears to be 6 or less throws ☒ Yes ☐ No

Grounding Connection Observed at: ☒ Main Panel ☒ Grounding Rod ☐ None observed

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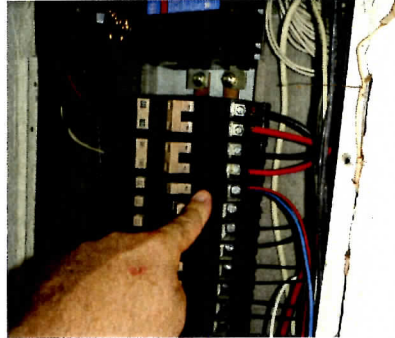
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All Panel Screws are present and Must have blunt ends so they do not pierce the wires inside the panel. ☒Yes ☐No

Openings in the dead front cover ☒No ☐Yes

1. There are Double Wired or Miss matched Wires to breakers size. ☐No ☒Yes There are 2 breakers doubled wired or miss matched. A licensed Electrician should fully analyze and Repair or Replace as needed.

repaired by electrician



Comments:

☐ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: ☒Copper ☐Aluminum ☐Other

Conductor Type Observed: ☒3 Wire ☐2 Wire ☐Knob & Tube

Receptacle Type Observed: ☐2 Prong outlets (Ungrounded) ☒3 Prong Outlets (Grounded)

Open Ground: There are three prong outlets with no ground attached. ☒No ☐Yes

Missing outlet and/or switch covers. ☒No ☐Yes

The doorbell responded with sound ☒Yes ☐No ☐None Present

All exterior outlets have a weather Resistant Design: ☒Yes ☐No

1. Ground Fault Circuit Interrupters (GFCI) are Required at:

All Outlets that service a Kitchen Counter.....☒Yes ☐No Repair or Replace as Needed

All Bathroom Outlets.....☒Yes ☐No Repair or Replace as Needed

All Readily Accessible exterior Outlets.....☐Yes ☒No Repair or Replace as Needed

I	NI	NP	D	Inspection Item
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All Accessible Garage outlets.....☒ Yes ☐ No Repair or Replace as Needed

(Except a dedicated Freezer/refrigerator outlet)

Comments:

2. Smoke Detectors Are Required: One in each Sleeping Area and Adjoining Room with a Minimum of one each story or Basement. Repair or Replace as Needed

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☐ ☐ ☒

A. Heating Equipment (We do not inspect for accessories such as Humidifiers, Electronic Filters, Motorized Damper systems, Etc... and we do not inspect for Age, Efficiency. Capacity or Adequacy.)

Type of System: Central Forced Air Furnace 2 Units Energy Source: Propane

☒ Heating Unit(s) were inspected but not operated when the temperature is over 70 Degrees as damage can occur.

☒ Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. Recommend Maintenance and Service Prior to use.

Comments: 1. The flexible gas supply line is routed through the cabinet. This was the acceptable way in the past. Since then it has been determined that the vibrating cabinet is cutting the thin wall flexible line and starting fires. Repair or Replace as Needed

repaired

☐ ☐ ☐ ☒

B. Cooling Equipment

(We do not inspect for Efficiency, Capacity, Adequacy or age. The Secondary drain lines are not traced for termination and are not tested for proper drainage.)

Approximate outdoor Temperature during Inspection:

☐ Under 40* ☐ 40's ☐ 50's ☐ 60's ☐ 70's ☐ 80's ☒ 90's ☐ Over 100* Degrees

Type of System: Central Forced Air System 2 Units

☒ An electric cut off is present at the exterior condenser.

1. The air handler Coil was Not Observed But no filters were observed either so most likely in need of seasonal cleaning.

Seasonal cleaning is Always recommended

Comments: A 15* - 20* degree differential from Return to vent is considered Normal. 17* present. Performing intended function.

Routine Maintenance Items: ☒ Freon Line needs to be insulated from the condenser to the air handler ☐ Trees/shrubs need to be trimmed back to allow for air flow ☐ Leaves/soil needs to be kept away from the base to allow for drainage ☐ The exterior condenser should be level to reason

I	NI	NP	D	Inspection Item
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☐ ☐ ☐ ☒

C. Duct System, Chases, and Vents

Filters are at the AC units in attic

1. Filter(s) Type: ☐ Disposable ☐ Permanent Washable ☒ Missing Repair or Replace as Needed

2. Filter Clean: ☐ Yes ☐ No (Change or Clean monthly) ☒ Missing Repair or Replace as Needed

Ducts and Vents Location: ☒ Attic ☐ Crawlspace ☐ Fur Down ☒ Ceiling ☐ Floor

Duct Type: ☒ Flexible Ducts ☒ Metal Ducts ☒ Insulation Intact

Comments: No filters were observed.

