



"A big city inspection group with small town values"



**123 Your Street
Houston, TX 77030**



PROPERTY INSPECTION REPORT FORM

John Doe <i>Name of Client</i>	10/30/2022 <i>Date of Inspection</i>
123 Your Street, Houston, TX 77030 <i>Address of Inspected Property</i>	
John Tatum <i>Name of Inspector</i>	Professional Inspector # 9459 <i>TREC License #</i>
 <i>Name of Sponsor (if applicable)</i>	 <i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

How to read and interpret this report:

All commented items should be repaired or addressed to client's satisfaction PRIOR TO THE EXPIRATION OF YOUR OPTION PERIOD.

Highest Priority Items are printed in bold print and/or are in boxes

Items that are underlined should be addressed to prevent more extensive damage and should be a priority item or indicate non-compliance with current building standards.

Comments in italics are generally FYI (for your information) and don't require any action.

For reference: The front of the unit faces north

Description: 2 story, wood framed single family residence ; brick/cement board/wood exterior on the house and EIFS on the pool house; composition roof; no garage present

Due to the large number of issues / deficiencies found during the course of this inspection, client is advised / put on notice that this report should be considered to contain only a representative sample of deficiencies and does NOT list all possible issues or deficiencies.

I=Inspected

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I NI NP D

I. STRUCTURAL SYSTEMS

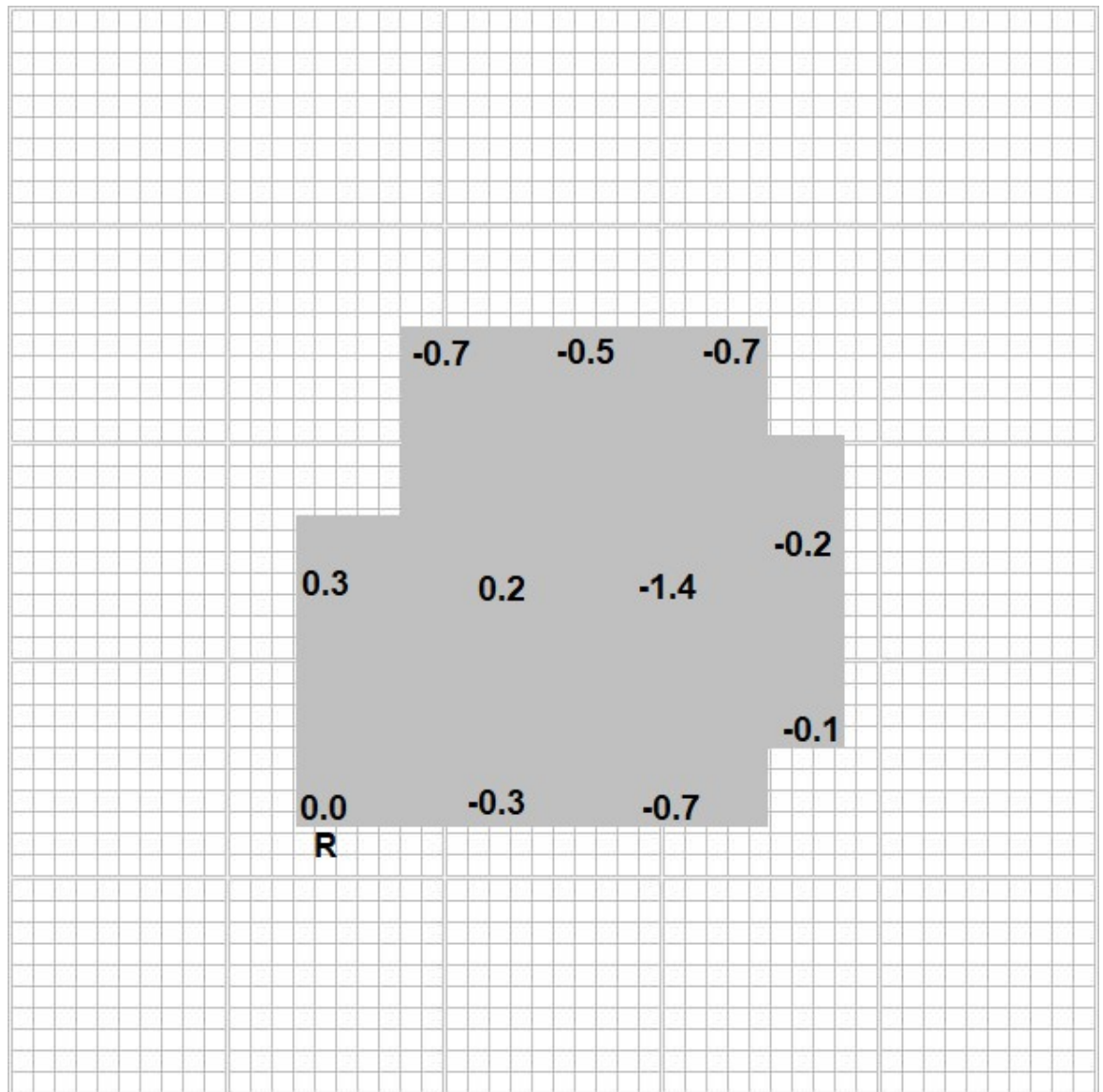
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A. Foundations

Type of Foundation(s): Pier & Beam - Crawlspace

Comments:

A foundation elevation survey was conducted during the inspection. The table below represents data gathered using a Zip Level or similar instrument and adjusting for floor covering height differences. i.e. differences between tile, carpet and wood flooring. Measurements are listed to the nearest .1". Measurements were taken along the respective walls listed below-North, East South, West, etc. Greatest variance was 1.6 inches.



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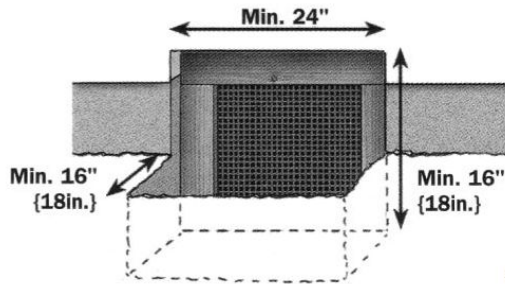
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Though the elevations are not outside of standard for this age and type of foundation, a full determination of foundation performance can not be made without proper access to the crawl space to inspect the framing.

Could not access below most of home due to inadequate access and clearance of framing from ground. Code (IRC Section R408.3) requires that access be provided to all under floor spaces. Access openings through floors shall be a minimum of 18x24 inches, while openings through a perimeter wall shall be at least 16x24 inches. Recommend installation of proper access opening and subsequent inspection under house.



One or more cracks found in perimeter grade beam of house.



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Observed addition to original house foundation. "Cold joints" where the two slab abut each other is a location for wood destroying insect to enter house unseen.



Spalling (i.e., corner pops) at one or more corner(s). Corner spalling is common to slab foundations and does not affect the structural integrity of the foundation.

An amateurish pier was present at the southwest corner of the house. Recommend replacing with a proper pier and making access to inspect the remaining framing and support piers.



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Recommend removal of debris / junk from below house.



Scrap wood below house is considered a conducive condition for termites, recommend removal of all scrap wood below house.



What appears to be a water shutoff was observed to be in an inaccessible area below the pool house foundation.



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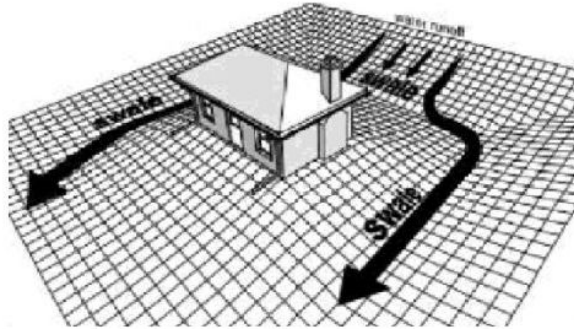
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B. Grading and Drainage

Comments:

Drainage swale is not continuous at sides. The drainage swale must be kept clear and continuously sloped in order to drain water properly.



Depressions in soil near foundation are detrimental to good foundation maintenance, recommend filling in depressions.



Soil grade and drainage patterns around areas of house do not properly direct water away from below house and foundation system. This condition is detrimental to adequate foundation performance of pier and beam foundation systems.