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☐

A. Water Supply System and Fixtures

Location of water meter: Right of lot near the road.

Location of main water supply valve: The Main cut off is at the meter.

There was a convenience Valve observed. ☒ Yes Next to house. ☐ No

Static water pressure reading: The water pressure measured at an exterior faucet was 80 lbs. Normal Pressure is 40-80 lbs.

Kitchen Sink: No leaks, Performing intended function

Bathroom sink(s): No leaks, Performing intended function

Tub(s): No leaks, Performing intended function

Freestanding Shower(s): No leaks, Performing intended function

Toilets: Good flush, Tight to the floor, No leaks

Utility Connections: There were no signs of past or present leaking. (Valves are not tested or verified for hot on left and cold on the right.

Exterior Hose Faucets: Performing Intended Function

Vacuum breakers are present at all exterior faucets. ☒ Yes ☐ No, Add as Needed

Comments:

☒ ☐ ☐ ☐

B. Drains, Wastes, and Vents

Comments: Performing intended function.

I	NI	NP	D	Inspection Item
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☐ ☐ ☐ ☒

C. Water Heating Equipment

(Refer to OP-1) (Report as deficient those conditions specifically listed as recognized hazards by TREC rules. We do not trace emergency drain lines for termination and we do not test emergency drain pan lines for proper drainage.)

Energy Source: Propane Capacity: 2 x 50 Gallon

Temperature & Pressure (T&P) Valve(s) Operated: ☐ Yes ☒ No

T & P Valve(s) Discharge Line Material: ☐ Copper ☐ CPVC ☒ PVC

T & P Valve(s) Properly Routed and Terminated: ☒ Yes ☐ No

Tank(s) Properly Elevated and Protected: ☒ Yes ☐ No

Comments: 1. At both water heaters the Temperature and Pressure drain line is made of PVC not a heat rated acceptable material. Repair or Replace as Needed

☐ ☐ ☐ ☒

D. Hydro-Massage Therapy Equipment

1. GFCI Protected: ☐ Breaker in Panel ☐ Outlet at Unit ☒ No Repair or Replace as Needed

2. The Drain is Noisy indicating a lack of proper venting. ☐ No ☒ Yes Repair or Replace as Needed

3. There is no access door observed to service the motor ☐ Yes ☒ No

Comments: 4. The pump did not respond. Repair or Replace as Needed



power switch
was off.
Located in toilet
room on wall.

☐ ☒ ☐ ☐

E. Other

Comments: Not Inspected

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V. APPLIANCES

☒ ☐ ☐ ☐ A Dishwasher: Rust observed on the Baskets ☒ No ☐ Yes Secured in Place ☒ Yes ☐ No

Full Cycle, Hot Dry, No Leaks, Soap Dispenser Operated ☒ Yes ☐ No

Comments: Performing intended function.

☒ ☐ ☐ ☐ B. Food Waste Disposer

Comments: Performing intended function.

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

☒ Independent ☐ Built into Microwave ☐ Down Draft at Cooktop

The vent fans responded to speeds and the light worked. ☒ Yes ☐ No

Comments: Performing intended function.

☐ ☐ ☐ ☒ D. Ranges, Cooktops, and Ovens

2 Oven: ☒ Electric ☐ Gas ☐ Propane

Cooktop: ☐ Electric ☐ Gas ☒ Propane

☒ Broil and Bake both Responded. Bake is within + or - 25* as required. All burners responded

Anti-Tipping Device Present ☐ Yes ☐ No ☒ Not Applicable

Comments: 1. The front left burner on the cooktop did not light. Repair or Replace as Needed



lights fine

☒ ☐ ☐ ☐ E. Microwave Oven (Not checked for Radiation Leak)

☒ Built In ☐ Counter Top Model

Comments: Microwave responded and heated water.

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☐ ☐ ☐ ☒

F. Mechanical Exhaust Vents and Bathroom Heaters (Only inspected for exterior termination if visible and accessible in the attic).

Exhaust Fan(s) and/or Window(s) Present ☒Yes ☐No

1. All vents terminate to the exterior ☐Yes ☐Not Observed ☒No Repair or Replace as Needed

Comments:

☐ ☐ ☐ ☒

G. Garage Door Opener(s)

Garage Door: ☐Wood ☒Metal ☐Damaged/Dented (We do not operate Damaged Doors)

Electric Eye Present: ☒Yes, Passed Test ☐No, Failed Test Adjust as Needed

1. Electric Eye Located within 6" of the floor ☐Yes ☒No 7" Adjust as Needed

Auto Reverse/Anti Crush Test Performed: ☒Passed ☐Failed Test, Adjust motor resistor as needed.

Comments:

☒ ☐ ☐ ☐

H. Dryer Exhaust Systems

☒Through a Roof Vent

Comments: Performing intended function.