Fence gate around pool/spa is not self closing / self latching type as required by most building codes, Local ordinance and possibly home owner's insurance.

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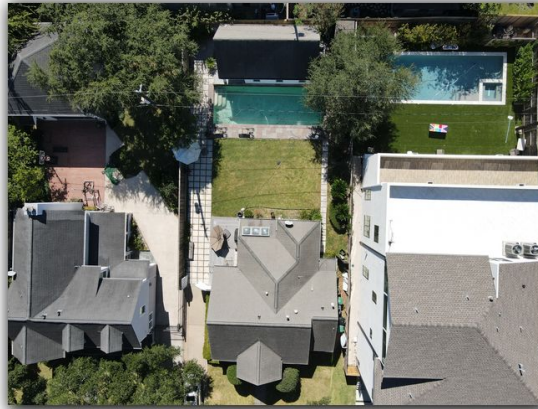
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C. Roof Covering Materials

Types of Roof Covering: composition shingles over solid decking

Viewed From: From the safely accessible roof and via due to height at eave and / or pitch of roof. Portions had limited visibility

Comments:



ROOF SURFACE:

Older roof, nearing end of serviceable life. Observed Brittle, cracked, curled ends, and/or excessive granular loss of shingles.



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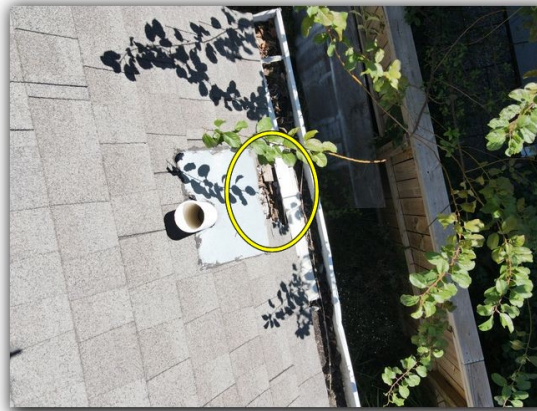
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Buyer's note: Satellite dish bracket attachments can be more susceptible to water penetration.



A very large hole was present in the roof at the back of the pool house. Per the neighbor, Raccoons are currently living in this space.



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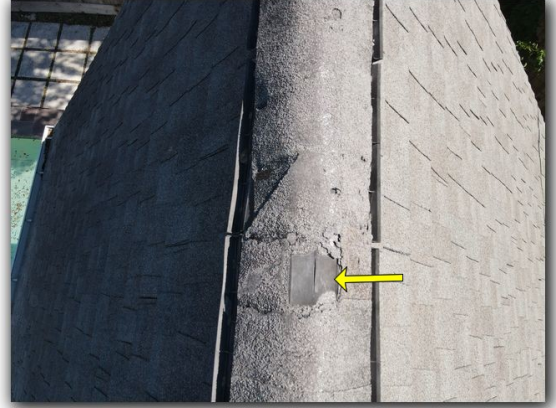
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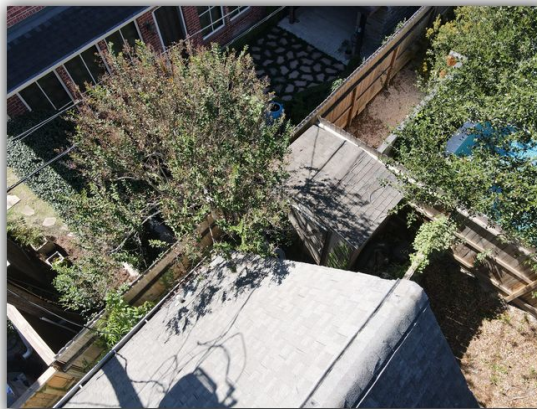
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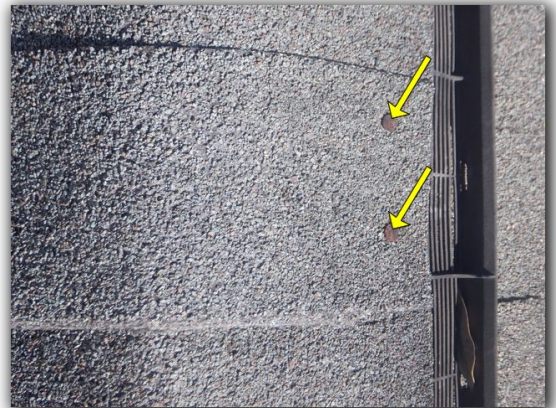
Substantial roof damage was present at the ridge of the pool house.



Tree limbs in contact with roof should be cut back.



Exposed staples / nail heads / fasteners observed on roof, all exposed fasteners should be sealed to prevent water entry.



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Multiple areas of damaged roofing were present on the house.



Area(s) of soft/spongy and/or rotted roof decking observed while walking on roof.



VISIBLE FLASHING:

Improper flashing was present around the drain waste vents on the pool house roof.



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Rubber gasket of drain waste vents has deteriorated, allows water entry. Recommend caulking / sealing around vent pipes.



Areas that need immediate attention, including but not limited to; (e.g., torn/damaged shingles, nail/staples popping through roofing, etc.)



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ROOF PENETRATIONS:

Cracking and fogging was observed in all of the sky lights over the 1st floor master bathroom.



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Storm collar needs caulking on all house and water heater vent pipes.



EVIDENCE OF ROOF WATER PENETRATION:

Roof water penetration observed at the following location(s): (Damaged roofing on the pool house.)

Possible from improper & damaged areas of flashing on drain waste vents.

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RAIN GUTTERS AND DOWNSPOUTS:

Multiple gutter downspouts were observed to be dented / damaged.



Damaged / Loose gutters were present at the north and west exteriors.



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D. Roof Structures and Attics

Viewed From: Safely accessible areas as deemed by the inspector

Approximate Average Depth of Insulation: 0-10 inches

Approximate Average Thickness of Vertical Insulation: 4 inches

Comments:

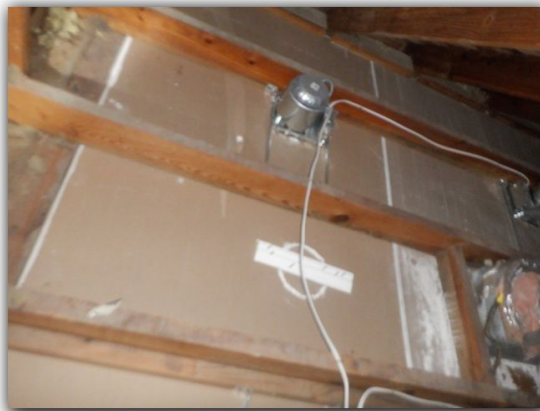
ROOF STRUCTURE AND FRAMING:

Evidence of previous (possibly current) rodent activity in attic.



ATTIC INSULATION:

Insulation not properly positioned/missing in areas, etc.



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ATTIC ACCESS, LADDERS AND SERVICE WALKS:

Not all areas of attic were accessible for inspection.

Floor decking in attic is inadequate for service personnel servicing the HVAC system. Code [CABO 1401.5 IRC 1305.1.3] requires a minimum of 30 inch deep platform in front of unit. . Floor decking in attic is inadequate for service personnel servicing the HVAC system. Code [CABO 1401.5 IRC 1305.1.3] requires a minimum of 30 inch deep platform in front of unit.

ATTIC VENTILATION AND SCREENING:

No deficiencies observed at the time of inspection.

E. Walls (Interior and Exterior)

Comments:

Houses built prior to 1978 may contain lead based paint, this company does not inspect for lead, bio-hazards or any other pollutants.

Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

Buyer's note: Fresh paint observed on interior surfaces can mask distress indicators.

Cosmetic cracks and/or repaired cracks in sheetrock observed over some / many doors, windows, and/or corners.

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Observed possible micro-organism growth (Pool house HVAC closet) which may be a concern due to increased awareness of environmental issues associated with molds. Recommend removal of all sheetrock containing visible mold growth plus an additional 2 feet surrounding area. *This company does not inspect for and is not qualified to render opinions on any type on environmental or other bio-hazards. If this is a concern or potential concern, Sentinel Inspection Group recommends contacting a qualified professional of your choice for further information / investigation.*



EXTERIOR:

Recommend additional stucco intrusive inspection be conducted to rule out the possibility of unseen / undetected / latent / hidden water damage behind areas of the EIFS exterior. Sections of the exterior appear to be EIFS. A limited visual inspection by this inspector has created concerns regarding the possibility of latent damage from water penetration behind the siding at one of more locations that can only be verified by drilling / intrusive testing. **Recommend client contact a third party stucco inspector of your choice prior to the expiration of any option period to conduct an intrusive stucco inspection.**

Bushes / trees / foliage should not contact siding of house to prevent wood rot and/or insect access.

Painted brick can hide cracks very well.

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The driveway gate latch was damaged / did not function properly.



Caulking deficient around one or more windows, will allow water penetration during heavy / wind driven rains.



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Mortar joints between brick ends is deficient in areas, indication the brick layer might not have properly "struck" the bricks (used enough mortar), recommend re-pointing areas where voids in mortar are present.



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Cracks in brick veneer and/or repairs, one or more locations, Recommend buyer take photographs of cracks, their location, and width [ruler across the crack] with a high resolution camera that has a date stamp for future reference.



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Caulking missing and/or deficient around vertical trim boards may allow wind driven rain entry.



The fascia at the southwest corner needs to be properly flashed or sealed to prevent water entry.



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Need sealing / caulking around all holes and exterior siding penetrations on top and both sides, (leave bottom open) to prevent water entry. Including but not limited to dryer, bath and range top vents, light fixtures, etc. Need sealing / caulking around all holes and exterior siding penetrations on top and both sides, (leave bottom open) to prevent water entry. Including but not limited to dryer, bath and range top vents, light fixtures, etc.



Wood rot observed on areas of house / garage.



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Multiple areas of brick were observed to have significant voids in mortar and should be re-pointed.



A portion of the brick at the northwest corner was not painted to match.



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Earth wood contact in some areas, conducive condition to termite activity and wood rot.
(Around the perimeter of the pool house)



Multiple areas of minor cement board were observed around the house.



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EVIDENCE OF WATER PENETRATION:

Water penetration observed at the following location(s): (Both sides of the 1st floor master bathroom shower enclosure.)



Possible from exterior window frames not properly caulked / sealed.

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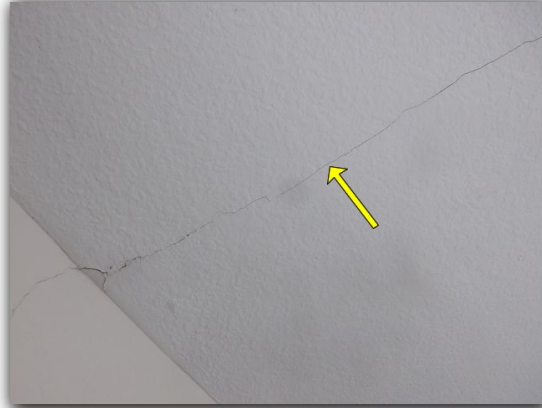
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F. Ceilings and Floors

Comments:

CEILINGS:

Observed cosmetic cracks and/or repaired cracks in sheetrock ceiling of several rooms.



FLOORS:

Water damage was present on the wood flooring in the pool house near the HVAC closet and at the west exterior door.



Not level upstairs, possibly/probably due to improper/inadequate framing.

Floor is not level downstairs, possibly due to foundation settlement.

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Damaged flooring was present at the entry to the southwest bedroom.



Multiple loose baseboard tiles were present in the 1st floor master bathroom.



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G. Doors (Interior and Exterior)

Comments:

INTERIOR:

Multiple interior doors observed to have realigned striker plate(s), door shaved to fit, not square in jamb, will not latch and/or snug fit, etc.

Missing or non-functioning door stop behind one or more doors to prevent damage to sheetrock.

The pocket door pull / latch was loose / damaged on the door to the pool house bathroom.



One of the hall closet doors rubs the floor when opened.

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EXTERIOR:

Prudent buyers replace/rekey exterior locks upon taking possession of property.

Weather stripping torn/damaged and/or missing on one or more exterior door(s).

One or more exterior doors do not have a thumb latch to unlock door. All egress doors shall be opened from the inside without the use of a key or special knowledge or effort. Ref. IRC code R311.2.

Security consideration; hinges mounted on outside of exterior door(s), makes easy target for removal of door for unauthorized entry.



Exterior doors with keys required from the interior were not operated / keys were not found.

The lower door sweep / weather stripping was loose / damaged on the west door to the pool house.



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GARAGE:

Not present at time of inspection.

H. Windows

Comments:

All windows were not operated/accessible in furnished residence.

WINDOWS:

Corrosive damage was observed at the base of the kitchen garden window. Recommend cleaning and painting.



One or more windows had plastic exterior retaining strips loose or damaged.



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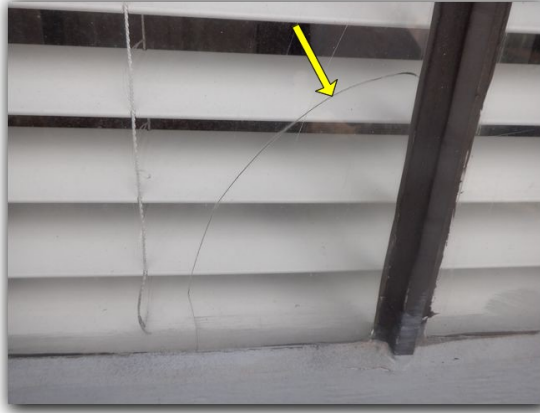
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One or more windows had cracked / broken glass pane(s). (Southwest bedroom)



Wood rot of window frame/jambes observed at one or more locations.



Double pane window vapor seals appear broken, including but not limited to, (2nd floor bedroom)



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Buyer's note: Many were not operational, painted shut, ropes broken, etc.. windows in a bedroom that do not open are a recognized fire/safety hazard.

Multiple windows in the pool house are heavily rotted and in need of replacement.



Windows at one or more 2nd floor rooms were a potential fall hazard for small children due to their low height above the floor; did not observe fall protection outside the window. Ref IRC R613.2 Window Sills: In dwelling units, where the opening of an operable window is located more than 72 inches above finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches shall be fixed or have openings through which a 4-inch diameter sphere cannot pass.



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Heavy wood rot was present on the 1st floor master bedroom window.



SAFETY GLASS IN HAZARDOUS LOCATIONS:

Windows located directly above the pool should be safety glass.



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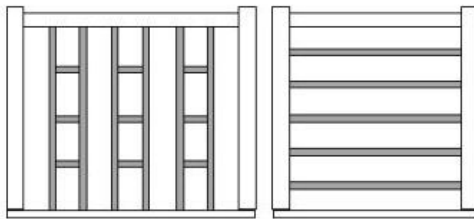
- I. Stairways (Interior and Exterior)

Comments:

INTERIOR:

Nautical style railings of stairway and balconies are known to be potential hazard around small children who like to climb the horizontal rails. (Pool house loft)

LADDER TYPE DESIGNS
ARE NOT ACCEPTABLE



The handrail was not properly present at the top of the stairway.



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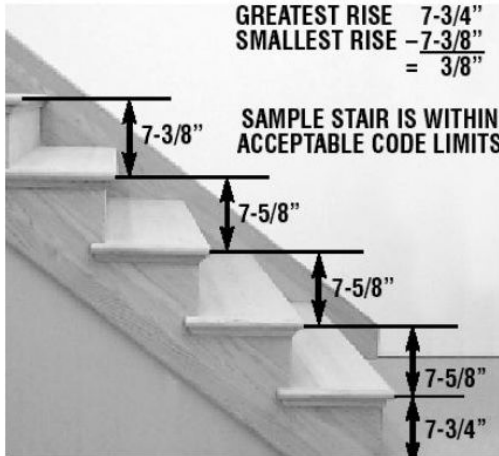
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EXTERIOR:

Stairway has tripping hazard, Risers are not same height along the entire height of steps. Stairway does not comply with current industry standard, (code). CABO 314.2 & UBC 1006.3 requires "The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch."



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J. Fireplaces and Chimneys

Comments:

Not present at time of inspection.

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K. Porches, Balconies, Decks, and Carports

Comments:

Significant settlement, rotted framing, sloping steps and loose decking was observed at the back patio and at the east entry to the pool house.



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Numerous loose, damaged and missing tiles were present around the pool area.