☐ ☐ ☒ ☐

I. Other

Comments: None Present

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☐

A. Lawn and Garden Sprinkler Systems

Atmospheric Vacuum Breaker Present: ☐Yes ☒No ☒Not Required on Lake Pump

☒Lake Pump ☒Timer Controlled 12 Active Zones ☒All Areas Received Coverage

Comments: Performing intended function.

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☐ ☐ ☐ ☒ B. Outbuildings - SHOP

Comments: 1. The shop attic has no vent at the top to allow rising heat an escape. Repair or Replace as Needed

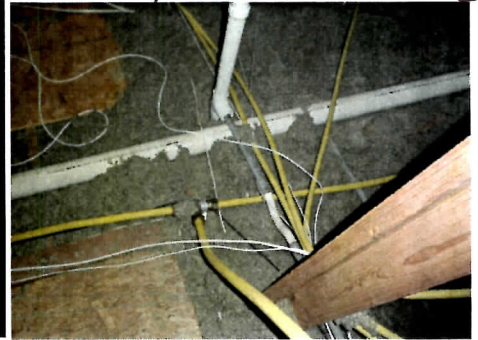
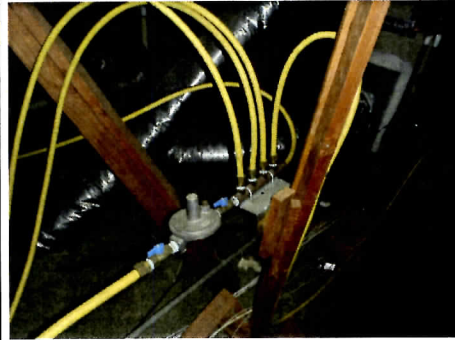
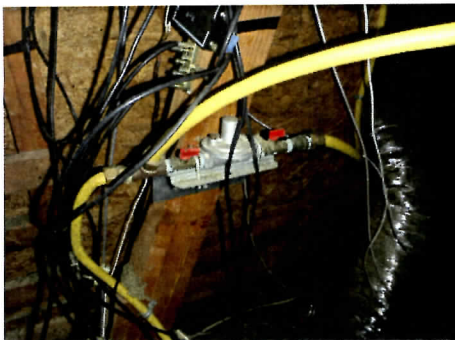


☐ ☒ ☐ ☒ C. Gas Supply Systems

Comments: Propane Tank and Lines are beyond the scope of this inspection. You may want a plumber and/or the gas supplier to perform a pressure test. Propane tank buried behind the shop.

1. The attic access has a large CSST (Corrugated Stainless Steel Tubing) line (Yellow) supplying the propane to the heater. CSST has recently been associated with lightning storms damaging the line and creating fires. I saw no ground or Bonding wire. A licensed Electrician should fully analyze and Repair or Replace as needed.

Bonded by electrician



☒ ☐ ☐ ☐ D. Private Sewage Disposal (Septic) Systems

Type of System: Aerobic System with Pumped Drain Field

Location of Drain Field/Tanks: Backyard

Comments:

Flow Test and Visual Inspection Only. There were no signs of slow drains or previous problem's. There were no signs of seepage and/or standing water. All Cleanouts were in place or not visible. No digging and/or probing was involved.

I	NI	NP	D	Inspection Item
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☐ ☐ ☐ ☒

E. Boathouse and Pier:

1. The lift switch at the PWC's is not mounted with the proper drip loop. This can allow water to run down the wire and into the switch and cause rust and shorts. Repair or Replace as Needed

2. The storage closet door is mounted with the hinges out (For interior closet room). This makes the door latch extremely easy to open/pick. It is recommended to add a deadbolt for security.

3. PWC lifts not operated.



rearranged wires
to form drip loops

Miscellaneous:

The client or representative of the client attended the picture review and verbal report at the end of the inspection. ☒ Yes ☐ No

Comments: 1. There is firewood stacked next to the house. This is an invitation to insect activity close to the house and not recommended. Repair or Replace as Needed

THRU THE GLASS INSPECTION AGREEMENT

This INSPECTION AGREEMENT (herein after known as the Agreement) is entered into on this the 8th day of August, 2016 between Thru The Glass Inspections LLC and the Inspector David Yanna (Herein after known as the Inspector) whose License Number is TREC #9407 and Mark & Kay McWherter (herein after known as the Client).