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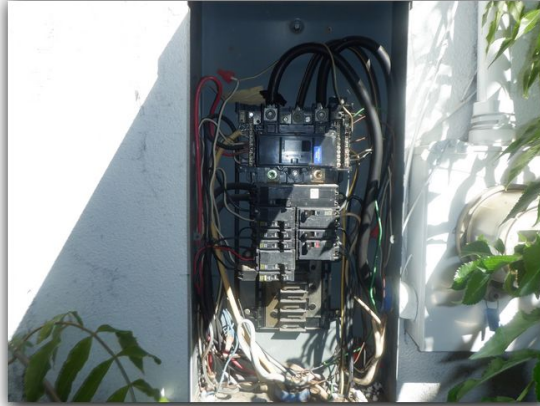
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

200 AMP ELECTRICAL SERVICE PANEL LOCATED AT THE SOUTH EXTERIOR WALL OF THE GARAGE:



Did not observe installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.

Observed improper use of normal wire conductor colors. Observed white wire used for other than grounded / neutral conductors.

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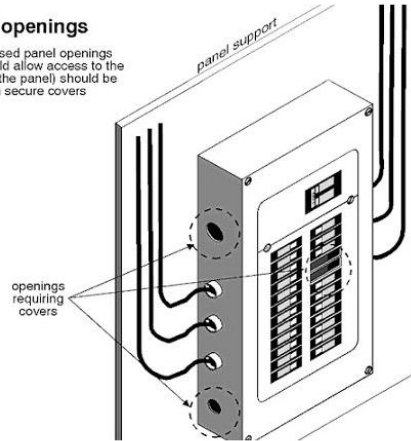
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I NI NP D

Panel exterior circular knock out(s) need to be sealed to prevent wasp / bee infestation.

Panel openings

any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers



**Breaker(s) tripped during inspection. Indication of serious electrical problem.
Recommend qualified electrician diagnose and correct condition immediately to reduce chances of an electrical fire.**



Not all breakers are properly identified.

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NI=Not Inspected

NP=Not Present

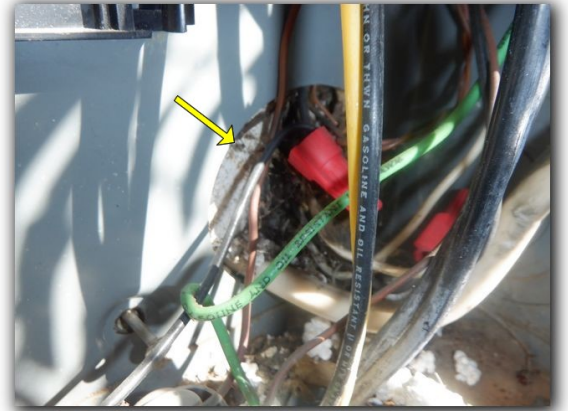
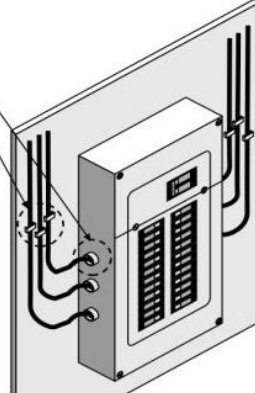
D=Deficient

I NI NP D

Protective bushing not present around electrical wire as it passes through metal box.

Securing wires

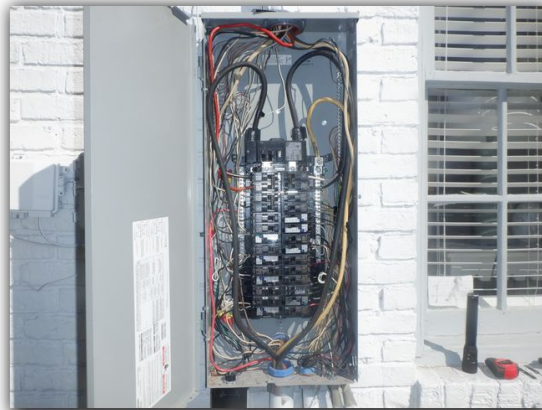
cables should be clamped where they enter the panel they should also be secured within 12 inches of the panel



Dead front is not secured with proper screws with blunted ends, Sharp ends can pierce electrical wire insulation.

Dead front missing one or more securing screws. Need to ensure screws used do not have sharp / pointed ends that can penetrate live electrical wiring behind dead front and cause shock, fire, serious injury.

125 AMP ELECTRICAL SUB PANEL LOCATED AT THE SOUTH EXTERIOR WALL IF THE HOUSE:



Not all breakers are properly identified.

Observed improper use of normal wire conductor colors. Observed white wire used for other than grounded / neutral conductors.

I=Inspected

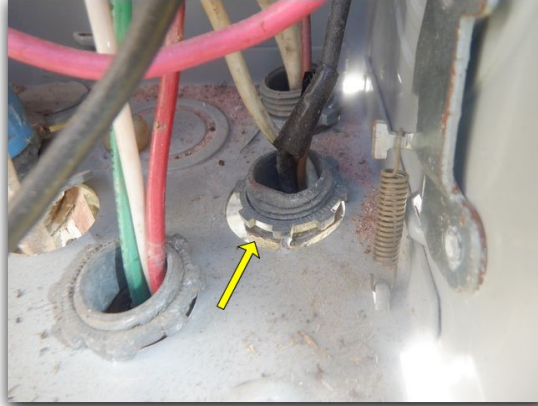
NI=Not Inspected

NP=Not Present

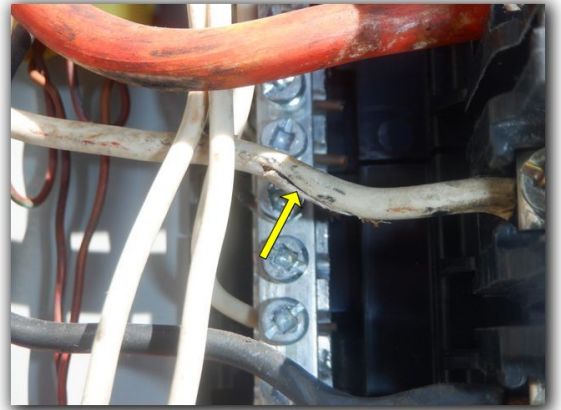
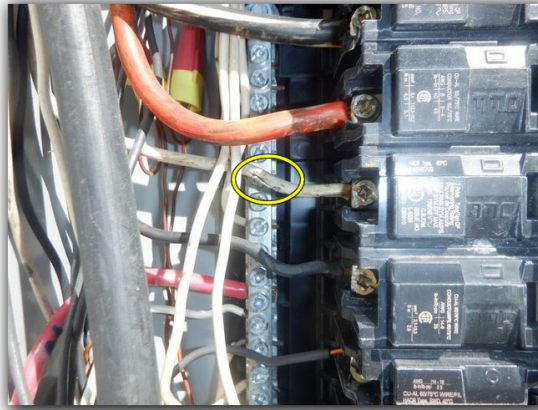
D=Deficient

I	NI	NP	D
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A conduit is loose at the base of the panel.



Damaged wiring insulation was present on a wire to a 30 amp breaker. Recommend repair by a licensed electrician.



I=Inspected

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D=Deficient

I NI NP D

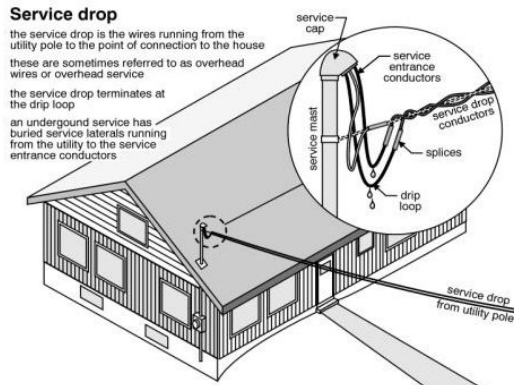
Improper wiring to sub-panel, the neutral and ground wires are not on separate bus bars as required on sub-panels.



SERVICE WIRING:

Observed service type of wiring is aluminum.

Drip loop of electrical service drop is not proper, rain water can run down conductors into weather head.



I=Inspected

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NP=Not Present

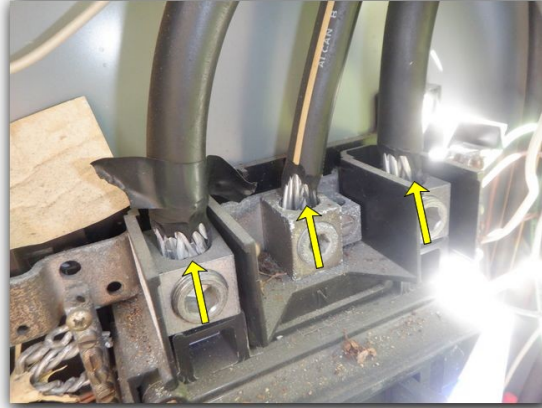
D=Deficient

I	NI	NP	D
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FEEDER WIRING:

Observed type of feeder wiring is aluminum.

Did not observe anti-oxidant compound (grease) on the exposed aluminum feeder wiring.



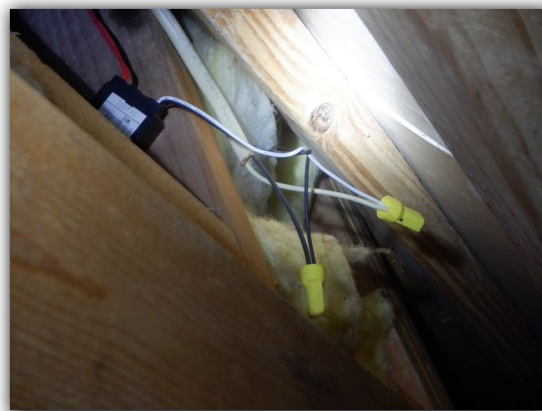
B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Observed type of branch wiring is copper.

Comments:

BRANCH WIRING:

Wire connections are not enclosed in proper electrical junction box(s), or electrical junction box(s) do not have covers in place, including but not limited to the following location; (Side attic)



I=Inspected

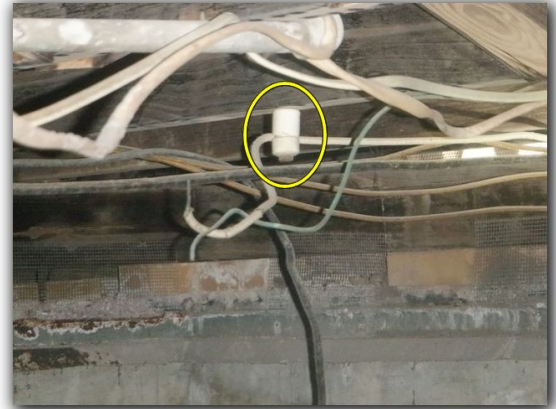
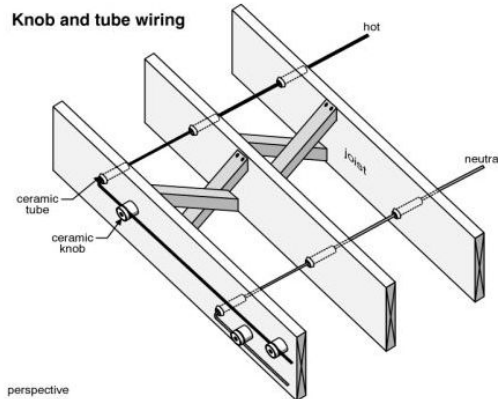
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Observed type of branch wiring is a mix of Romex and antiquated Knob & tube. Be advised most insurance companies do not insure a building with Knob & Tube wiring or may charge a higher rate due to fact that Knob & Tube wiring is considered antiquated by today's standards. Client should contact prospective insurer to find out if coverage is provided as well as contacting qualified electrician regarding updating electrical system to meet minimum / code standards.



FIXTURES:

Multiple lights found to be not functioning. Probably just burned out bulbs, or it could be a broken fixture / switch or improper wiring.

Observed open incandescent type light fixtures in one or more closets which is considered a potential fire hazard by today's standards. Reference IRC 3903.11 NEC 410-8c.

Some exterior lights appear to be equipped with dusk to dawn sensor, motion sensor or timer controls, sensor controlled lights were not checked / inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Landscape lighting not checked.

A damaged landscape light was observed along the front walkway.



Light fixture over bath not rated for wet/damp locations. Ref. IRC E3908.8: "All fixtures installed in wet/damp shall be marked SUITABLE FOR WET/DAMP LOCATIONS." Bare light bulbs are not to be installed over a bath /shower location.



Missing light bulb(s) observed in light fixture(s) at following locations; (1st floor master bathroom)

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

OUTLETS:

Not all outlets were checked / inspected / accessible in furnished residence.

Outlets located in inaccessible areas (e.g., garage ceilings, exterior soffits, etc.) are not individually tested.

GFCI reset locations; (Exterior, Kitchen, Hall Bathroom, 1st Floor Master Bathroom, 2nd Floor Bathroom)

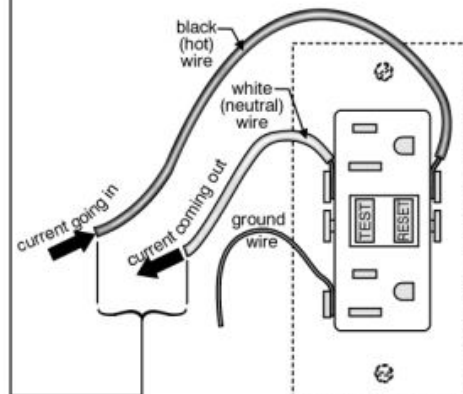
Did not observe GFCI protection of all outlets in required locations, including but not limited to the location marked below. This condition is a recognized safety hazard and is in need of repair.

- | | |
|--|--|
| <input type="checkbox"/> All bathrooms | <input type="checkbox"/> All kitchen counter top outlets |
| <input type="checkbox"/> Kitchen island | <input type="checkbox"/> Wet bar locations |
| <input checked="" type="checkbox"/> All exterior locations | <input type="checkbox"/> In garage |
| <input type="checkbox"/> Laundry sink | <input type="checkbox"/> Pool area |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Spa / hot tub |

Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires
if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:
if the GFI is in the panel, the entire circuit will be shut down



GFCI outlet does not operate properly when tested with simulated short; (North exterior)

I=Inspected

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D=Deficient

I NI NP D

The GFCI at the north exterior indicated an open ground and neutral and only registered approximately 30 volts. Recommend further evaluation and correction by a licensed electrician.



GFCI protected outlet is not grounded. Confirmed proper operation of GFCI by built-in test button; (Hall bathroom)

Older style 3-prong outlet for dryer observed. Will not fit newer 4 prong corded electric dryer.

Many of the 3-prong outlets in house are not grounded, due to fact that house has an antiquated electrical system, older type romex system without or with very limited grounding.

One or more cover plates were either missing or damaged.

No power to outlet(s); (Southwest corner of the yard)



I=Inspected

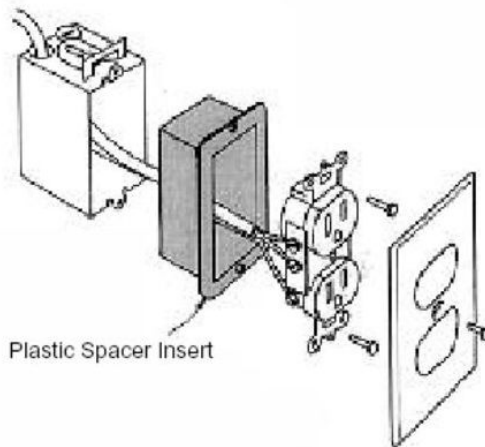
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Outlets / switches / devices installed in / through combustible material were not flush mounted as required by code, space exists between face plate and edge of electrical junction box. Missing required spacer (spark ring) on following outlet(s): (Above the range top) Reference NEC 370-20 & IRC E3806.5. In walls constructed of wood or other combustible material, cabinets (outlet & switch boxes) shall be flush with the finished surface or shall project there-from.



One or more outlets are not secured well in wall. (Above the kitchen range top)



Missing required outlet(s) as required by NEC (National Electric Code) 210-52a. Any wall greater or equal than 2 feet wide requires and electrical outlet. Reference IRC 3801.2.2.