The Property to be inspected is (hereinafter as the Property):
731 Grandview Drive, Corsicana, Texas

Date of Inspection: 08/08/16

Inspection Fee: \$425.00 Paid at time of Inspection

PLEASE READ THIS AGREEMENT CAREFULLY

I. Scope of Services

- A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Texas Standards of Practice promulgated by the Texas Real Estate Commission and/or the Texas Department of Agriculture ie: Structural Pest Control Service. Inspector will attempt to identify major defects and problems with the Property. **However, Client acknowledges that the Inspection Report may not identify all deficiencies, defects or problems.**
- B. The Inspector agrees to:
1. inspect items, parts, systems, components and conditions which are present and visible at the time of the inspection, but the inspector is not required to determine or estimate the remaining life expectancy or future performance of any inspected item, part, system or component;
 2. operate mechanical and electrical equipment, systems, and appliances during an inspection in normal modes and operating range at the time of the inspection;
 3. report which of the parts, components, and systems present in the property have or have not been inspected;
 4. report as deficient inspected parts, components or systems that are not functioning or that the standards of practice required the inspector to report as Deficient; and
 5. address all of the parts, components, and systems contained in the standards of practice in the property being inspected.
- C. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded. The major systems which will be inspected include:
1. Foundation; Grading & Drainage
 2. Interior doors, wall, ceilings and floors;
 3. Exterior walls and doors, windows and door glazing;
 4. Fireplace and chimney;
 5. Roof, Roof Structure and attic;
 6. Porches, Balconies and decks;
 7. Built-in Appliances;
 8. Heating, cooling and Vent Systems;
 9. Plumbing Supply & Drains, Water Heating System; and
 10. Electrical system.

I	NI	NP	D	Inspection Item
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D. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:

1. The item is performing its intended function at the time of the inspection;
2. The item is in need of replacement or service for repair; or
3. Further evaluation by a technician or expert is recommended.

II. Inspection Report

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By Using this report, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act (DTPA) and agrees that no cause of action exists under the DTPA related to the services provided.** Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other 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.
- B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or affect the desirability and/or market value of the Property.
- C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. Disclaimer of Warranties

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and 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; and
4. That any of the items inspected are merchantable or fit for any particular purpose.
5. At no time does Thru The Glass inspect for MOLD, MILDEW, FUNGUS AND/OR SPORES as a part of the mechanical and structural inspection. If conditions of water penetration and/or migration are reported it is assumed that conditions can and may exist that would support MOLD, MILDEW, FUNGUS AND/OR SPORES. While the condition of water penetration and/or migration, if visible and accessible, would be reported to the consumer, the condition of MOLD, MILDEW, FUNGUS AND/OR SPORES would not be commented on in any way, as we (Real Estate Inspectors) are not qualified or certified to comment on or inspect for same and it is not within the scope of the inspection as directed by the Texas Real Estate Commission. Any question or concerns regarding these matters should be directed to the proper specialist.

I	NI	NP	D	Inspection Item
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IV. LIMITATION OF LIABILITY

BY USING THIS REPORT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY USING THIS REPORT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT.

Fee Paid \$425.00

V. Tainted, Corrosive Drywall.

From approximately 1999 until today, some homes in Texas were reportedly built or renovated using tainted drywall imported from China ("Tainted, Corrosive Drywall"). Tainted, Corrosive Drywall may emit toxic levels of Hydrogen Sulfide (H₂S), iron disulfide, strontium sulfide, carbon disulfide, carbonyl sulfide, formaldehyde, sulfur dioxide, and/or sulfur trioxide causing corrosion of copper and metal surfaces, including air conditioner coils, refrigerator coils, copper tubing, and electrical wiring, and it often creates noxious odors which may pose health risks. Tainted, Corrosive Drywall has most commonly been reported in houses built or renovated/remodeled after 2000 in 42 out of the nation's 50 states. Additional information concerning Tainted, Corrosive Drywall can be found at:

<http://www.cpsc.gov/info/drywall/index.html>

<http://www.constructionguru.com>; and

<http://chinesedrywallcomplaintcenter.com>

By signing this Agreement, Client acknowledges that this Inspection will not reveal the existence of Tainted, Corrosive Drywall and/or damages to the Property which may have resulted from Tainted, Corrosive Drywall. In order to determine the existence of Tainted, Corrosive Drywall and related damages, it is recommended that an inspection be scheduled with a knowledgeable drywall inspector.

Initialed by Client: _____

V. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector in writing, within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. **In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration. The arbitration panel must include at least one licensed home inspector.**

VI. Attorney's Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

Report Identification: 731 Grandview Drive, Corsicana, Texas

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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VII. Exclusivity

The Inspection Report is to be prepared exclusively for the Client named and is **not transferable to anyone** in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Real Estate Agent.

BY MY USING ANY OR ALL THE INFORMATION IN THIS DOCUMENT, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THE ATTACHED DOCUMENTS, IF ANY; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

This inspection was performed by:

INSPECTOR:



TREC # 9407

Thank you for choosing Thru The Glass Inspections LLC for you inspection needs.

If you have any questions about this report feel free to call David Yanna at 903-340-7096 or

E-mail at david@thrutheglassinspections.com