Missing required outlet(s) as required by NEC (National Electric Code) 210-52a. 6 foot cord can be plugged in anywhere along wall. Reference IRC 3801.2.1

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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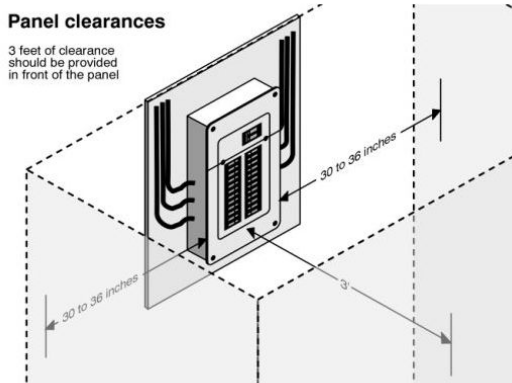
SWITCHES:

Voltage detector indicated switch(s) are not grounded as required by current industry standards (code) to reduce risk of electrical shock. Prior to 1999, grounding of switches was not required. Recommend grounding all non-grounded switches or replace all metal face plates and screws with non-conductive plastic face plates and screws.

One or more cover plates were either missing or damaged

EQUIPMENT DISCONNECTS:

Code requires minimum clearance to electrical service panels to be 36" in front of and 30" from side to side. (House A/C disconnect)



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NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

SMOKE DETECTORS AND ALARMS:

Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSCPUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

Inadequate number and/or improper location of smoke detectors in home. Smoke detectors should be located on each level of the home AND inside AND outside of all sleeping rooms. Consult the smoke detector manufacturer's instructions regarding specific placement of detectors.

DOORBELL & CHIMES

No deficiencies observed at the time of inspection.

I=Inspected

NI=Not Inspected

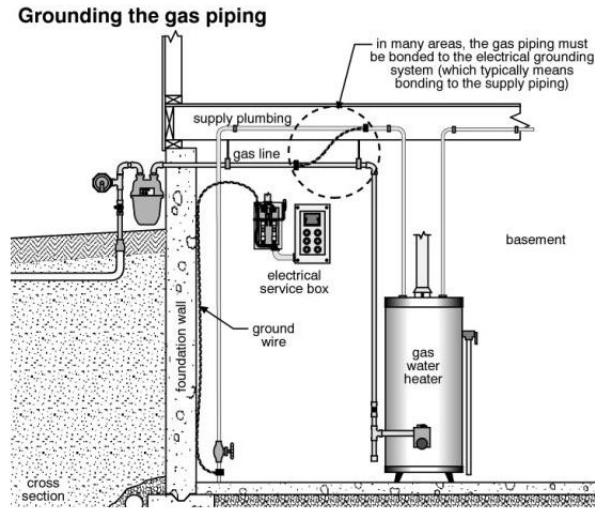
NP=Not Present

D=Deficient

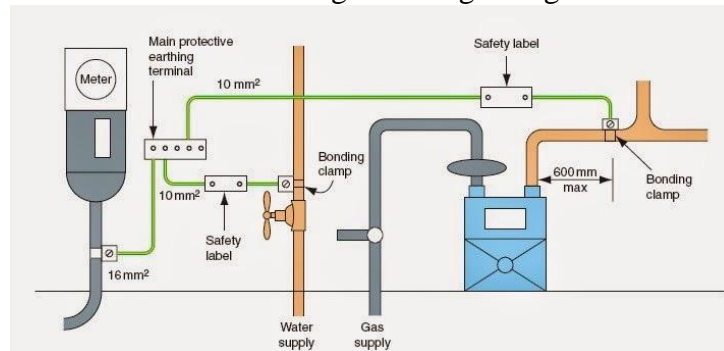
I NI NP D

OTHER ELECTRICAL ITEMS:

Gas and hot / cold water lines are not properly bonded near water heater. Does not comply with most recent electrical code. NEC 250-80b.



Ground rod / wire missing or damaged at gas meter.



I=Inspected

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NP=Not Present

D=Deficient

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

A. Heating Equipment

Type of Systems: Forced air-split system

Energy Sources: Electric (Pool House) & Gas (House)

Comments:

HEATING UNIT: House

Make: Goodman (2018)

Model: GMS80805CNBE

S/N: 1806014962

HEATING UNIT: Pool House

Make: Payne (1985)

Model: 517EN036

S/N: 3085A64317

Unit has exceeded its normal serviceable life; budget for repair or replacement.

The pool house heater only reached approximately 85 degrees. Possible that one or more heating elements are not functioning properly.

HOUSE HEATER EXHAUST VENT(S):

No deficiencies observed at the time of inspection.

BLOWER(S):

No deficiencies observed at the time of inspection.

THERMOSTAT(S):

No deficiencies observed at the time of inspection.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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B. Cooling Equipment

Type of Systems: Forced air-split system

Comments:

Cool outside ambient temperature prevented operation of A/C under typical Houston summer conditions. Client is advised unit was operated under light heat load conditions. IE: A unit that cools well on a cool day may not perform adequately during a hot Houston summer.

A portable A/C was observed to have been installed in the 2nd floor bedroom, which typically indicates the central air conditioning is not adequately cooling this area. Recommend inquiry of the seller.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

CONDENSING UNIT: House

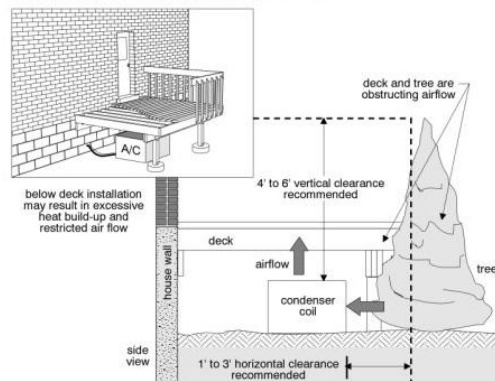
Make: Goodman (2018)

Model: GSX140601KD

S/N: 1807378107

Buyers note; Keep walls/fences/decks a minimum of 2 feet away from sides of A/C unit and a minimum of 4 feet over unit to allow proper air flow across coils and/or proper access to unit for servicing.

Condenser coil location requirements



Unit not level, needs to be level for proper operation.



EVAPORATOR COIL: House

Temperature Differential: $71.4 - 48.2 = 23.2$

Make: Alumacoil (2017)

Capacity: 5 Tons

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

CONDENSING UNIT: Pool House

Make: Lennox (2007)

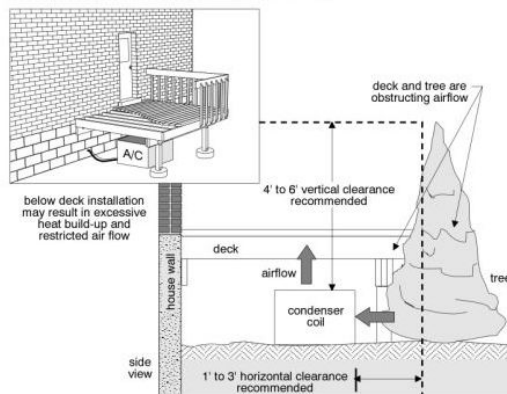
Model: 13ACD-042-230-02

S/N: 5807H03738

Unit has exceeded its normal serviceable life span; replacement should be expected and budgeted for in near future.

Buyers note: Keep plant vegetation a minimum of 2 feet away from sides of A/C unit and a minimum of 4 feet over unit to allow proper air flow across coils and/or proper access to unit for servicing.

Condenser coil location requirements



EVAPORATOR COIL: Pool House

Temperature Differential: $62.1 - 44.7 = 17.4$

Make: Payne (1985)

Capacity: 3 Tons

Unit has exceeded its normal serviceable life span; replacement should be expected and budgeted for in near future.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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CONDENSATION DRAIN PAN/DRAIN LINES:

Primary drain line should not be allowed to discharge water right next to foundation.



The secondary drain line was not properly terminated over a door or a window as is currently required.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Secondary drain pan is rusted; indication coil (or previous coil) has history of leaking/dripping condensation into pan.



An amateurish secondary drain line was observed in the pool house using a section of garden hose.

Primary drain line should be insulated along entire length in attic to prevent warm attic air condensing on cool drain line and dripping condensation.



C. Duct Systems, Chases, and Vents

Comments:

Observed several / multiple areas in attic where flex duct touch and are missing required 1" clearance from other ducts to prevent condensation between ducts that touch. Recommend general maintenance to flex ducts in attic, Re-support where needed, seal/tape minor air leaks, repair torn/damaged vapor seal, etc.

There was no supply air register present in the 1st floor master bathroom. This room was noticeably warmer than that of the rest of the home.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

Excessive air loss around transition/coil/heater/plenum.



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of property

Location of main water supply valve: north exterior wall of house

Static water pressure reading: 46 psi

Comments:

WATER SUPPLY PLUMBING:

Type of supply piping material: Water supply piping observed to be predominantly copper.

Water softener, treatment and filtration type of equipment was not checked/inspected.

Recommend insulating exterior water line(s) to prevent freeze damage.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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COMMODES:

Not secured to floor, recommend removal of commode, inspection of flange serviceability, install type of wax ring with foam gasket inside wax and new securing bolts; (Pool house)

Recommend caulking around base of all commodes.

Water was found shut off to the pool house commode. When turned on, the shut off valve leaks and the commode runs.



SINKS:

Slow drain; (Pool house bathroom sink and northern 2nd floor bathroom sink)

Corrosion noted at trap and/or drain lines below one or more sinks. (Hall bathroom)



I=Inspected

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NP=Not Present

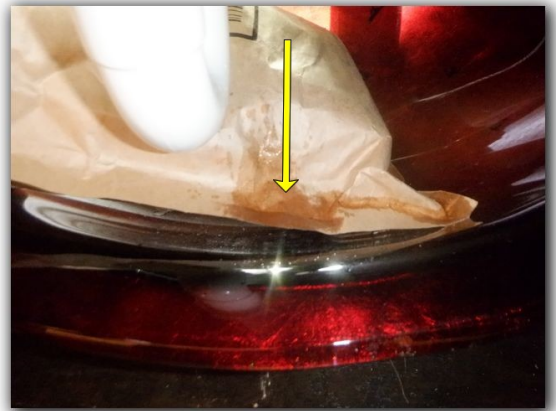
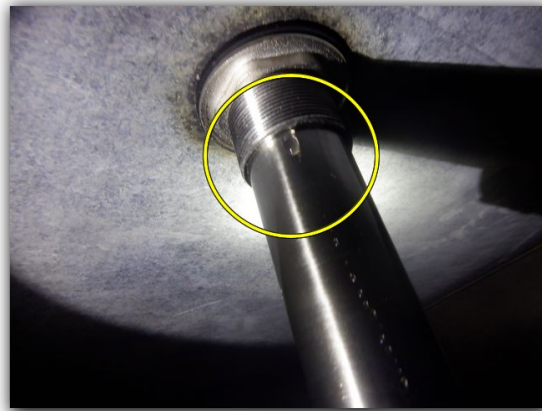
D=Deficient

I	NI	NP	D
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Small leak below sink, (Northern 2nd floor bathroom sink)



Large water leak below sink, (Southern sink in the 2nd floor bathroom)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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FAUCETS:

Low water pressure observed at one or more faucets; (Pool house bathroom sink)

The cold water handle was missing the decorative sheathing in the 1st floor master shower.



TUBS:

One or more drain stoppers do not operate properly, needs adjustment.

SHOWER(S):

24 hour shower pan test has been specifically excluded.

Shower door lower weather stripping loose and / or damaged, results in possible water leaking from base of door, needs repair / replacement.



I=Inspected

NI=Not Inspected

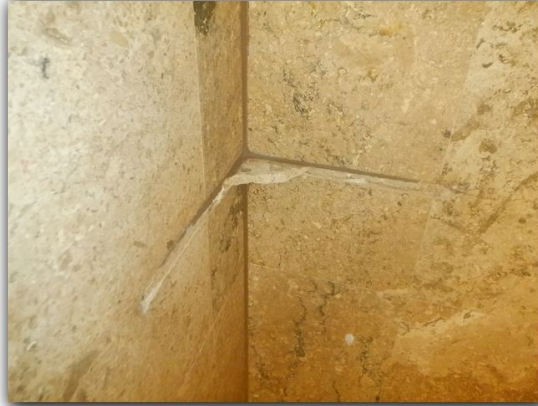
NP=Not Present

D=Deficient

I	NI	NP	D
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Grout / caulking needed at vertical tile corners, cracks in tile and/or mortar between tiles, to prevent water entry behind wall.

The tile shelf was broken in the 2nd floor shower.



LAUNDRY CONNECTIONS:

Recommend use of stainless steel braided "no burst" clothes washer water supply lines to reduce chance of water damage.

No deficiencies observed at the time of inspection.

EXTERIOR HOSE BIBS:

Exterior hose spigot(s) do not have code approved anti-back flow devices installed.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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GAS SUPPLY SYSTEMS

Pressure test of gas lines has been specifically excluded.

Gas meter located in the back yard

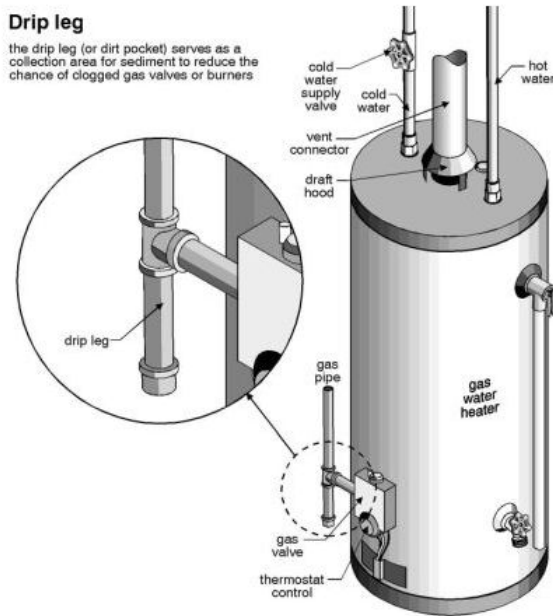
Type of gas distribution piping material: Iron

OBSERVED BRANCH LINES:

Galvanized and/or black iron

APPLIANCE CONNECTIONS:

Did not observe gas line drip leg(s) on gas house heater and/or gas water heaters which is called for in the manufactures installation instructions.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Drains, Wastes, and Vents

Comments:

Hydrostatic pressure test of sewer lines was specifically excluded.

DRAIN, WASTE, VENT PLUMBING:

Type of drain waste vent material observed to primarily plastic, however, material below the house could not be confirmed.

Painting of exterior plastic PVC vents above roof line required to prevent UV damage.



There were no plumbing access / inspection panels behind one or more tub(s). Overflow gaskets and drains not checked. Recommend installation of bath plumbing access panels where possible.

Recommend hydrostatic test of sewer lines. Due to age of house and/or amount of settlement, the presence of damaged/leaking drain lines below house in this inspector's opinion is a possibility.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Energy Source: Electric

Capacity: 1986 State - 19.9 gallons (Pool house)

Energy Source: Gas

Capacity: 2014 Bradford White - 40 gallons (House)

Comments:

WATER HEATING UNIT(S):

**Unit has exceeded its normal serviceable life; budget for repair or replacement.
(Pool house)**



Corrosion and active water leak observed at shut off valve and/or connections on top of water heater. Heavy corrosion has resulted on the top of the tank. Recommend replacement.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Located in house without benefit of a drain pan. Should water heater leak interior flooring can be damaged REF.: 1991 Standard Plumbing Code 1213.7.1 IRC 2801.5. (Pool house)



Older unit, typically limited service life remaining. (House)

Insulation / debris in drain pan needs to be removed to prevent clogging of drain line. (House)

WATER HEATER EXHAUST VENT(S):

No deficiencies observed at the time of inspection.

TEMPERATURE AND PRESSURE RELIEF VALVE(S):

Did not check operation since valve(s) is/are over 3 years old. Most manufacturers recommend replacement of T&P valves over 3 years of age. (Both units)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Drain line improperly reduced in size using flexible connector, considered a recognized safety hazard; REF.: 1991 Standard Plumbing Code 1213.7.4 IRC 2803.6.1. (Pool house)



D. Hydro-Massage Therapy Equipment

Comments:

Was not able to access motor for visual inspection. Does not comply with National Electric Code (Reference NEC 680-72. Accessibility). "hydro massage bathtub electrical equipment shall be accessible without damaging the building structure or building finish".)

V. APPLIANCES

A. Dishwashers

Comments:

Not secured to underside of kitchen counter top.



I=Inspected

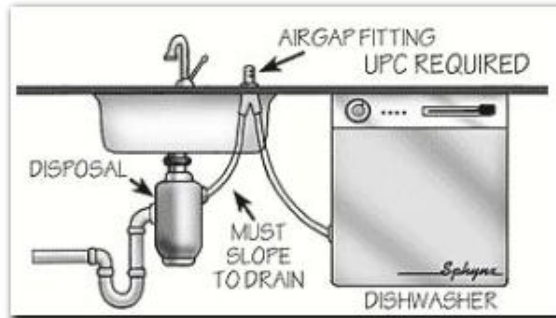
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Drain line needs to be elevated above side inlet of disposal to underside of countertop to prevent debris and gray water from draining down line from disposal and back into dishwasher.



Soap dispenser door is not operational.

B. Food Waste Disposers

Comments:

No deficiencies observed at the time of inspection.

C. Range Hood and Exhaust Systems

Comments:

Recirculating vent hood observed, does not vent appliance(s) to exterior.

Excessive grease buildup on vent screen.

Light does not work/missing.

D. Ranges, Cooktops, and Ovens

Comments:

GAS RANGE/COOKTOP:

No deficiencies observed at the time of inspection.

GAS OVEN:

Timer and cleaning cycles not checked

Does not have recommended anti-tip bracket on back side of unit.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Microwave Ovens

Comments:

No deficiencies observed at the time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Unit has excessive noise/vibration. (2nd floor bath fan)

G. Garage Door Operators

Comments:

Not present at time of inspection.

H. Dryer Exhaust Systems

Comments:

Recommend periodic cleaning of the dryer vent ductwork to reduce the risk of fire.

No deficiencies observed at the time of inspection.

I. Other

Comments:

Ice maker was off at time of inspection, unit needs to be running a minimum of 24 hours before a determination of serviceability can be made.

The refrigerator, washer and dryer appeared to function at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems

Comments:

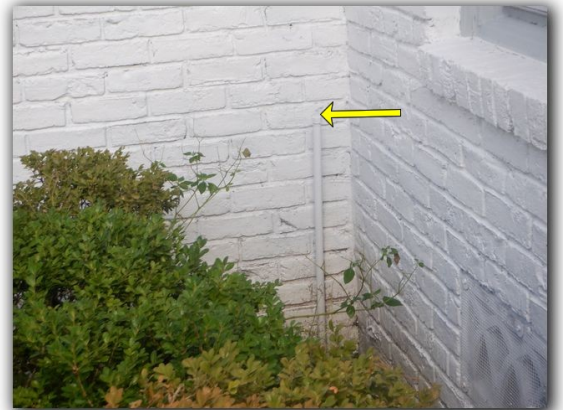
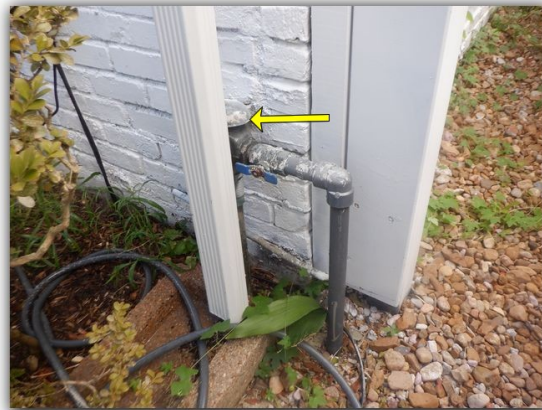
Testing, certifying and / or verifying the proper operation of back-flow device is specifically excluded.

Multiple damaged sprinkler heads were observed around the house.



One or more spray heads need adjustment for proper yard cover and reduced over spray on house.

Code required back flow prevention device on sprinkler system is not installed at proper height; a minimum of 6" above highest head IRC 2902.2.2.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The sprinkler system back flow preventer was cracked / damaged. System could not be operated / checked.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Outbuildings

Comments:

The shed was not fully inspected, but appeared to be in poor condition.



INTENT OF INSPECTION:

It is the expressed intent and purpose of this report to inform you the client exclusively of the **visual ("eyeball") observations** and opinions made on the day of the inspection as to whether or not the structure, electrical, plumbing, and mechanical components of the subject property are performing the function for which they were intended to perform or are in need of immediate repairs. It is not within the intent and/or scope of this report to determine the insurability, habitability, suitability of use, economic life span, deferred maintenance issues, and/or issues unnamed in this report. **This report is neither an expressed nor implied warranty and/or guarantee as to future life and/or performance of the items inspected**, but is intended to express the inspector's perceived impression of the apparent performance of the structure, electrical, plumbing, and mechanical components viewed on the date of the inspection. **Our intent is to reduce your risk associated with this transaction, however we cannot eliminate all risk nor assume your risk.**

SCOPE OF INSPECTION:

The content of this report is based solely upon "eyeball" observations of apparent performance. Opinions have been formed from the inspector's personal knowledge and experience and not upon any code requirements and/or performance standards. Compliance with any federal, state or local codes and/or other legal requirements is not within the scope or intent of this report.

METHOD OF INSPECTION:

The inspection methodology has not been of a formal engineered type of inspection; therefore, no soil, physical or geological testing or inspections were performed. Many of the structural, electrical, plumbing, and mechanical components were judged indirectly by the visible condition of the surfaces and/or components open to view. Observations were made both inside as well as outside of the structure; however, these observations were limited to only those areas open to view without moving any item, i.e.; inhabitants furniture, belongings or stored items which was blocking the view. The inspector did not employ any instruments to aid in the inspection, **disassemble any component of an item checked**, (i.e.: disassemble a heating unit to inspect for a cracked heat exchanger), conduct extensive destructive testing, calculations, or removal of wall and floor covering unless noted in the body of this report.

LIMITATION OF INSPECTION:

The visual inspection method employed will generally produce a competent first impression assessment of the apparent past structural, electrical, plumbing, and mechanical components, provided refurbishing repairs have not been performed which would mask distress patterns normally produce by structural, electrical, plumbing, and mechanical components problems.

Because the inspection procedure is visual only and was not intended to be diagnostic and/or technically exhaustive, an inherent residual risk remains that undiscovered problems exist and/or future problems will develop.

There is no guarantee or warranty stated or implied that all defects have been found or that Sentinel Inspection Group, LLC will pay for the repair of any defect not discovered. The content of this report should be considered as an opinion of apparent performance of the items inspected and not engineering fact. **THIS INSPECTION DOES NOT INCLUDE THE INSPECTION OF, SAMPLING FOR OR TESTING OF ANY SUBSTANCE CLASSIFIED OR OTHERWISE IDENTIFIED WITH OR AS A TOXIC SUBSTANCE AND/OR BIO-HAZARD OR WOOD DESTROYING INSECTS/ORGANISMS.**

Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed, The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and /or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

EXPERT TESTIMONY / LITIGATION FINANCIAL COMPENSATION CLAUSE:

In the event our services are needed at any time in the future as expert testimony or in a litigation case, client agrees at this time / in advance to financially compensate this firm for it's time and services.

Terms: Non-refundable retainer of \$2,500.00 upfront, Hourly rate of \$175.00 for any activities on our part for your case, including but not limited to; deposition, phone time, research, court time, travel time portal to portal, review of case prior to court appearance, etc. Balance due invoiced weekly, submitted Wednesday, payable the next Friday

ARBITRATION / DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed under this service agreement, Client(s) agree to notify Sentinel Inspection Group, LLC within ten (10) days of the time of discovery to give Walters Home Inspection a reasonable opportunity to re-inspect the property and resolve the dispute amicably. Upon the request of either party, all unresolved disputes relating to this agreement shall be submitted for arbitration in accordance with (AAA) American Association of Arbitrators then in effect with costs shared equally. This provision shall be specifically enforceable and damages for breach of this provision shall include but not limited to court costs and attorney's fees. Client agrees that Sentinel Inspection Group, LLC and it's agents liability, if any, shall be limited to the amount of the inspection fee paid for inspection. This limitation shall apply regardless of the cause of action or the legal theory pled or asserted specifically including, but not limited to, negligence. Sentinel Inspection Group, LLC

Sentinel Inspection Group, LLC does not conduct re-inspection services for any reason. We are not in the business of certifying workmanship and/or warranting another company's repair work. Receipts and/or warranty for work performed should be obtained from the company or companies who have provided repairs.

Acceptance and/or reliance on this report shall constitute an acknowledgment, acceptance, and agreement by Client(s) as well as any spouse / significant other, and/or any assigns to all terms, conditions, exclusions and limitations of this report as well as an acknowledgment that the inspection includes only those items listed as inspected in the inspection report.